



Skywalk Connection to Mountain Vista Medical Center

Turnkey Tenant Improvements Available.*

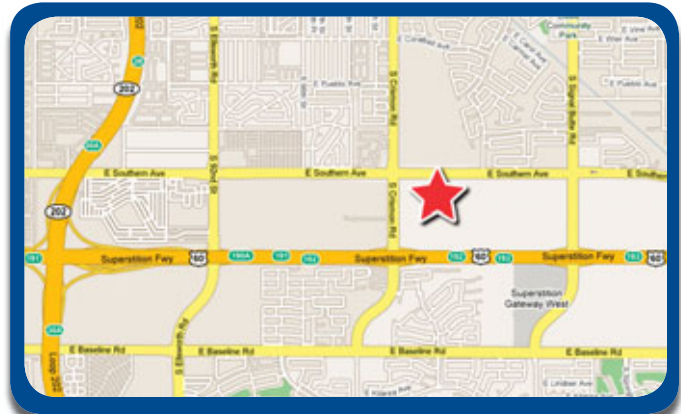


▼ MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 E Hampton Ave

Mesa, AZ 85209

Building Size	97,549 RSF	
Available Space	1st Floor No Availability 2nd Floor No Availability 3rd Floor (First Right of Refusal) 1,582 RSF 4th Floor No Availability 5th Floor No Availability	
Lease Rate	5 Year Term 7 Year Term 10 Year Term	\$19.90 NNN per RSF \$19.45 NNN per RSF \$20.55 NNN per RSF
Annual Increases	3.0%	
Tenant Improvements	Turnkey Tenant Improvements Available* * For 5 year lease, building standard finishes and mutually agreeable space plan. Limited time offer; subject to change at any time.	
Load Factor	10.58%	
Operating Expenses	Triple Net (NNN)	
Parking Ratio	5:1,000 SF	



For more information, contact:

GPE MEDICAL OFFICE PARTNERS

Trisha A. Talbot, ccim
 (602) 369-6864
 ttalbot@gpe1.com

Nicholas A. Pelusio
 (602) 505-3010
 nap@gpe1.com

Kathleen M. Morgan, ccim
 (602) 809-1048
 kmorgan@gpe1.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it, it is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs. © 2012 GPE Commercial Advisors

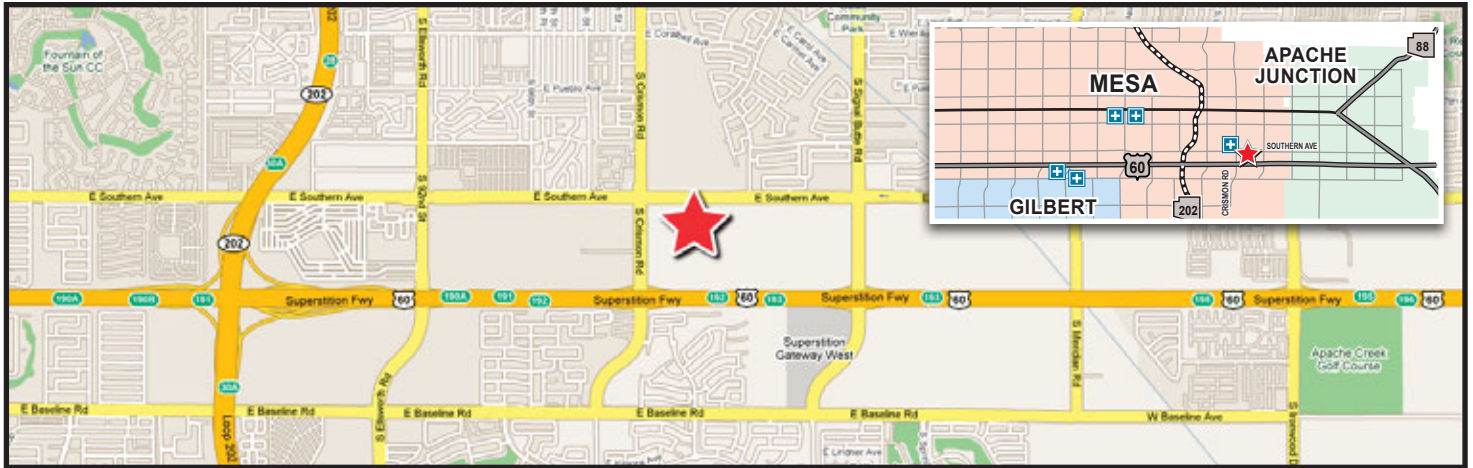


MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 East Hampton Avenue | Mesa, AZ 85209



