

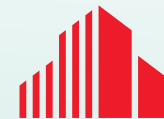
FOR SALE

4Q26 ESTIMATED GROUND BREAKING
4Q27 ESTIMATED DELIVERY

MERIDIAN PROFESSIONAL PLAZA



**CLASS A MEDICAL AND
OFFICE CONDOMINIUM
PURCHASE OPPORTUNITIES**



**CUSHMAN &
WAKEFIELD**

**SWC MERIDIAN & GERMANN ROAD
QUEEN CREEK, AZ 85142**



03
PROPERTY HIGHLIGHTS

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SITE PLAN

05
PRELIMINARY PLAT

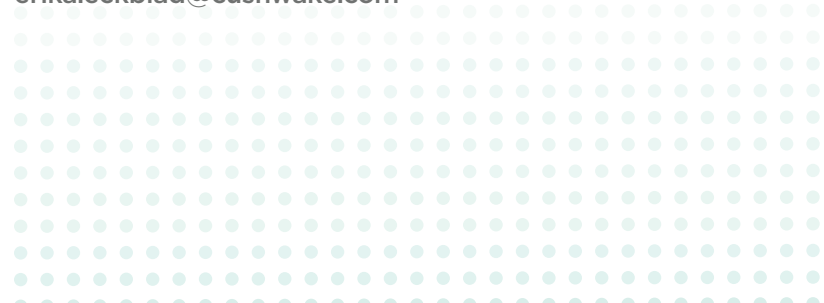
06
OUTPATIENT MARKET
SCENARIO PLANNER

07
COMMUNITY AMENITIES

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PROPERTY HIGHLIGHTS



3 buildings of 9,013 SF and
1 building of 10,963 SF



Parking 4.6/1,000



Suitable for a wide range of medical
and professional office users



Building and Monument
Signage Planned



Delivery 4Q 2027



Frontage on primary
North/South arterial



Convenient drive up and
walk in access







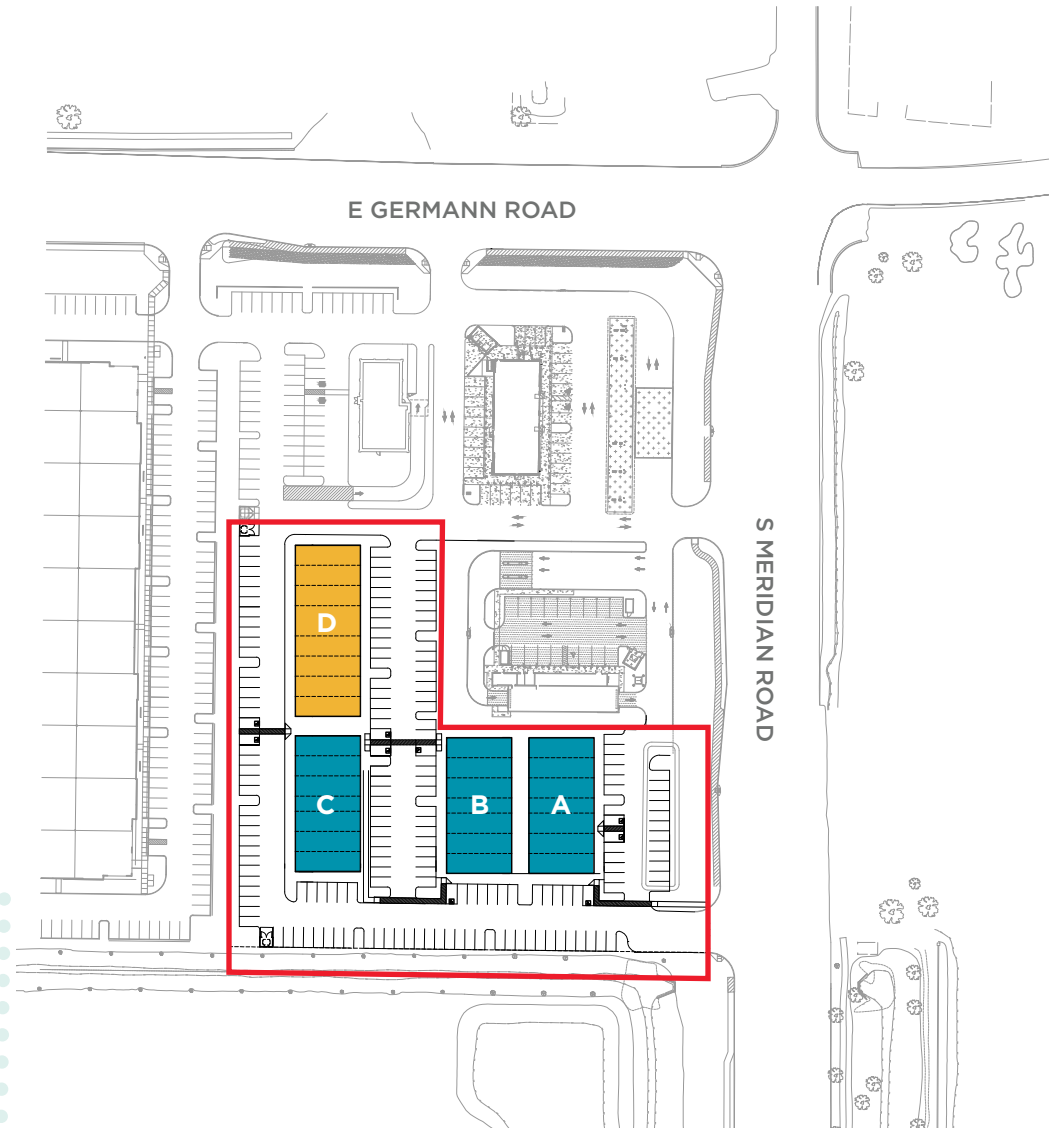
