

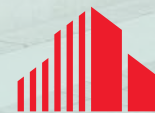
CURRENTLY UNDER CONSTRUCTION!

FIRST DELIVERY SCHEDULED
AUGUST 2026

MELROSE

PROFESSIONAL PARK

SEC OF S. ROME STREET & E. MELROSE STREET
GILBERT, AZ 85297



**CUSHMAN &
WAKEFIELD**

CLASS A MEDICAL AND OFFICE CONDOMINIUM
PURCHASE OPPORTUNITIES





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OUTPATIENT MARKET
SCENARIO PLANNER

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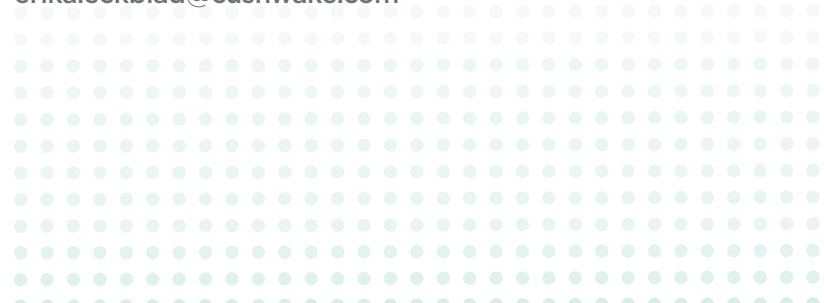
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The sign features a dark background with white and red text. On the right side of the sign, there is a small inset image showing a rendering of modern office buildings. The sign is supported by two white posts and stands on a dirt lot. In the background, a large, flat, dirt-covered area is visible, with some construction equipment and a red tractor in the distance. A line of modern office buildings is visible in the far background under a clear blue sky. A small wooden post with pink string is visible in the foreground to the right of the sign.

PROPERTY HIGHLIGHTS



Gilbert's Newest Class A Medical and Office Condominium Development

Cushman and Wakefield is proud to present Melrose Professional Park. A single story 10-Building Mixed Use Office property located in growing Gilbert, Arizona. This Class A development is located .7 miles south of Dignity's Mercy Gilbert Hospital Campus with the availability to purchase between 5,000 - 20,000 SF.



For Sale: Eight 10,000 SF and two 20,000 SF Medical Condominium Buildings

- Units of approximately 5,000; 10,000; 15,000; or 20,000.



Parking 5/1,000; of which 1/1,000 are covered and assigned at the close of escrow.



Medical Amenities

- Designated Patient Drop off Areas
- Generator Pad Accessible
- Exterior loaded



Building and Monument Signage Planned



Property allows all medical use-no use restrictions



Delivery Q2 2026



15 minutes from Mesa Gateway Airport and 30 minutes from Phoenix Sky Harbor Airport



