

CHANDLER  
MEDICAL  
BUILDING

Medical Offices in Premier Location  
Adjacent to Dignity Health Chandler  
Regional Medical Center



485 S DOBSON RD | CHANDLER, AZ 85224

OWNED BY

LEASING BY

HEALTHCARE  
REALTY

 **Kidder  
Mathews**



# CHANDLER MEDICAL BUILDING

# Property Features



## TI PACKAGES

National ownership group with generous tenant improvement packages available



## WALKABLE TO THE HOSPITAL

Directly adjacent to Dignity Health Chandler Regional Medical Center



## HEALTHCARE SYNERGY

Services at Chandler Regional include ER, heart care, surgery, orthopedics, obstetrics, and advanced intensive care



## EAST VALLEY LOCATION

Convenient location near Loop 202 and the 101 Freeway, providing accessibility throughout the East Valley



## HIGH TRAFFIC EXPOSURE

Located with frontage on Dobson Rd (±22,600 VPD)



## WELL MAINTAINED

Lush landscaping and well-maintained grounds on a campus setting

# DIGNITY HEALTH CHANDLER REGIONAL MEDICAL CENTER

Offers services including Level I Trauma Center, open heart surgery, neurosurgery, high-risk obstetrics & newborn care, orthopedics, and advanced intensive care

Nationally recognized for excellent stroke care

Easily accessible with a strategic location along S Dobson Road, directly across from Chandler Regional Medical Center and near Loop 202 and the 101 Freeway

LOOP  
101

Dignity Health.  
Chandler Regional Medical Center

W FRYE RD

PORT OF SUBS

pure barre



CHANDLER  
MEDICAL  
BUILDING

W PECOS RD

S DOBSON RD

LOOP  
202

The connection  
your employees  
need and your  
patients deserve.

8 min

DRIVE TO LOOP 101 ACCESS

5 min

DRIVE TO LOOP 202 ACCESS

3 min

WALK TO DIGNITY HEALTH CHANDLER REGIONAL MEDICAL CENTER

2 min

DRIVE TO NEARBY RETAIL & AMENITIES

# CHANDLER MEDICAL BUILDING



[View Portfolio](#)



## For additional leasing information, contact

### **RACHAEL THOMPSON**

Senior Vice President  
602.513.5122  
rachael.thompson@kidder.com

### **PERRY GABUZZI, CCIM**

Executive Vice President  
602.513.5116  
perry.gabuzzi@kidder.com

OWNED BY



**HEALTHCARE  
REALTY**

LEASING BY

 **Kidder  
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.