

Mesa's World-Class Healthcare Center

1840 & 1910 S. STAPLEY DRIVE • MESA, ARIZONA

Class A Medical Space Available for Immediate Occupancy



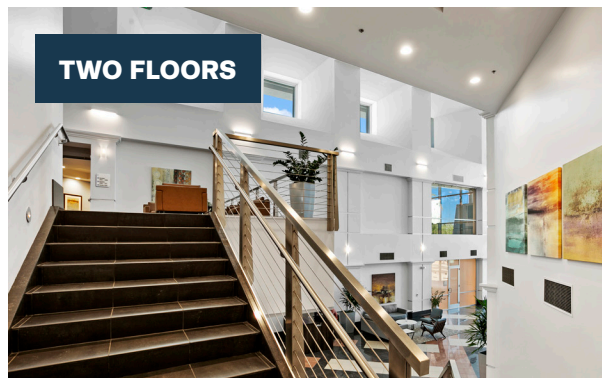
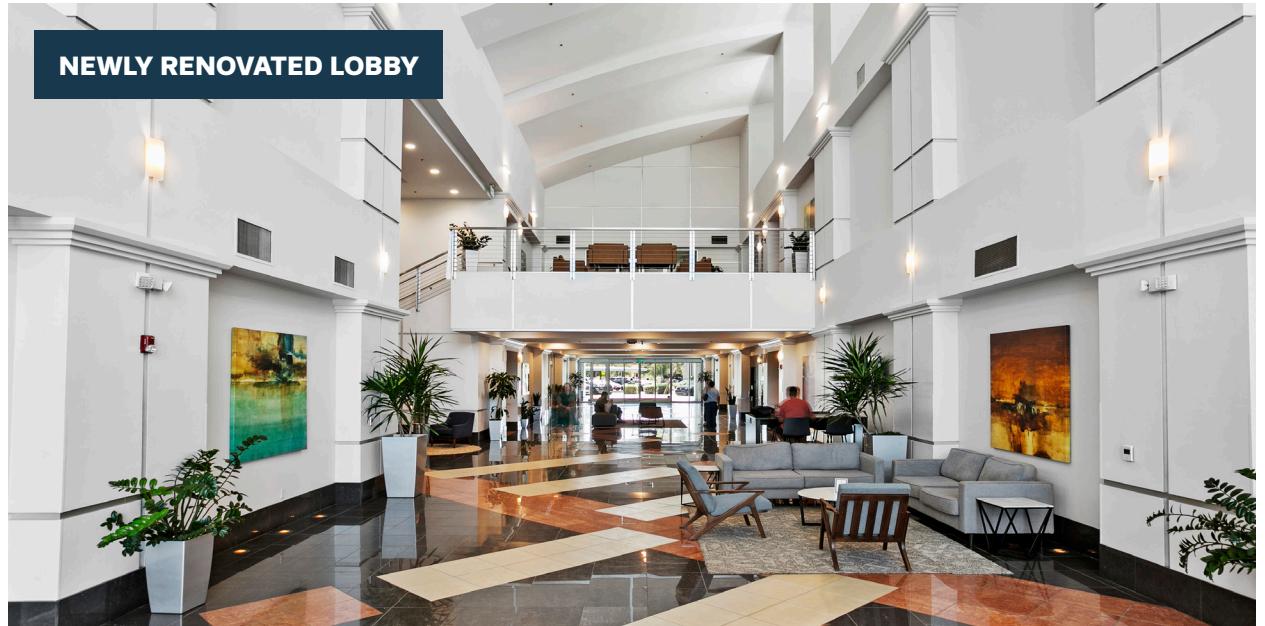
UNDER NEW OWNERSHIP

