



SUN LAKES MEDICAL CENTER

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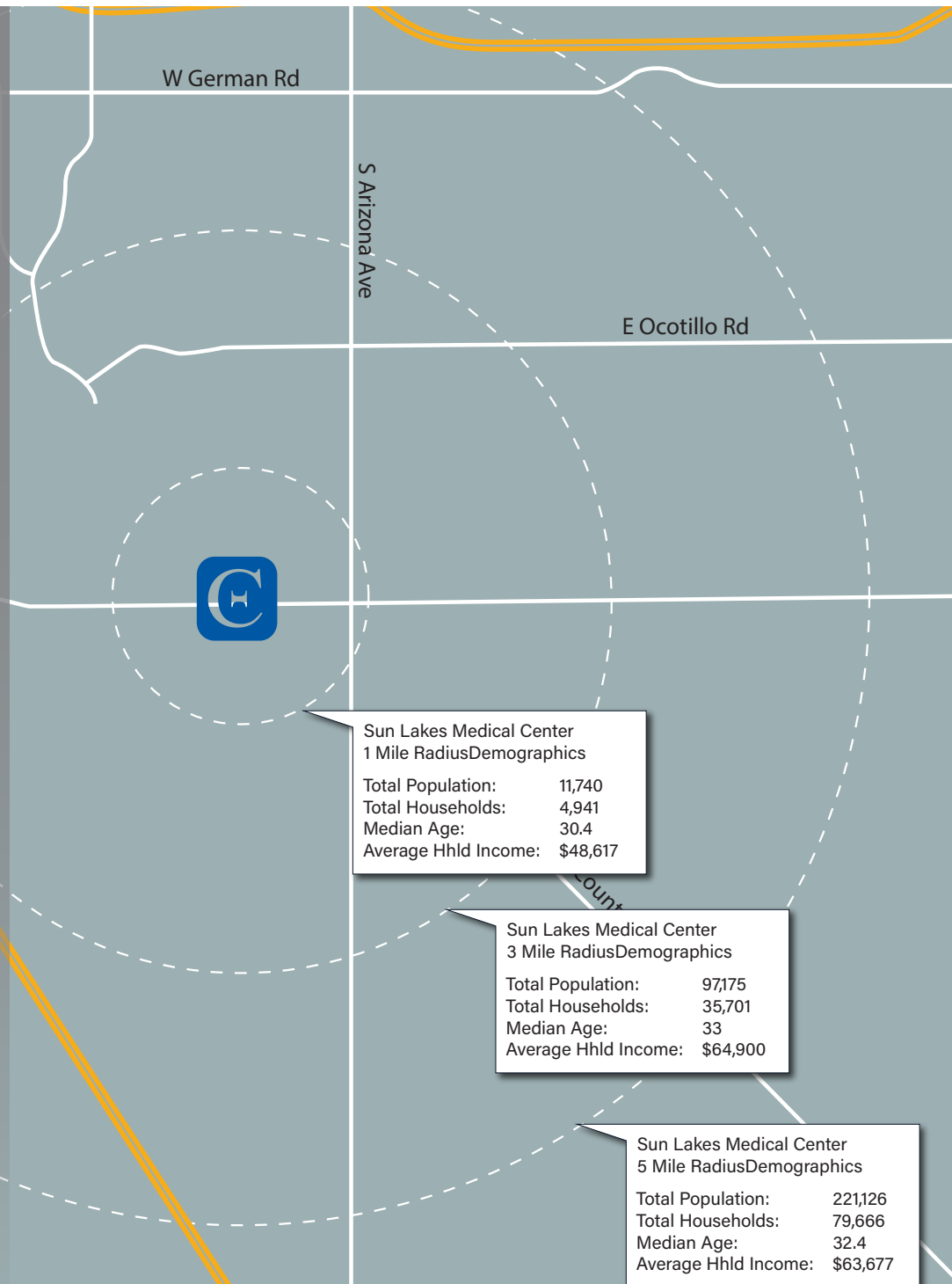