Shell will provide HVAC curbs

SITE PLAN

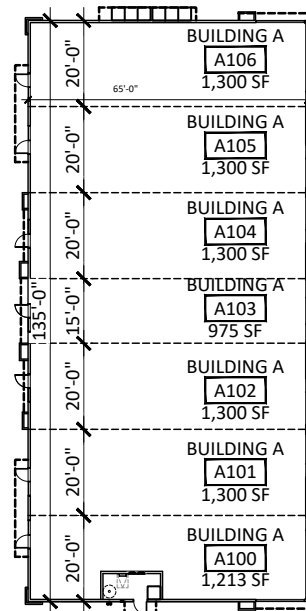
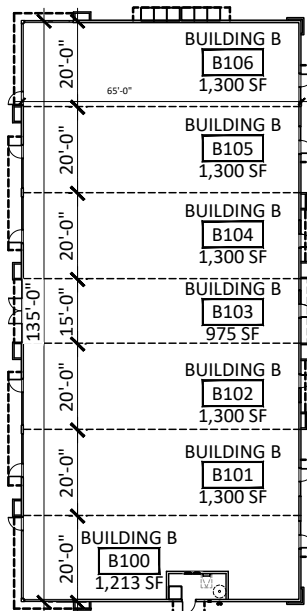
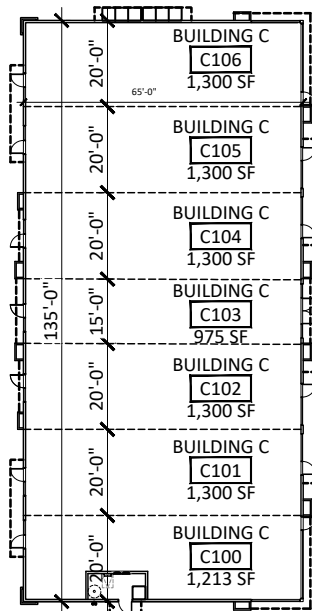
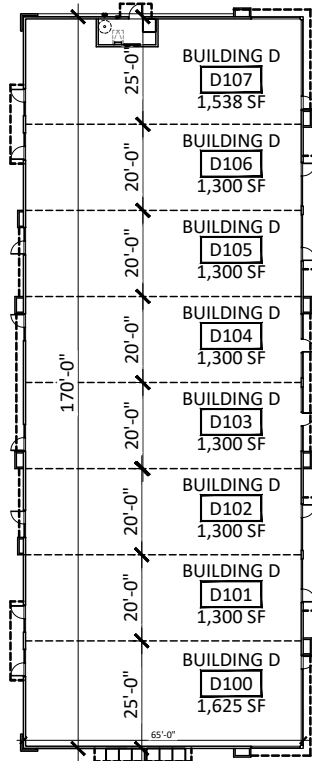
MERIDIAN PROFESSIONAL PLAZA

SWC MERIDIAN & GERMANN ROAD
QUEEN CREEK, AZ 85142

BUILDING	SQUARE FOOTAGE
 Building A	8,775 SF
 Building B	8,775 SF
 Building C	8,775 SF
 Building D	11,050 SF



Developer reserves the right to deliver buildings earlier or in a different order than the schedule above to accommodate buyer needs. All information and specifications are preliminary and subject to change until project is fully permitted.



MERIDIAN

PROFESSIONAL PLAZA

SWC MERIDIAN & GERMANN ROAD
QUEEN CREEK, AZ 85142

Preliminary Condo Plat Unit Sizes

OUTPATIENT MARKET SCENARIO PLANNER

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The following data is representative service line growth within a 5 mile radius of the project.