LEASING

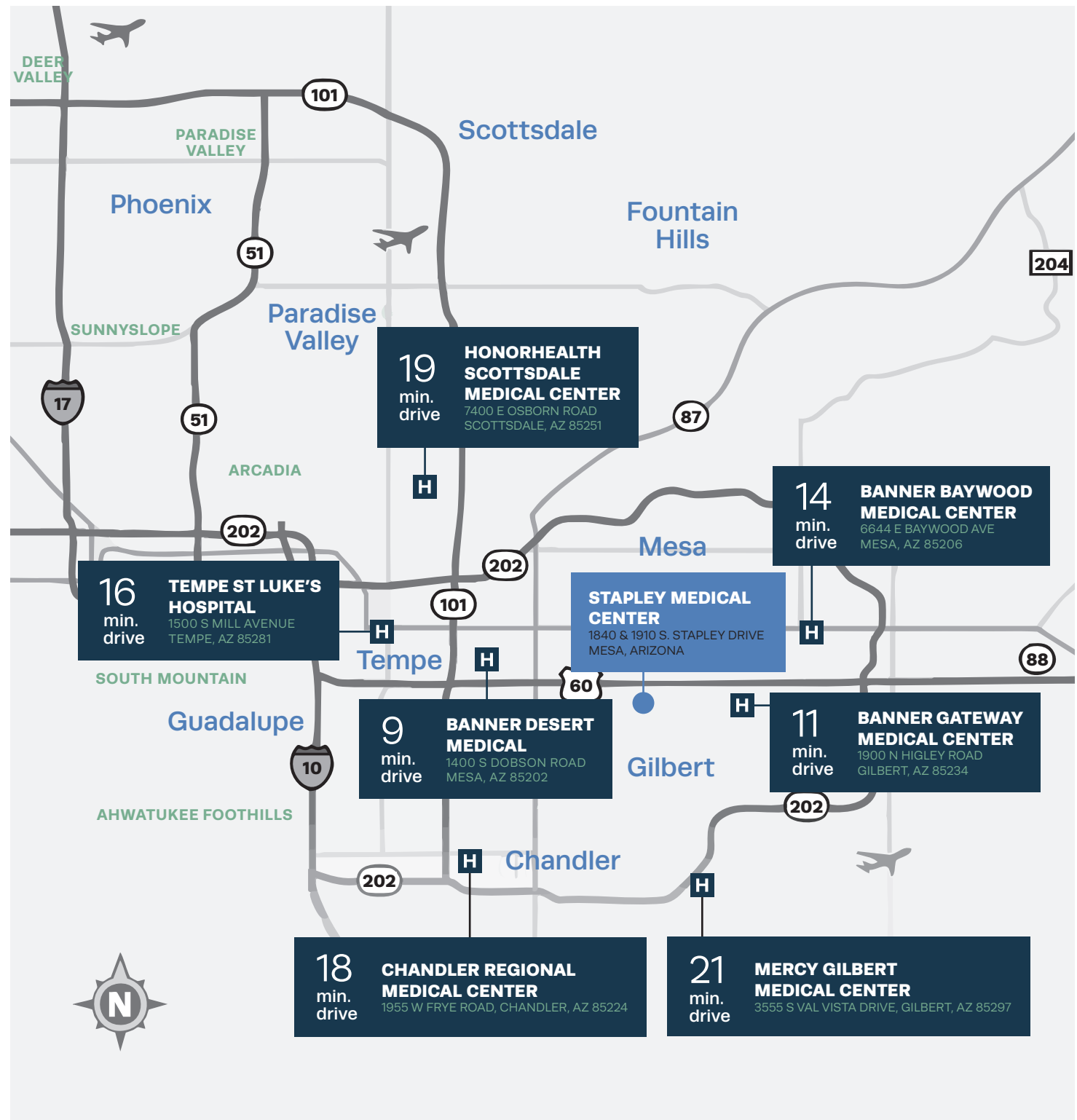


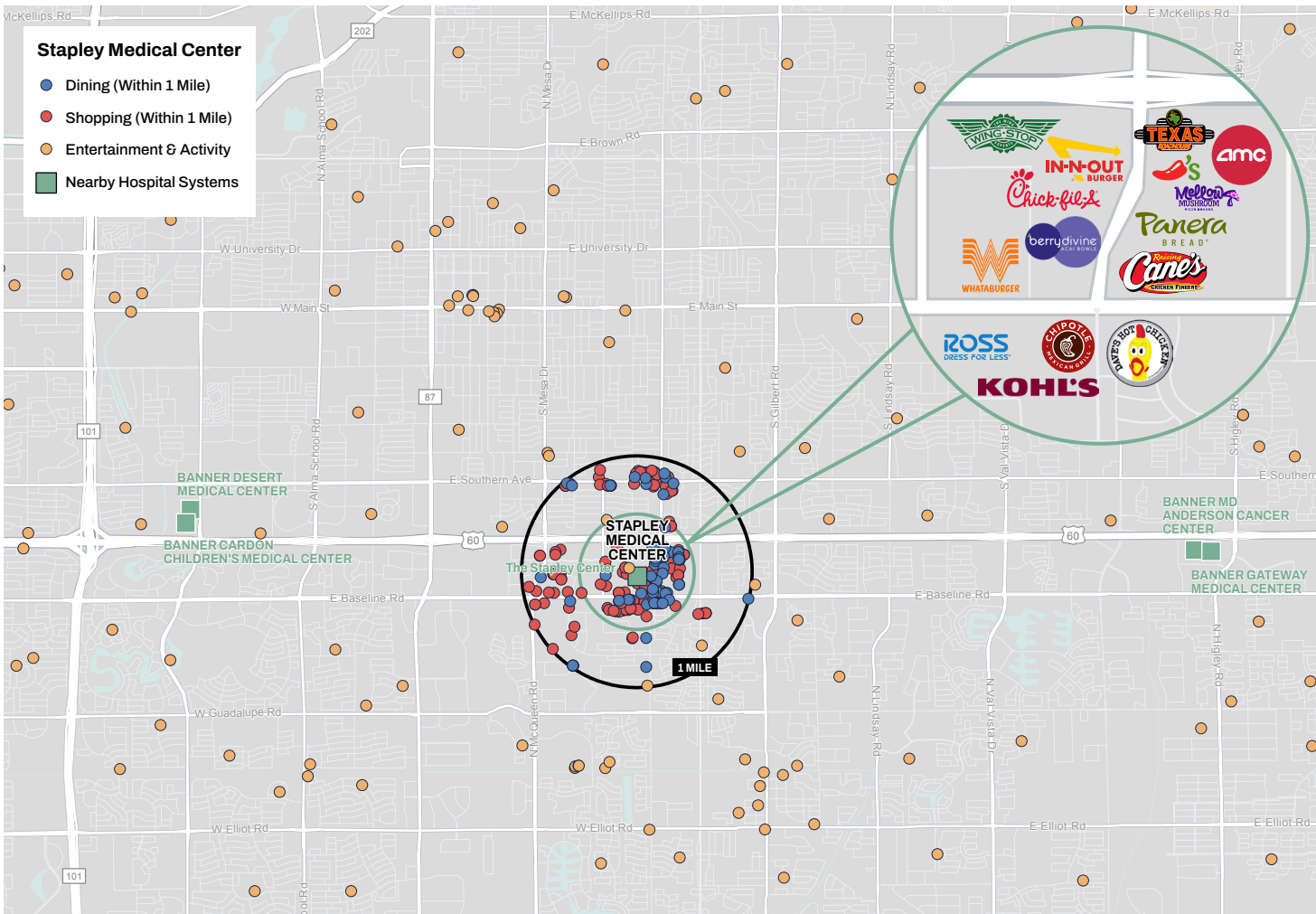
HIGH-END MEDICAL ENVIRONMENT

Stapley Medical Center consists of two premier Class A medical buildings featuring newly renovated two-story lobby entrances, modern amenities and a brand-new outdoor wellness courtyard. The updated lobby and courtyard with shaded seating are intentional choices that make the space feel welcoming and provide areas for medical professional and patients to unwind. Generous TI allowances including potential turnkey funding is available.



Nearby Hospitals





ABOUT MESA, AZ

Mesa is one of the Southwest's leading cities, where outdoor adventure, arts, dining and sports intersect.



**36TH LARGEST CITY
IN AMERICA**



**OVER 300 DAYS
OF SUNSHINE**



**HOME TO MLB
SPRING TRAINING**

Where you are matters.

Situated on the border of Gilbert and Mesa, Stapley Medical Center provides excellent access to the Southeast Valley — near major hospital campuses, retail and dining amenities and direct access to US-60.

