

HARBOR SHORES MEDICAL CENTER II

4001 E Baseline Road | Gilbert, AZ

MEDICAL BUILDING AVAILABLE
FOR LEASE

RENOVATED
BUILDING
& SUITES

DENSE
POPULATION
324K PEOPLE IN 5
MI RADIUS

HIGH
TRAFFIC COUNT
100K VPD



CONTACT

MIKE GUSTAFSON

949.391.0099 (cell)

mikeg@lakeviewvillagecorp.com

CALL 480.951.5200 FOR LEASING INFO

LVC

12879 Harbor Blvd, Suite N-1

Garden Grove, CA 92840



HARBOR SHORES MEDICAL CENTER II

4001 E Baseline Road | Gilbert, AZ

±54,729 SF
IN BUILDING

3 LEVELS
SPACE
AVAILABLE

RENOVATED
2018



FEATURES

- » 4,043 SF Available
- » Lower level 14,575 SF available
- » Lease rates range from \$11.00 - \$13.00/RSF NNN
- » CAM \$7.36/SF + Electric & Janitorial
- » TI's Negotiable
- » Monument signage available
- » Directory & suite signage included
- » Covered reserved parking available
- » Recently completed renovation of both the exterior and interior common area finishes
- » Easy access from US 60
- » Less than 2-miles from Banner Gateway Medical Center
- » Less than 2-miles from MD Anderson Cancer Center
- » Less than 3-miles from Phoenix Children's Hospital Ambulatory Center

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LAKEVIEW
VILLAGE
CORPORATION