Location



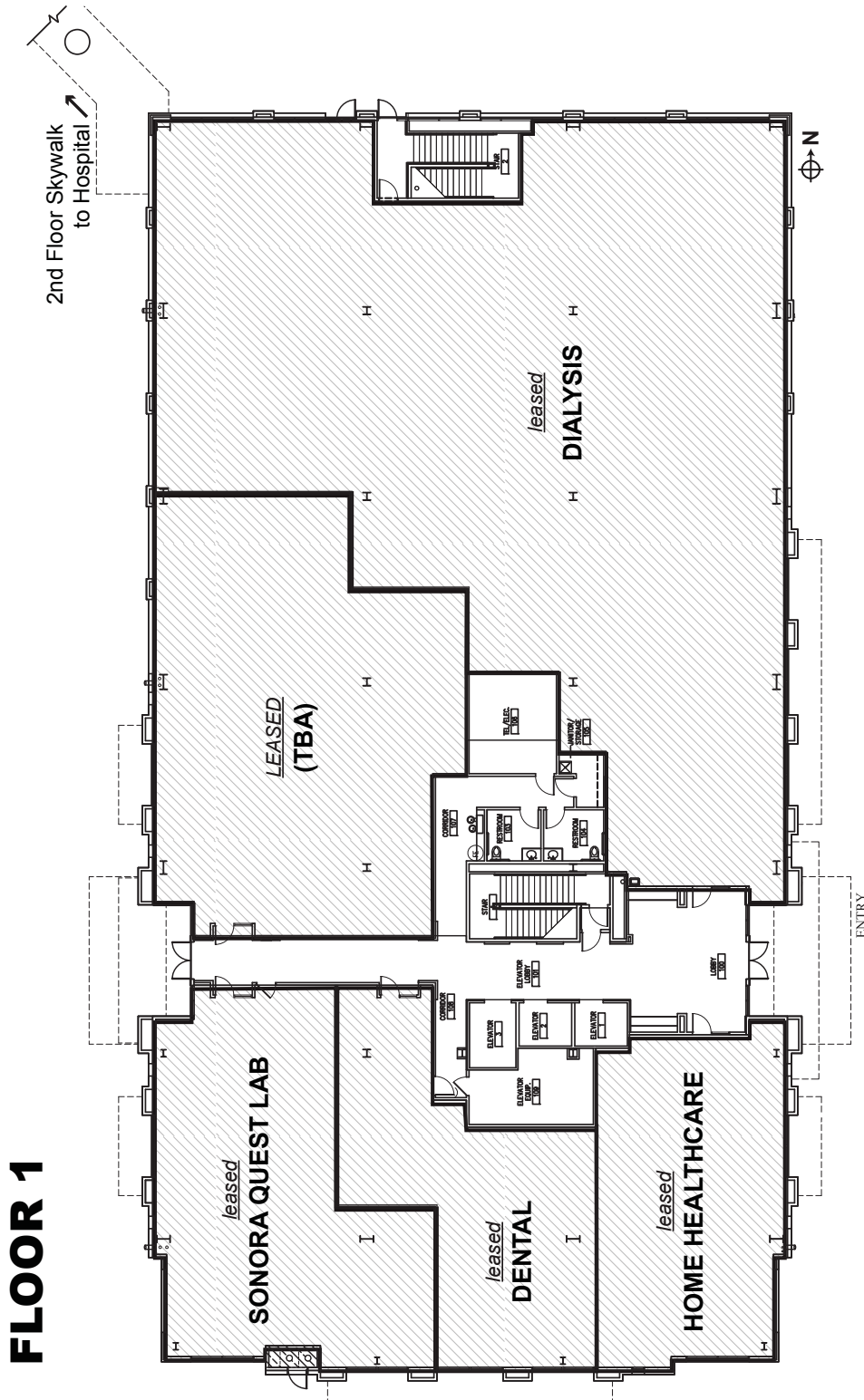


MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 East Hampton Avenue | Mesa, AZ 85209