PROPERTY STORY

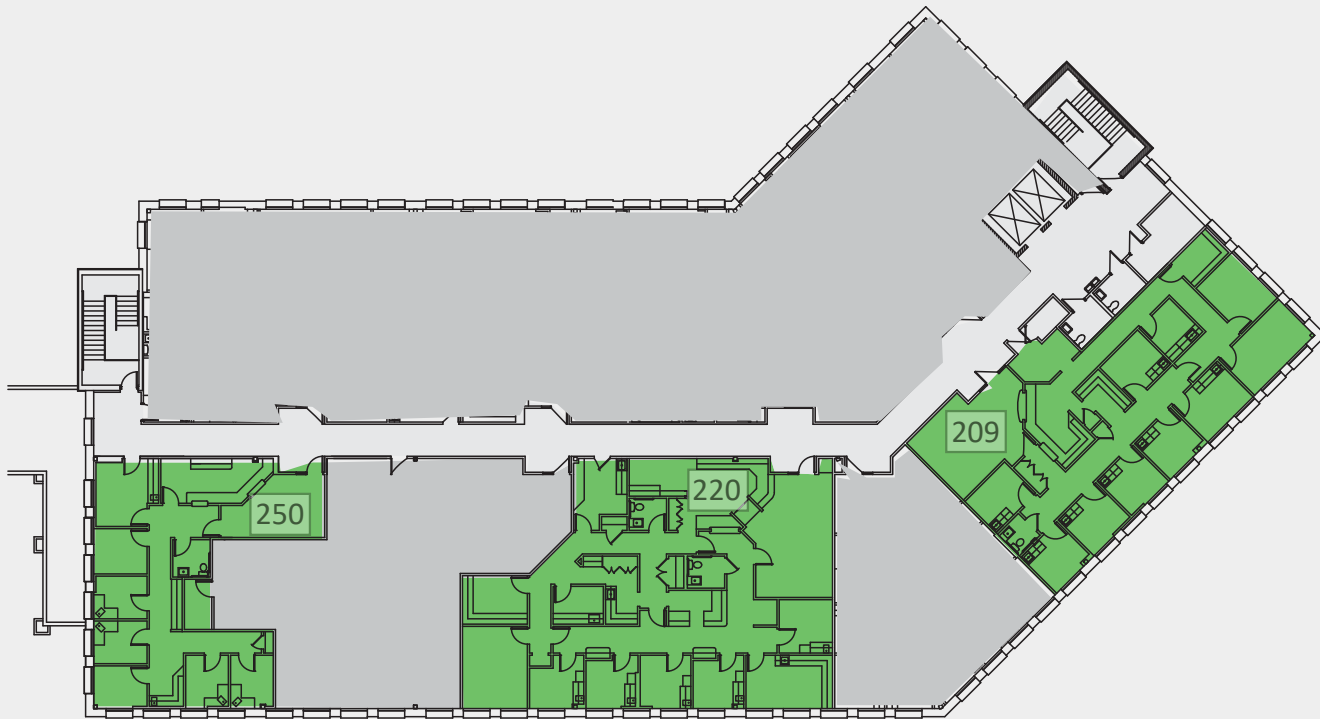
Widely regarded as the premier medical office complex in the Sun Lakes community, this 39,726 SF class B multi-tenant property offers newly-renovated suites in a great location. Sun Lakes Medical Center is within minutes of Chandler Regional Medical Center and Mercy Gilbert. It serves as the medical anchor for booming residential and retirement communities. Nearby I-10, as well as the 101 and 202 loop freeways, make it easy to take advantage of a terrific lineup of restaurants, shops, and amenities. From turnkey to timeshares, Sun Lakes has office solutions for virtually any practice - and all at an exceptional value. Seeing is believing.

