

Built Out Dental Office For Sublease

3509 S Mercy Rd, Ste 107, Gilbert, AZ 85297



- +/- 1,500 SF built out dental office
- For sublease: \$3,483.62/month
- Current lease term expires April 30, 2038
- Two, five-year options to renew
- 3% annual escalations
- Great Gilbert location next to Dignity Health Mercy Gilbert Medical Center and Phoenix Children's Specialty Care - East Valley
- Easy access to the Loop 202
- Only dental office in the complex
- 6 operatories

www.menlocr.com/property

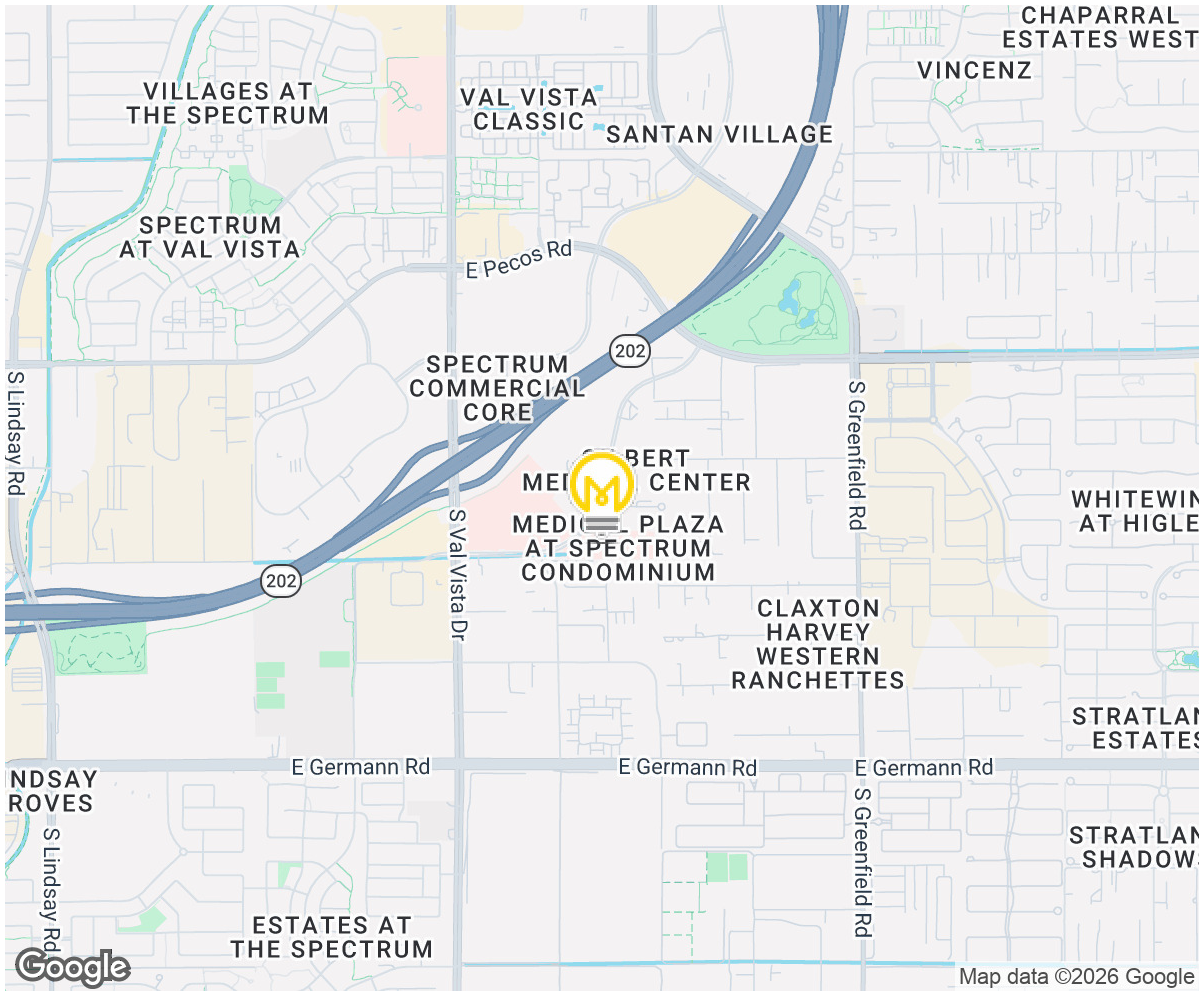
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Site Details



DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	49	254	2,543
Total Population:	154	753	6,845
Average HH Income:	\$126,209	\$130,983	\$132,339