2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

COMMERCIAL ADVISORS

Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

TEMPE ST. LUKE'S MOB - *1492 S Mill Ave • Tempe, Arizona 85281*

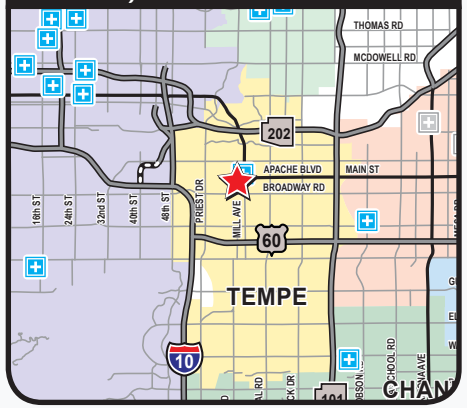
TEMPE ST. LUKE'S MOB

N/NWC S Mill Ave & W Broadway Rd

Project Size	59,808 SF
Availability	Suite 101 — 3,833 RSF Suite 108 — 3,472 RSF (Can be demised) Suite 201 — 8,149 RSF Suite 213 — 1,903 RSF Suite 303 — 1,688 RSF } *4,809 RSF contiguous* Suite 305 — 3,121 RSF }
Lease Rate	$15.00/RSF NNN (Triple Net)
Annual Increases	3%
Tenant Improvements	Negotiable
Parking	Ample Covered/Reserved

Medical Office Space Available on the Campus of Tempe St. Luke's Hospital

Easy Access to i 10 and US 60



AMENITIES

- New ownership
- Great freeway access
- Close proximity to numerous restaurants & shopping
- Minutes to downtown Tempe and Tempe Beach Park
- Right next to ASU campus

GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.

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. © 2013 GPE Commercial Advisors

GPE3605 • August 22, 2013

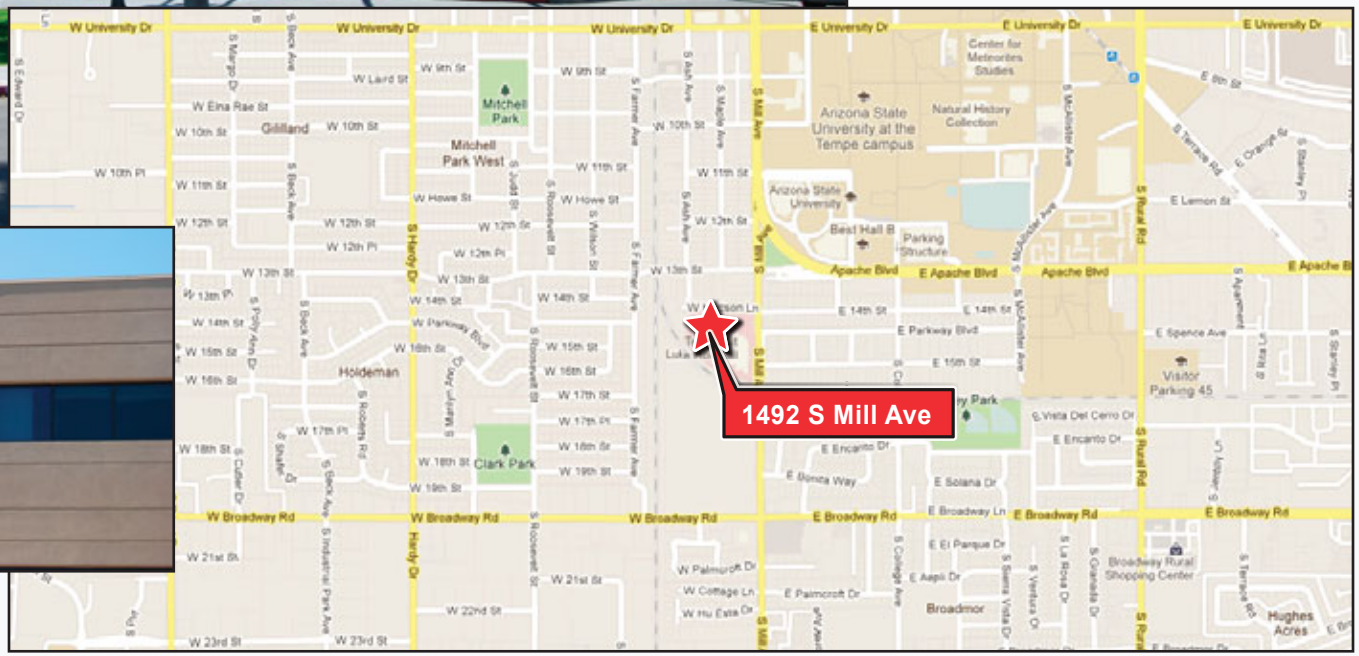
2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