±2MSF

Of retail and dining amenities nearby

5

Major hospital campuses nearby

5.0/1,000

Parking ratio, including covered and reserved options

1

Minute drive to US-60



Leasing Details

LEASE RATE **\$36.50 FULL-SERVICE,
NET OF JANITORIAL**

OPERATING EXPENSES **BASE YEAR**

AVAILABLE SUITES **1,300–31,406 RSF**

**GENEROUS TENANT
IMPROVEMENT ALLOWANCE**

**EXTENSIVE AND CONVENIENT SURFACE
PARKING INCLUDING COVERED SPACES**

**INSTITUTIONALLY OWNED AND
PROFESSIONALLY MANAGED**

**MONUMENT AND BUILDING
SIGNAGE AVAILABLE**

1840 S. Stapley Drive, First Floor

Available Spaces

SUITE 102

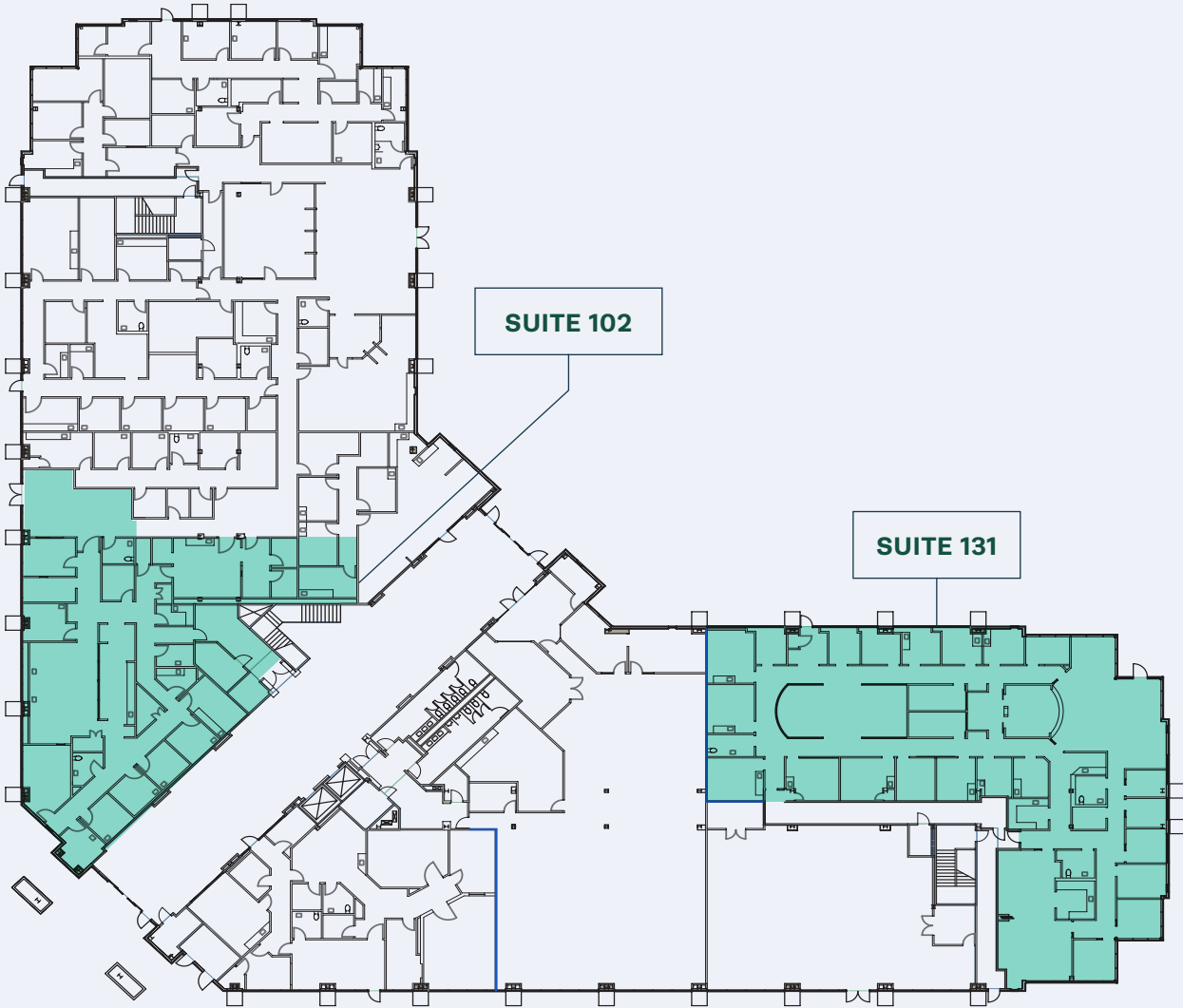
5,512 RSF

Former Urgent Care

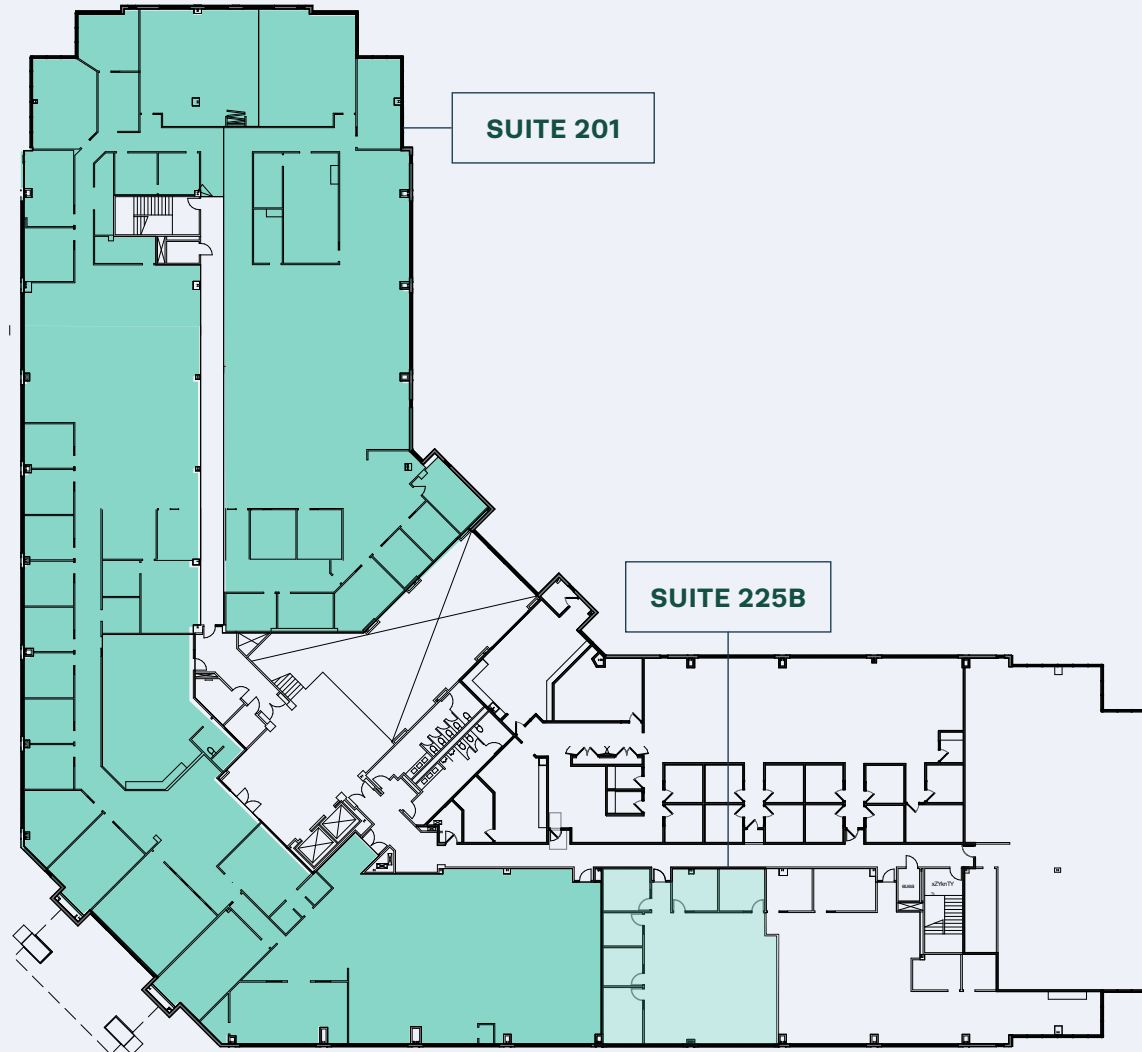
SUITE 131

9,214 RSF

Former Primary Care



1840 S. Stapley Drive, Second Floor



Available Spaces

SUITE 201

***28,893 RSF**

Shell Space

SUITE 225B

***2,429 RSF**

Office Space

***CONTIGUOUS SUITES FOR
UP TO A TOTAL OF 31,322 RSF**

DIVISIBLE TO 3,000 RSF