1st Level - Floor Plan



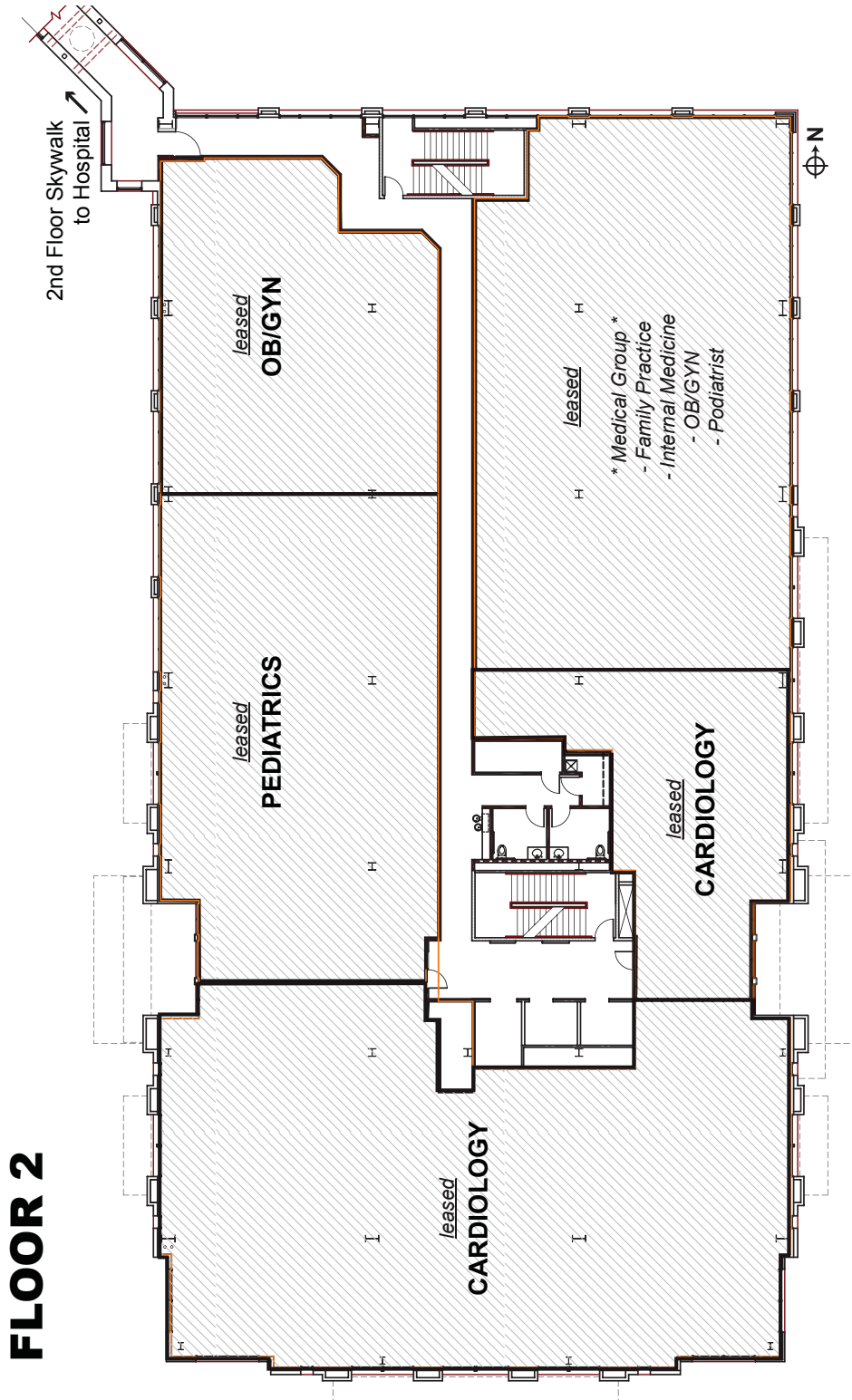


MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 East Hampton Avenue | Mesa, AZ 85209