Convenient drive up and walk in access

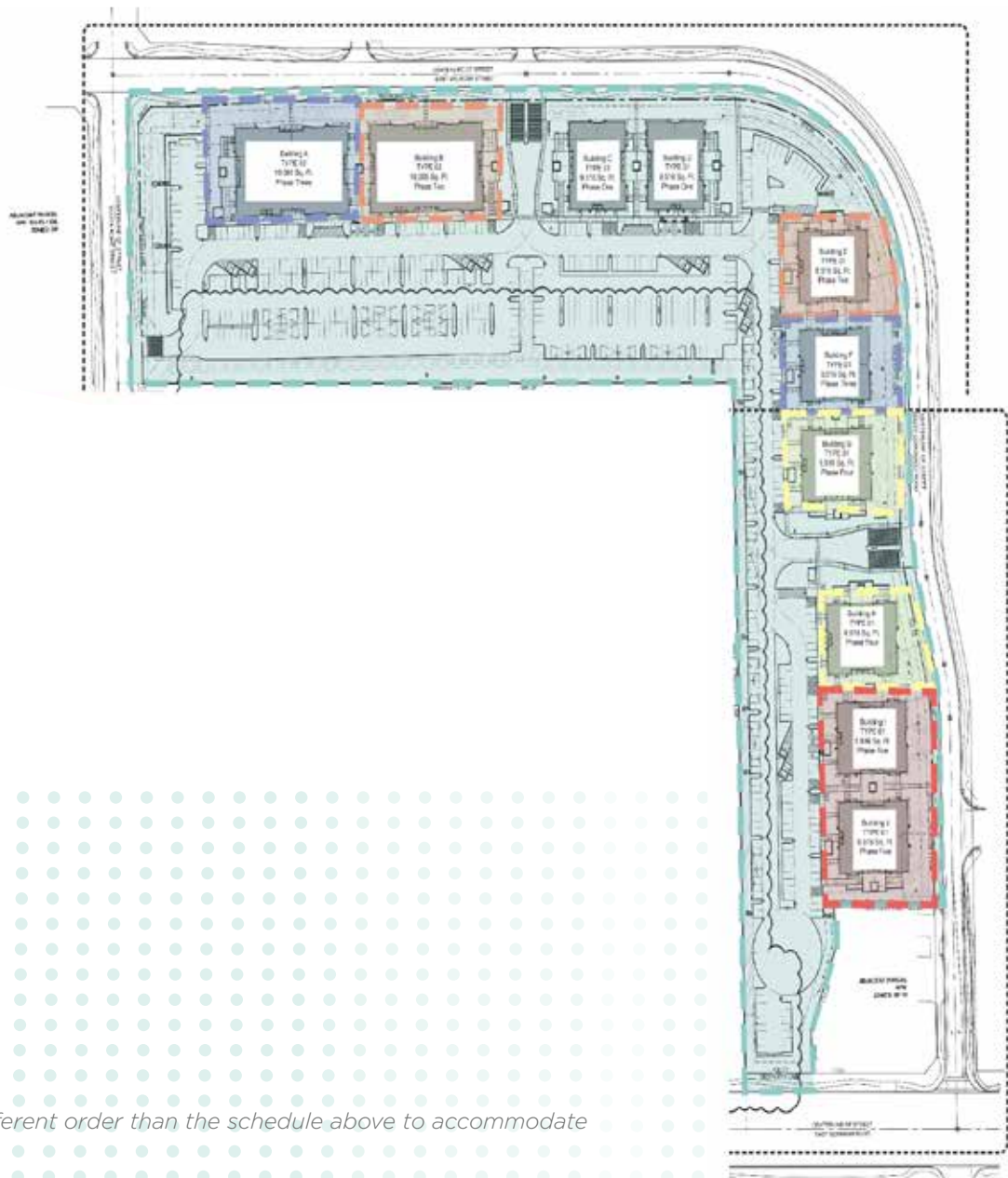


Shell will provide HVAC curbs






SITE PLAN



EAST MELROSE ST



SOUTH CORONADO RD

PHASE	BUILDING	DELIVERY DATE
	Phase One Site & Building C & D	April 2026
	Phase Two Building B & E	June 2026
	Phase Three Building A & F	August 2026
	Phase Four Building G & H	October 2026
	Phase Five Building I & J	December 2026

Developer reserves the right to deliver buildings earlier or in a different order than the schedule above to accommodate buyer needs.

MARKET OVERVIEW

Under a Mile From Mercy Gilbert Medical Center



Mercy Gilbert is a full-service, acute-care, not-for-profit community hospital with 212 beds, providing exceptional healthcare to the East Valley since 2006. The hospital is a Dignity Health Member, the fifth largest health system in the nation. They employ more than 588 employees, have 899 physicians on staff representing all major specialties, and enjoy the services of 525 volunteers. Mercy Gilbert is home to a full range of services including: Cardiovascular, Emergency Care, Family Birth Center, Gastroenterology, Sleep Center, Orthopedics, and Diagnostic Services.

Mercy Gilbert also features the expertise of the Phoenix Children's care teams, featuring a pediatric inpatient unit within the hospital. The Center features 22 private patient rooms and offers around-the-clock coverage by Phoenix Children's for children requiring observation or inpatient care.

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.