DATA AND ANALYTICS MARKET SCENARIO PLANNER - OUTPATIENT						ANNUAL VOLUME ESTIMATES BASED ON 5 YR CAGR				
Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	2028 Volume Estimate
Endocrinology	2,596	3,595	4,400	38.5%	69.5%	6.73%	2,770	29,56	3,155	3,368
Physical Therapy/Rehabilitation	311,835	396,941	493,349	27.3%	58.2%	4.94%	32,7254	343,435	360,417	378,238
Podiatry	16,080	20,124	25,192	25.1%	56.7%	4.59%	16,817	17,589	18,396	19,240
Cardiology	105,813	131,119	162,066	23.9%	53.2%	4.38%	110,449	115,289	120,341	125,614
Vascular	17,935	22,169	27,211	23.6%	51.7%	4.33%	18,711	19,522	20,367	21,249
Spine	2,293	2,866	3,419	25.0%	49.1%	4.57%	2,397	2,506	2,621	2,740
Psychiatry	175,764	223,172	258,730	27.0%	47.2%	4.89%	184,362	193,380	202,840	212,763
Ophthalmology	96,684	117,688	141,705	21.7%	46.6%	4.01%	100,561	104,594	108,788	113,150
Orthopedics	34,761	41,375	50,239	19.0%	44.5%	3.54%	35,993	37,269	38,590	39,958
Lab	503,169	605,593	723,409	20.4%	43.8%	3.78%	522,164	541,877	562,333	583,562
Miscellaneous Services	241,784	290,855	347,545	20.3%	43.7%	3.76%	250,886	26,0331	270,132	280,302
Pain Management	12,781	15,406	18,340	20.5%	43.5%	3.81%	13,267	13,772	14,296	14,840
Oncology	16,554	19,719	23,350	19.1%	41.1%	3.56%	17,143	17,754	18,386	19,040
ENT	40,666	48,347	57,302	18.9%	40.9%	3.52%	42,097	43,579	45,114	46,702
Nephrology	5,852	6,922	8,032	18.3%	37.3%	3.42%	6,051	6,258	6,472	6,693
Neurosurgery	1,091	1,249	1,495	14.5%	37.0%	2.74%	1,121	1,152	1,183	1,216
Trauma	8,471	9,847	11,480	16.2%	35.5%	3.06%	8,729	8,996	9,271	9,554
Radiology	335,326	387,974	451,039	15.7%	34.5%	2.96%	345,250	355,468	365,989	376,821
Neurology	20,840	23,928	27,426	14.8%	31.6%	2.80%	21,423	22,023	22,641	23,275
Dermatology	50,822	58,018	66,318	14.2%	30.5%	2.68%	52,185	53,586	55,024	56,501
Evaluation and Management	1,281,210	1,484,727	1,671,186	15.9%	30.4%	2.99%	1,319,549	1,359,035	1,399,703	1,441,588
Thoracic Surgery	758	859	987	13.3%	30.3%	2.54%	777	796	817	837
General Surgery	6,780	7,700	8,791	13.6%	29.7%	2.58%	6,954	7,133	7,317	7,506
Urology	10,489	11,744	13,496	12.0%	28.7%	2.29%	10,728	10,974	11,225	11,481
Gastroenterology	26,749	30,410	34,187	13.7%	27.8%	2.60%	27,444	28,157	28,889	29,640
Cosmetic Procedures	9,621	11,063	12,148	15.0%	26.3%	2.83%	9,893	10,173	10,461	10,757
Obstetrics	4,495	4,900	5,411	9.0%	20.4%	1.74%	4,573	4,652	4,733	4,816
Gynecology	11,222	11,974	13,082	6.7%	16.6%	1.30%	11,368	11,516	11,667	11,819
Pulmonology	16,396	16,951	17,257	3.4%	5.3%	0.67%	16,505	16,615	16,726	16,838

COMMUNITY AMENITIES



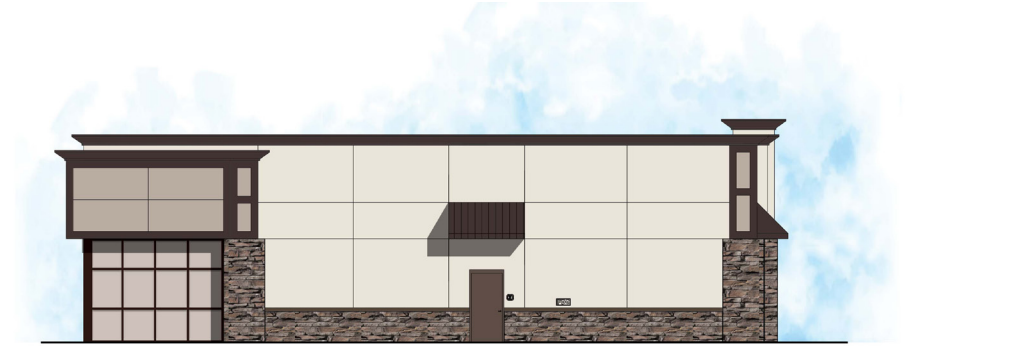


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WEST ELEVATION

Scale: 1/8"=1'-0"



NORTH ELEVATION

Scale: 1/8"=1'-0"



SOUTH ELEVATION

Scale: 1/8"=1'-0"

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