PROPERTY DETAILS

- Turnkey suites available
- Building Size: 39,726 SF
- Parking: 5.00/1,000 SF
- Building Use: Medical Office
- Rate: \$17.95 RSF NNN
- Annual Escalation: \$0.75/RSF
- Expenses: \$9.96/RSF
- Suite Sizes: 1,698 - 3,254 RSF



AVAILABLE SUITES

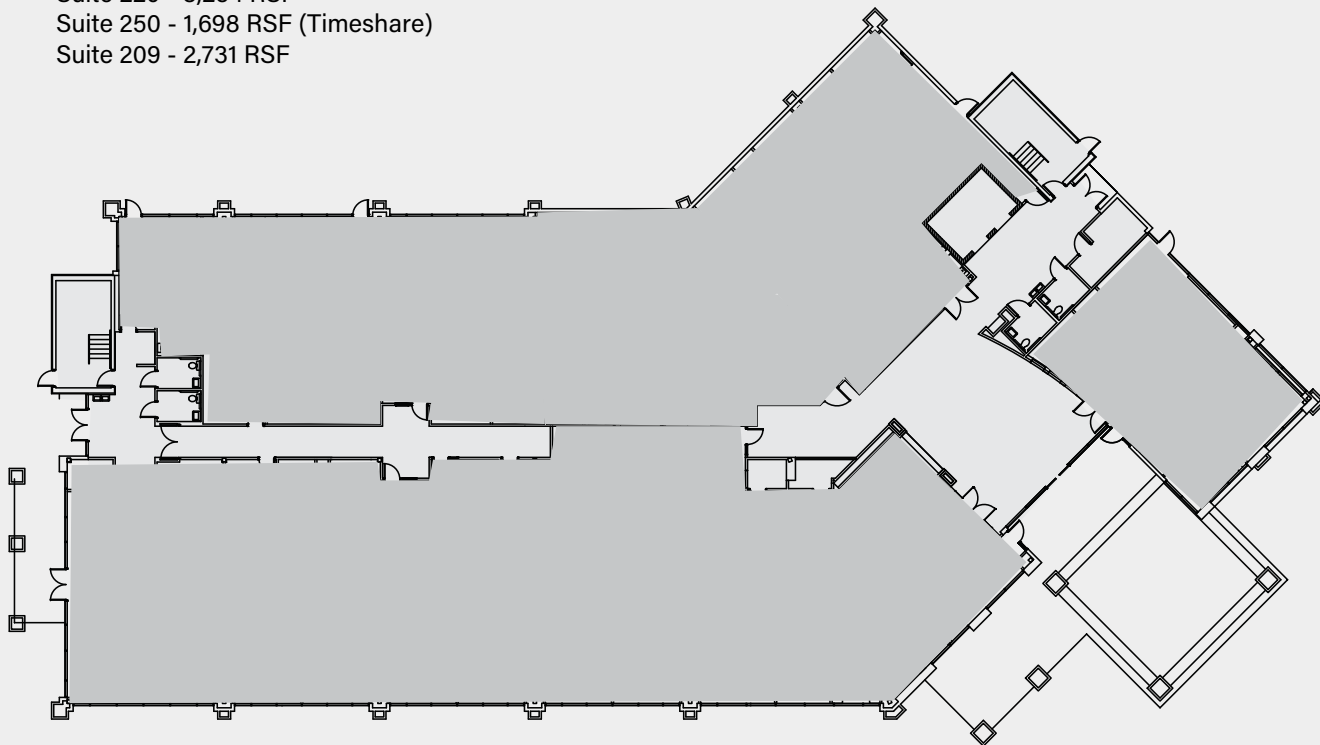


Second Floor

Suite 220 - 3,254 RSF

Suite 250 - 1,698 RSF (Timeshare)

Suite 209 - 2,731 RSF



First Floor - Full Occupancy



CENTUM HEALTH PROPERTIES - FULL SERVICE REAL ESTATE FIRM

From first handshake to thriving practice, CHP handles every aspect of the leasing, design, construction, and management of your medical office. That full-scale integration means our projects are cohesive, not chaotic. We take financial and managerial responsibility, delivering a faster, smoother alternative to the fractured traditional model. As we're well versed in the numbers and nuances of your perfect space, we believe that one size never fits all. Our leasing and design teams dive deep to learn all about your practice - pain points, future aspirations, and the specific needs of your patients and staff. Building and operating thoughtfully around the needs of patients and providers: That's what it means to work with Centum Health Properties.

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