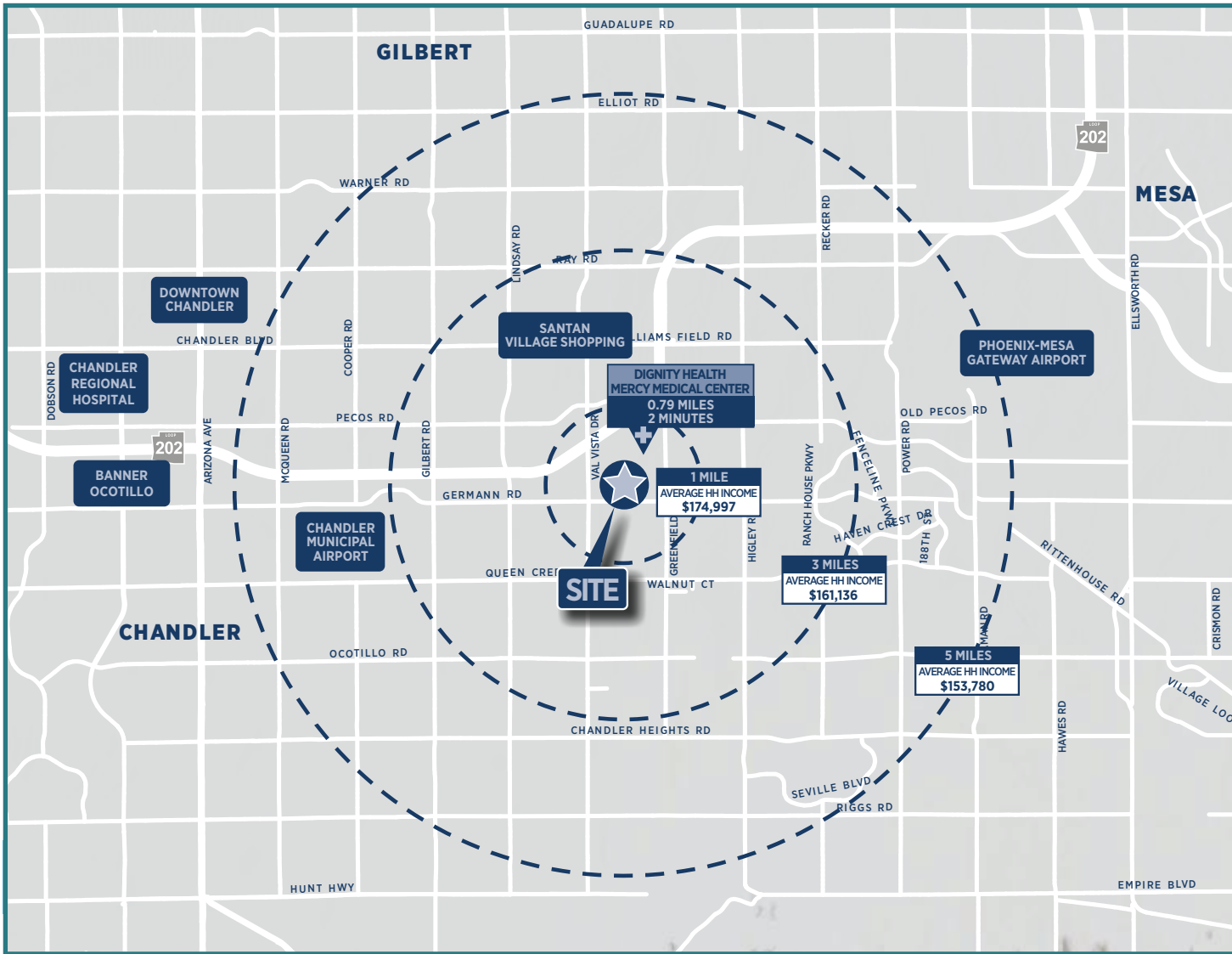
DATA AND ANALYTICS MARKET SCENARIO PLANNER - OUTPATIENT					
Service Line	2022 Volume	2027 Volume	2032 Volume	5 Yr Growth	10 Yr Growth
Endocrinology	4,930	6,518	7,894	32.2%	60.1%
Podiatry	36,234	45,435	55,063	25.4%	52.0%
Psychiatry	330,666	413,024	451,313	24.9%	36.5%
Spine	4,628	5,754	6,758	24.3%	46.0%
Vascular	37,541	46,402	56,071	23.6%	49.4%
Physical Therapy/Rehabilitation	610,523	753,181	908,236	23.4%	48.8%
Cardiology	221,613	270,963	317,853	22.3%	43.4%
Ophthalmology	202,882	247,704	295,642	22.1%	45.7%
Orthopedics	69,970	84,980	100,358	21.5%	43.4%
Pain Management	26,242	31,785	36,891	21.1%	40.6%
Lab	1,032,780	1,242,809	1,449,661	20.3%	40.4%
Miscellaneous Services	506,048	598,099	708,099	18.2%	39.9%
ENT	80,318	94,284	110,493	17.4%	37.6%
Nephrology	12,016	14,101	16,146	17.3%	34.4%
Evaluation and Management	2,454,503	2,816,304	3,290,459	14.7%	34.1%
Trauma	17,673	20,175	23,074	14.2%	30.6%
Oncology	34,603	39,399	44,517	13.9%	28.7%
Radiology	705,311	800,793	914,657	13.5%	29.7%
Gastroenterology	55,681	63,107	69,805	13.3%	25.4%
Neurology	41,850	47,381	53,527	13.2%	27.9%
Thoracic Surgery	1,275	1,443	1,578	13.2%	23.7%
Dermatology	104,735	118,028	131,995	12.7%	26.0%
Neurosurgery	2,189	2,465	2,830	12.6%	29.2%
General Surgery	14,215	15,963	17,675	12.3%	24.3%
Urology	23,030	25,815	28,526	12.1%	23.9%
Cosmetic Procedures	19,221	21,253	22,911	10.6%	19.2%
Gynecology	23,685	25,457	27,501	7.5%	16.1%
Pulmonology	34,322	35,233	36,098	2.7%	5.2%
Obstetrics	10,679	10,039	9,474	-6.0%	-11.3%

COMMUNITY AMENITIES



BY THE NUMBERS

DIGNITY HEALTH MERCY GILBERT MEDICAL CENTER



BABIES DELIVERED

3,455



SURGERIES

10,011



EMERGENCY ROOM VISITS

53,333



ADMISSIONS

15,229



COMMUNITY BENEFIT

35 MIL



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