2nd Level - Floor Plan



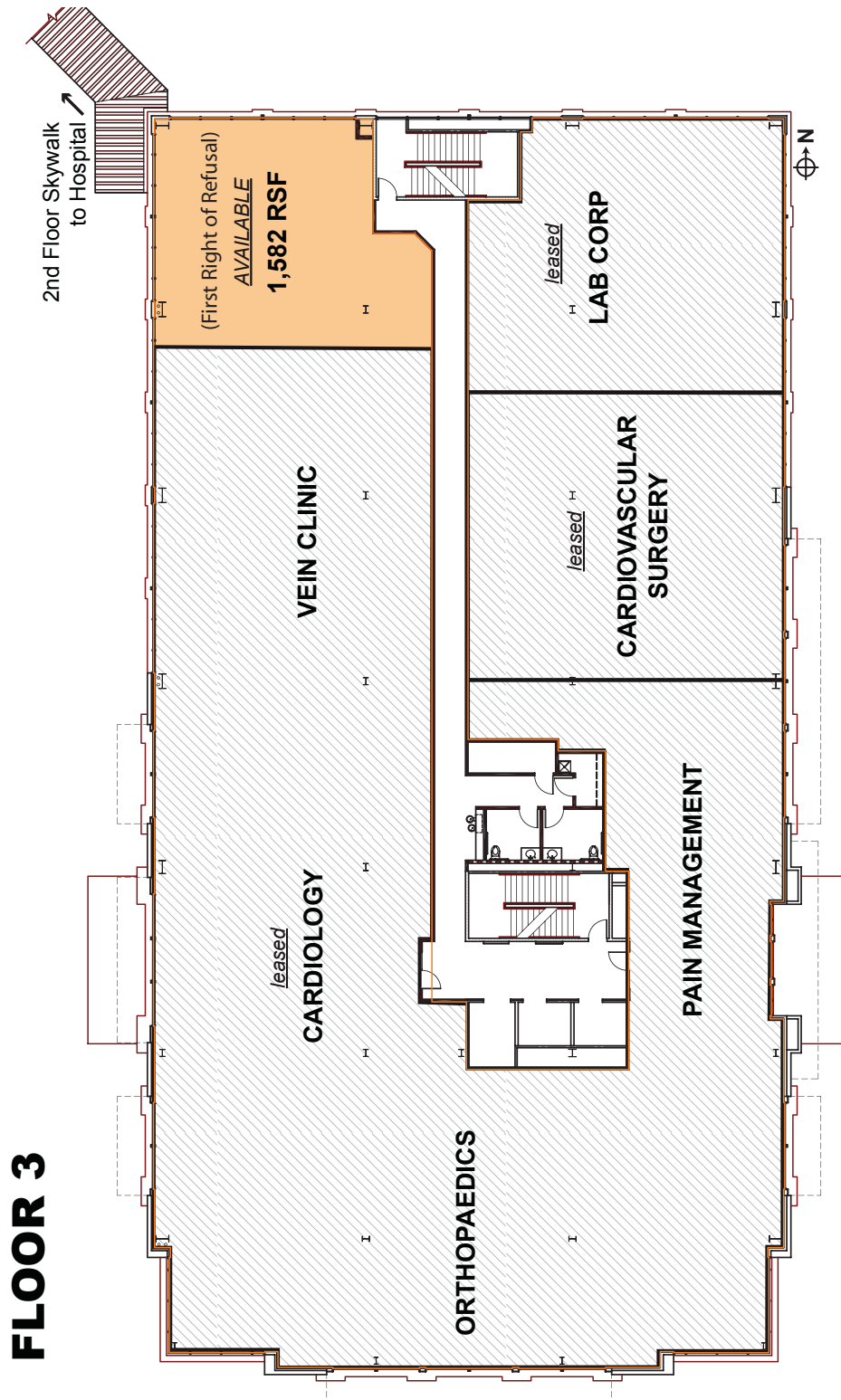


MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 East Hampton Avenue | Mesa, AZ 85209