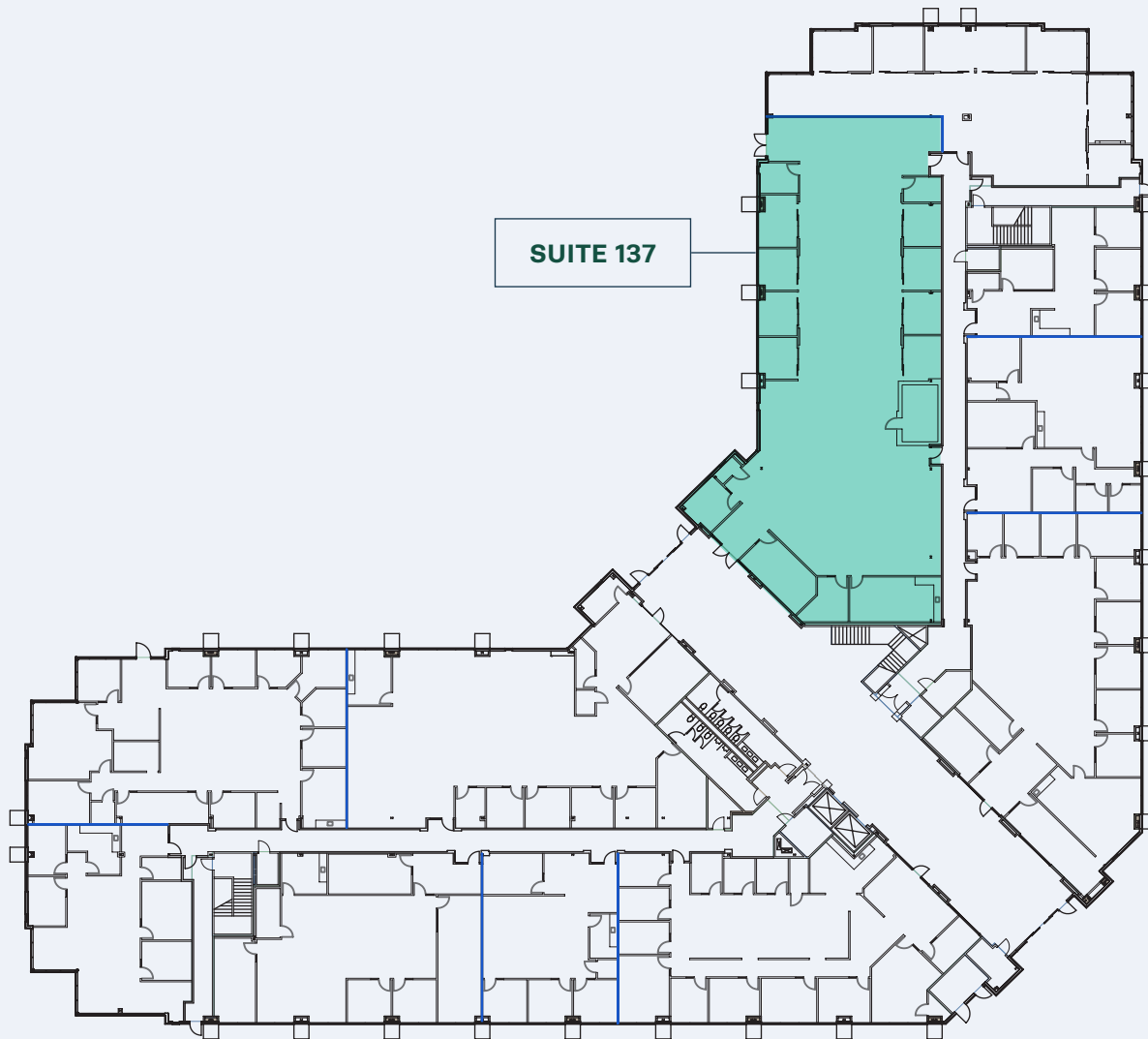
1910 S. Stapley Drive, First Floor

Available Spaces

SUITE 137

8,228 RSF

Office Space



Kevin Smigiel

Vice President
(602) 550-9295
kevin.smigiel@transwestern.com

Kathleen Morgan

Managing Director
(602) 809-1048
kathleen.morgan@transwestern.com

Andrew Olivet

Associate
(602) 370-2685
andrew.olivet@transwestern.com

Vince Femiano

Managing Director
(602) 791-3310
vince.femiano@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.
© 2026 Transwestern.

