

# SUN LAKES MEDICAL CENTER

## Medical Offices for Lease



Leased and Managed by **Centum Health Properties**  
[www.CentumHealth.com](http://www.CentumHealth.com)

# SUN LAKES MEDICAL CENTER

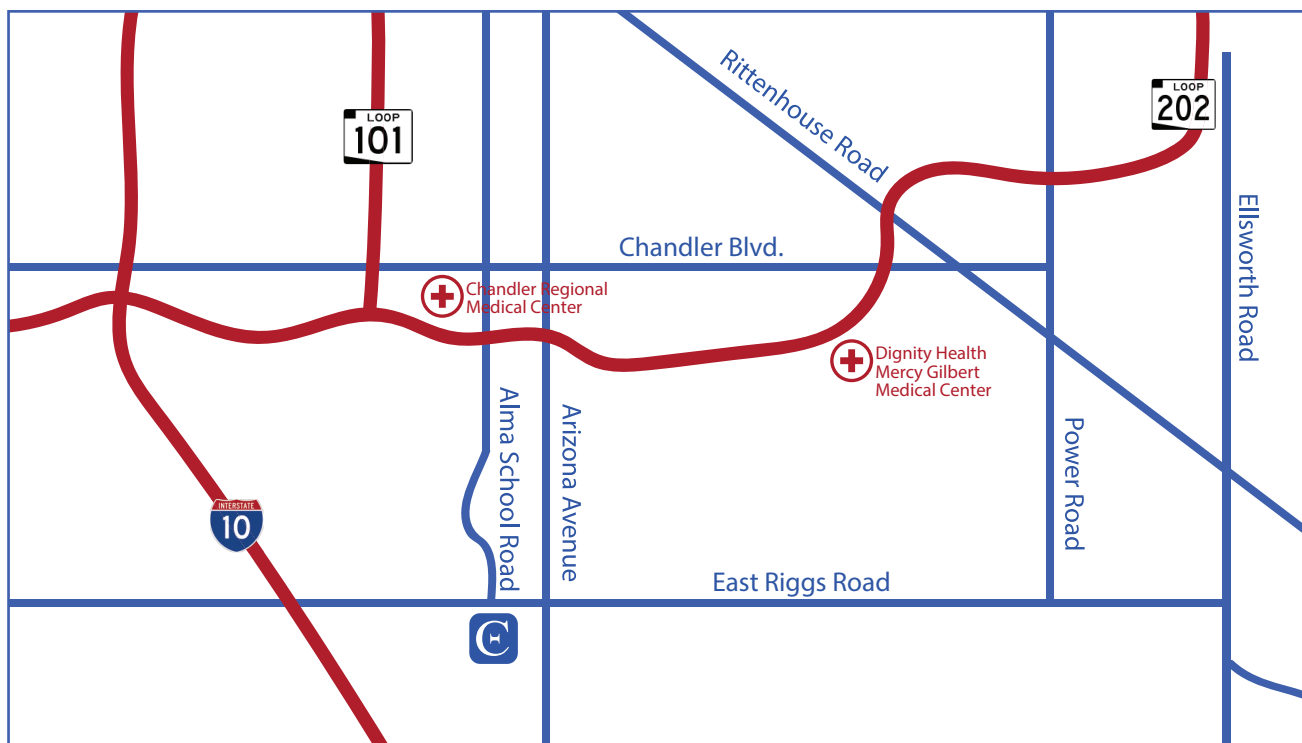
10440 East Riggs Road, Chandler, AZ 85248

## Property Highlights

- Known as the Premier Medical Office Center for the Sun Lakes Community
- Many nearby restaurants and amenities
- Servicing both Chandler Regional Medical Center and Dignity Health Mercy Medical Center
- Newly Renovated
- Near the I-10 freeway and the 101 & 202 loop freeways
- Timeshare Medical Office Space
- Competitive lease rates

## Property Details

- Turnkey suites available
- Building Size: 39,726 SF
- Parking: 5.00/1,000 SF
- Building Use: Medical Office
- Rates: \$16.95/RSF NNN
- Annual Escalation: \$0.75/RSF
- Expenses: \$9.67/RSF
- Suite Sizes: 1,698 - 3,254 RSF
- Timeshare Suite: 1,698 RSF