3rd Level - Floor Plan



FLOOR 3

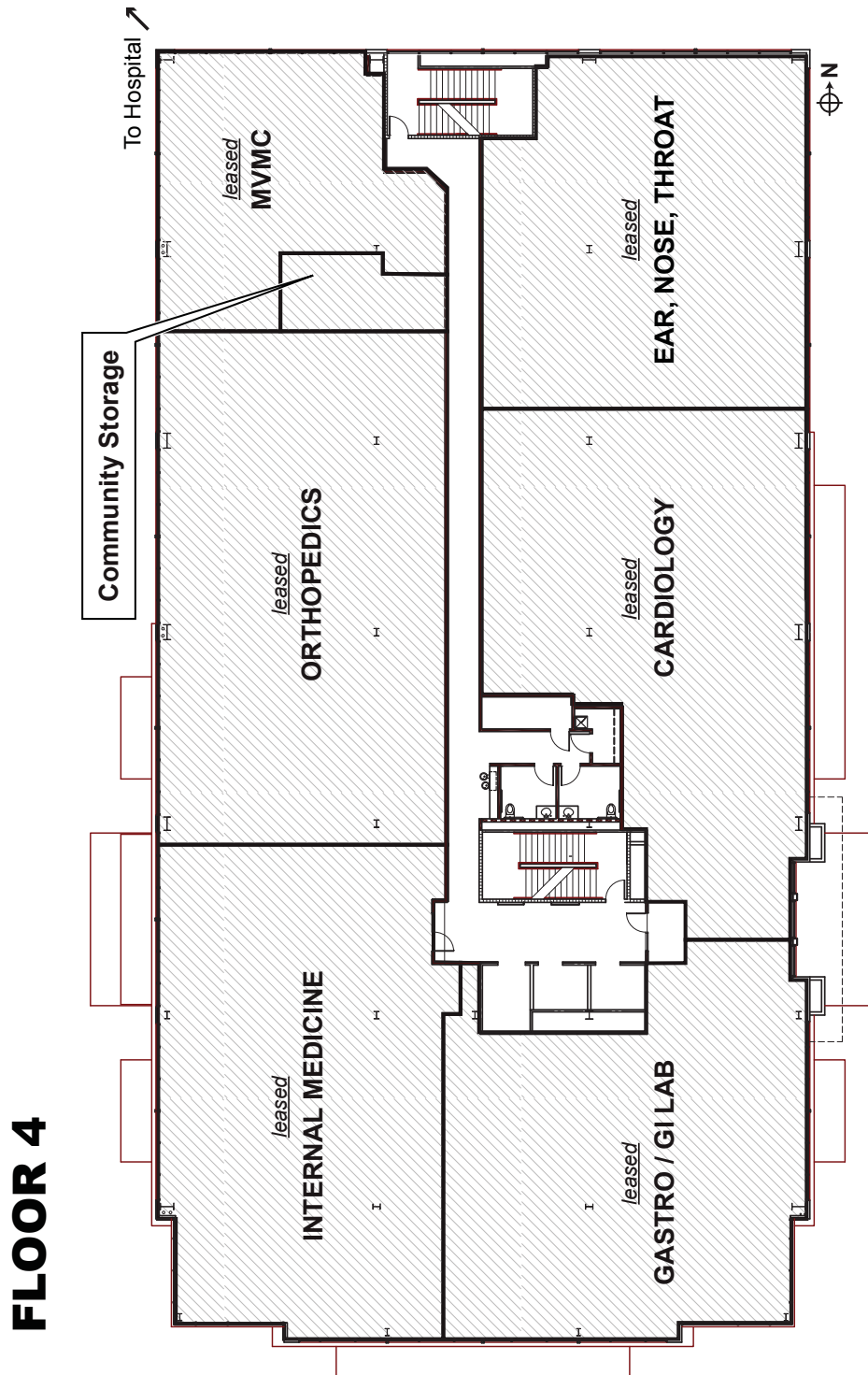


MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 East Hampton Avenue | Mesa, AZ 85209



4th Level - Floor Plan





MOUNTAIN VISTA MEDICAL OFFICE BUILDING

10238 East Hampton Avenue | Mesa, AZ 85209



5th Level - Floor Plan

