



GILBERT
CITY GATE
MEDICAL COMMONS



GILBERT CITY GATE MEDICAL COMMONS

SEC HIGLEY ROAD AND MICHELLE WAY | GILBERT, ARIZONA



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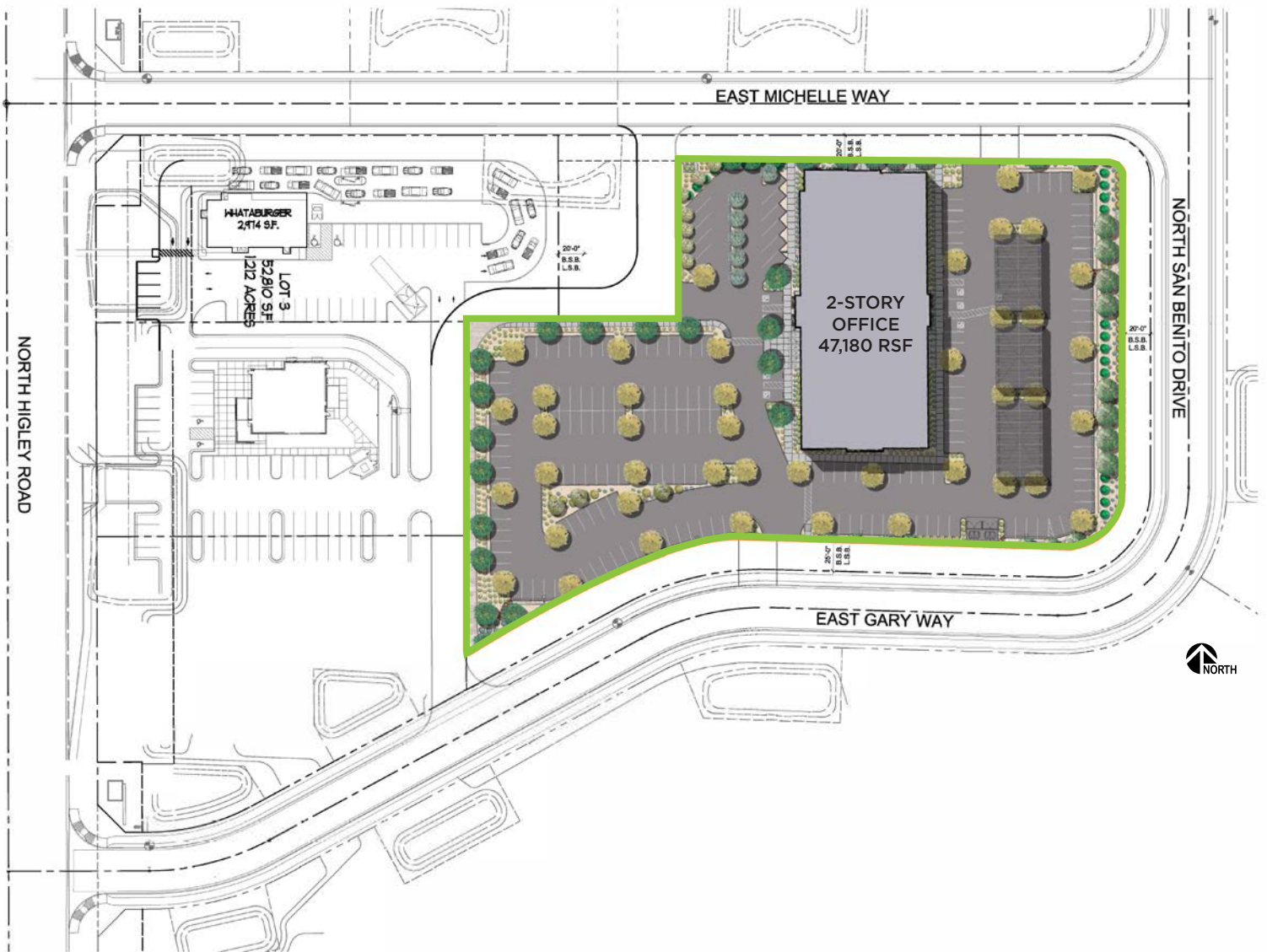
GILBERT CITY GATE MEDICAL COMMONS | ABOUT