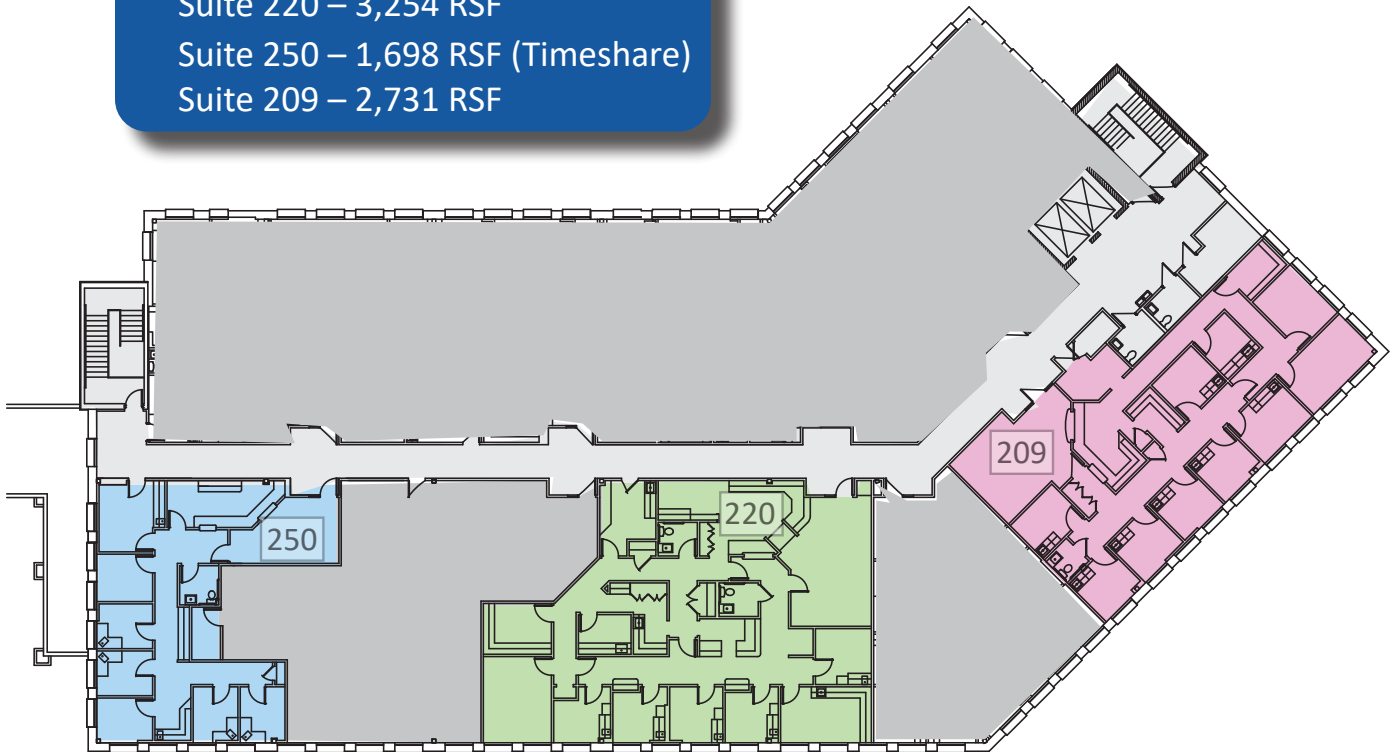
# Available Suites

## Second Floor

Suite 220 – 3,254 RSF

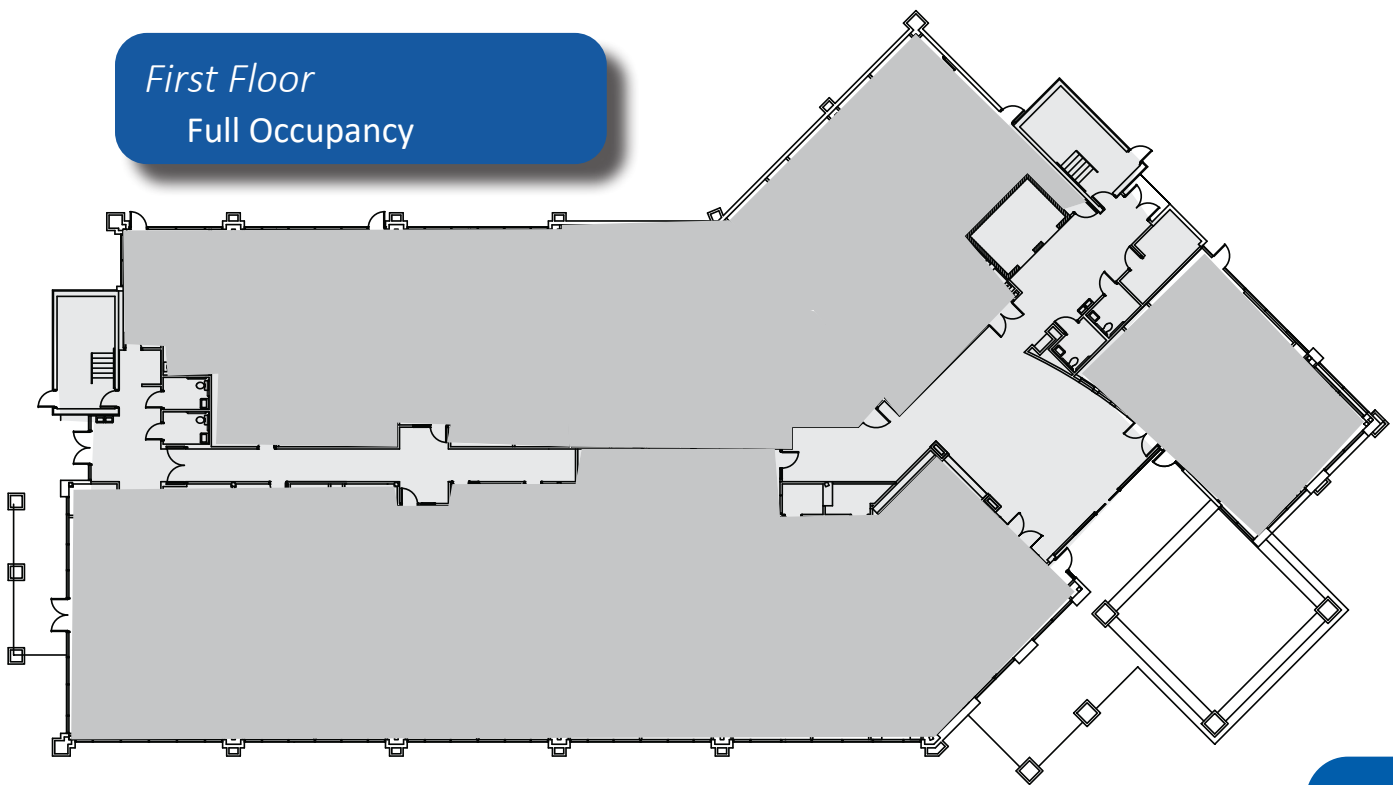
Suite 250 – 1,698 RSF (Timeshare)

Suite 209 – 2,731 RSF



## First Floor

Full Occupancy



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Centum Health Properties (CHP) is a full service real estate firm partnering with medical practices throughout Colorado and Arizona to provide outstanding healthcare facilities that enhance the patient and provider experience. CHP is specialized, integrated, and value focused.

### **Specialized**

CHP focuses exclusively on the healthcare industry.

### **Integrated**

CHP guides providers through each step of the process – including location selection, lease negotiation, space design, construction, and stable occupancy.

### **Value Focused**

CHP establishes a synergistic healthcare tenant mix, runs a comprehensive preventative maintenance program, and utilizes modern, energy efficient technology in all buildings.

Centum Health Properties is built on a foundation of personal relationships and welcomes the opportunity to learn about new practices and develop relationships that lead to mutual success. That is our 'first hand shake to stable occupancy' promise.

## Contact

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For more information about Centum Health Properties, please visit:  
[www.CentumHealth.com](http://www.CentumHealth.com)

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### **Leasing**

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