HARBOR SHORES MEDICAL CENTER II

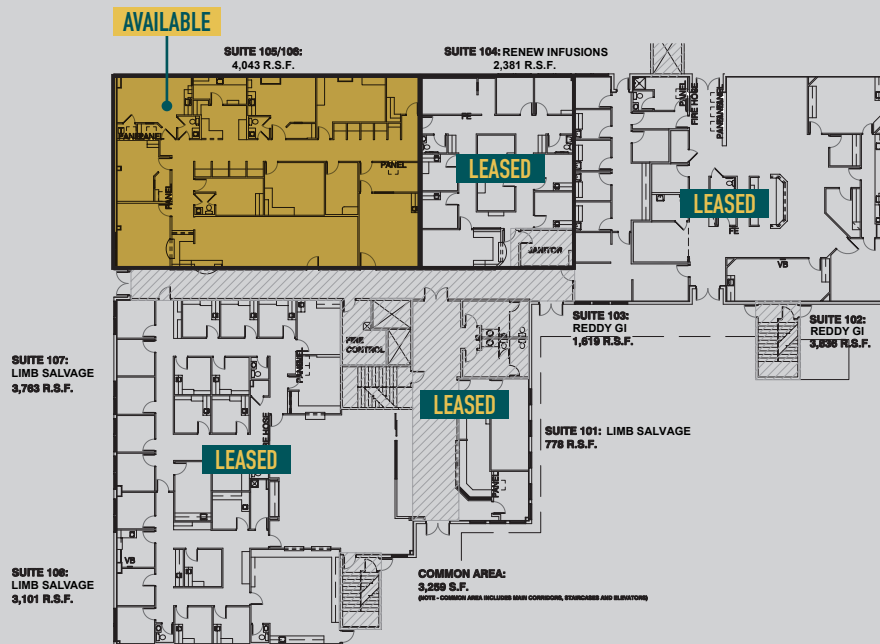
4001 E Baseline Road | Gilbert, AZ

4,043 SF
LEVEL 1
AVAILABLE

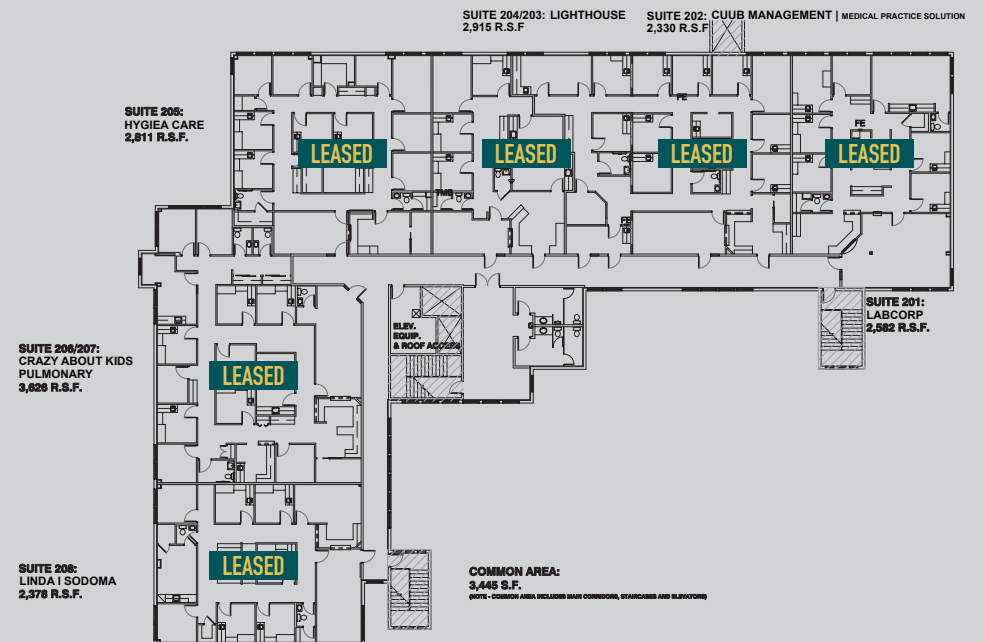
SUITE
105/106
IS DIVISIBLE

4,043 SF
MAXIMUM
CONTIGUOUS

FIRST FLOOR PROPOSED FLOOR PLAN



SECOND FLOOR PROPOSED FLOOR PLAN



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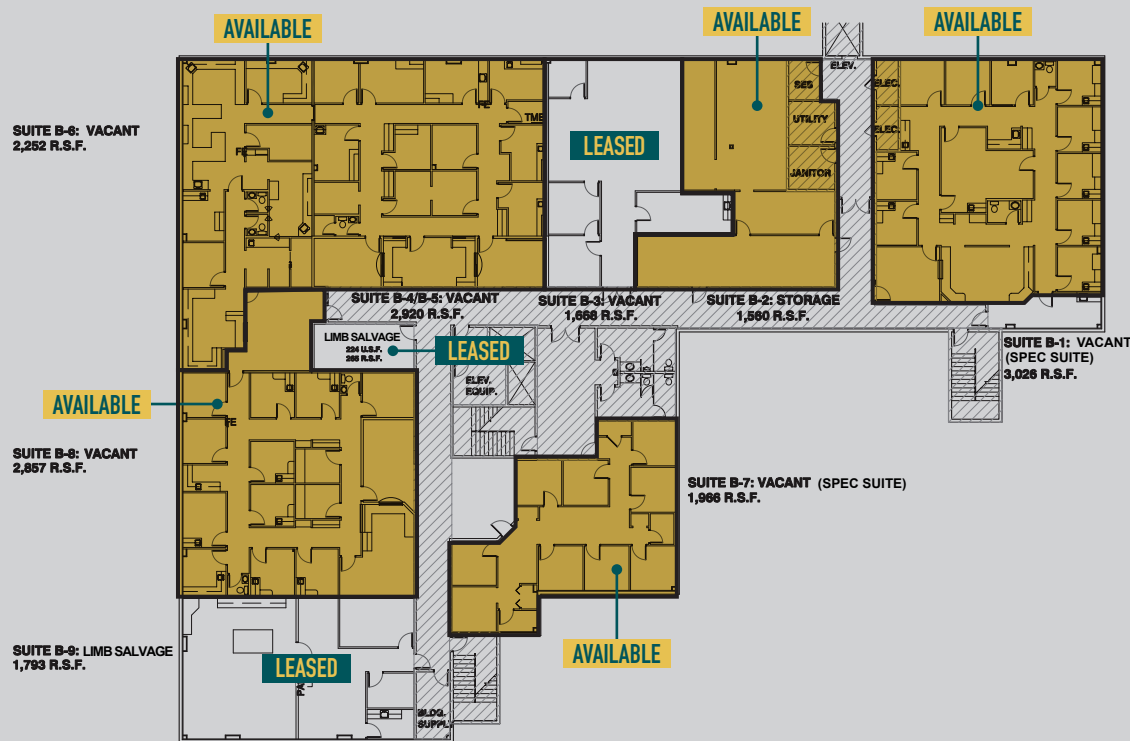
4001 E Baseline Road | Gilbert, AZ

14,575 SF
AVAILABLE

9,991 SF
MAXIMUM
CONTIGUOUS

7 SUITES
AVAILABLE

BASEMENT PROPOSED FLOOR PLAN



PROPERTY SPECS

LEASE RATE	\$11.00 - \$13.00/RSF NNN
TI'S	NEGOTIABLE
CAM 2018 REIMBURSEMENT	\$7.36 + ELECTRIC & JANITORIAL

AVAILABILITY

SUITE 105	4,043 SF	
SUITE B-1	3,025 SF	(SPEC SUITE)
SUITE B-2	1,560 SF	
SUITE B-4/5	2,919 SF	
SUITE B6	2,251 SF	
SUITE B7	1,965 SF	(SPEC SUITE)
SUITE B8	2,856 SF	

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