OPPORTUNITY HIGHLIGHT

- › 47,180 RSF two-story building
- › 5:1,000 RSF parking ratio
- › Gurney-sized elevator
- › Convenient surface parking (covered available)
- › Future entrances of Higley Road, East Michelle Way and East Gary Way

LOCATION

- › Within the booming town of Gilbert
- › 1.4 miles south of the 60
- › Minutes from Banner Gateway (165 beds) and MD Anderson Medical Centers (177 beds), Arizona Spine and Joint Hospital (23 beds) and Abrazo Mesa Hospital (8 beds)
- › Minutes from the Riparian Preserve At Water Ranch equipped with scenic walking trails, a park and picnic tables



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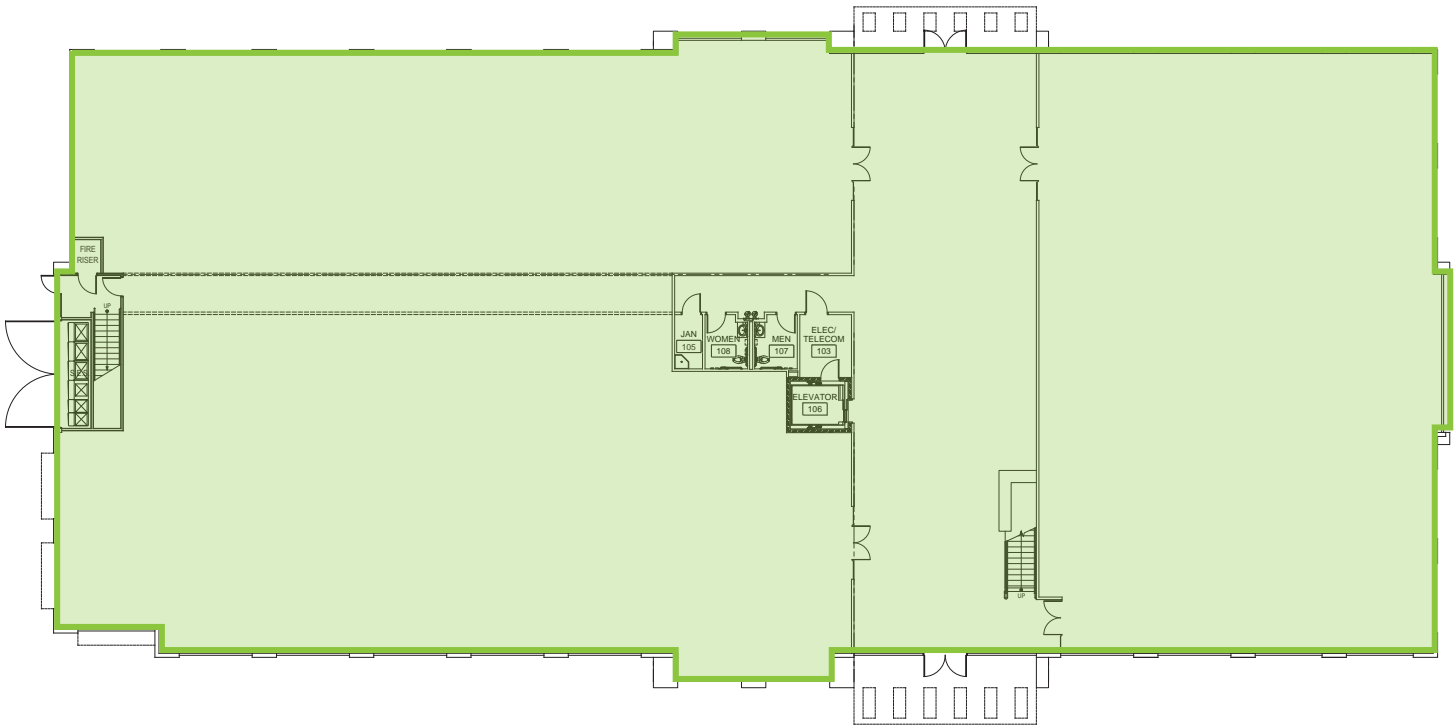
GILBERT CITY GATE MEDICAL COMMONS | BY THE NUMBERS

2023 AVERAGE HH INCOME & POPULATION



GILBERT CITY GATE MEDICAL COMMONS | AVAILABLE SPACE

NEW CONSTRUCTION | 47,180 RSF TWO-STORY BUILDING



GILBERT CITY GATE MEDICAL COMMONS | CONTACT



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