COMMERCIAL ADVISORS

TEMPE ST. LUKE'S MOB - *1492 S Mill Ave • Tempe, Arizona 85281*



- Current tenants include Family Medicine, Cardiology & Bariatric Medicine
- Built-out medical office suites ready for immediate occupancy
- Competitive lease rates, terms & tenant improvement allowances
- On campus of Tempe St. Luke's Hospital
- Built in 1996
- Three levels

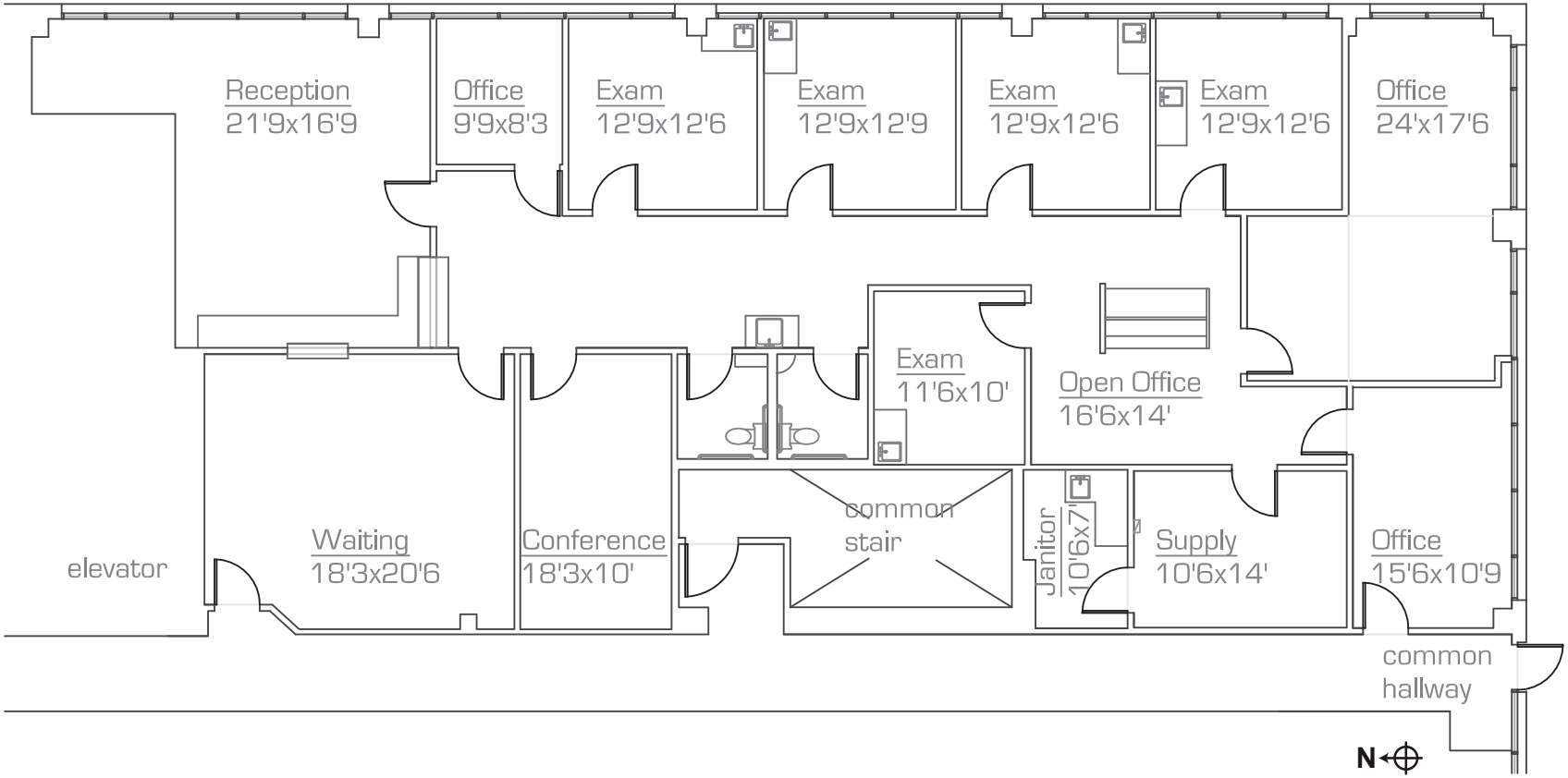
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it, it is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates 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. © 2013 GPE Commercial Advisors

2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

Suite 101 • 3,833 RSF



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. © 2013 GPE Commercial Advisors

2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

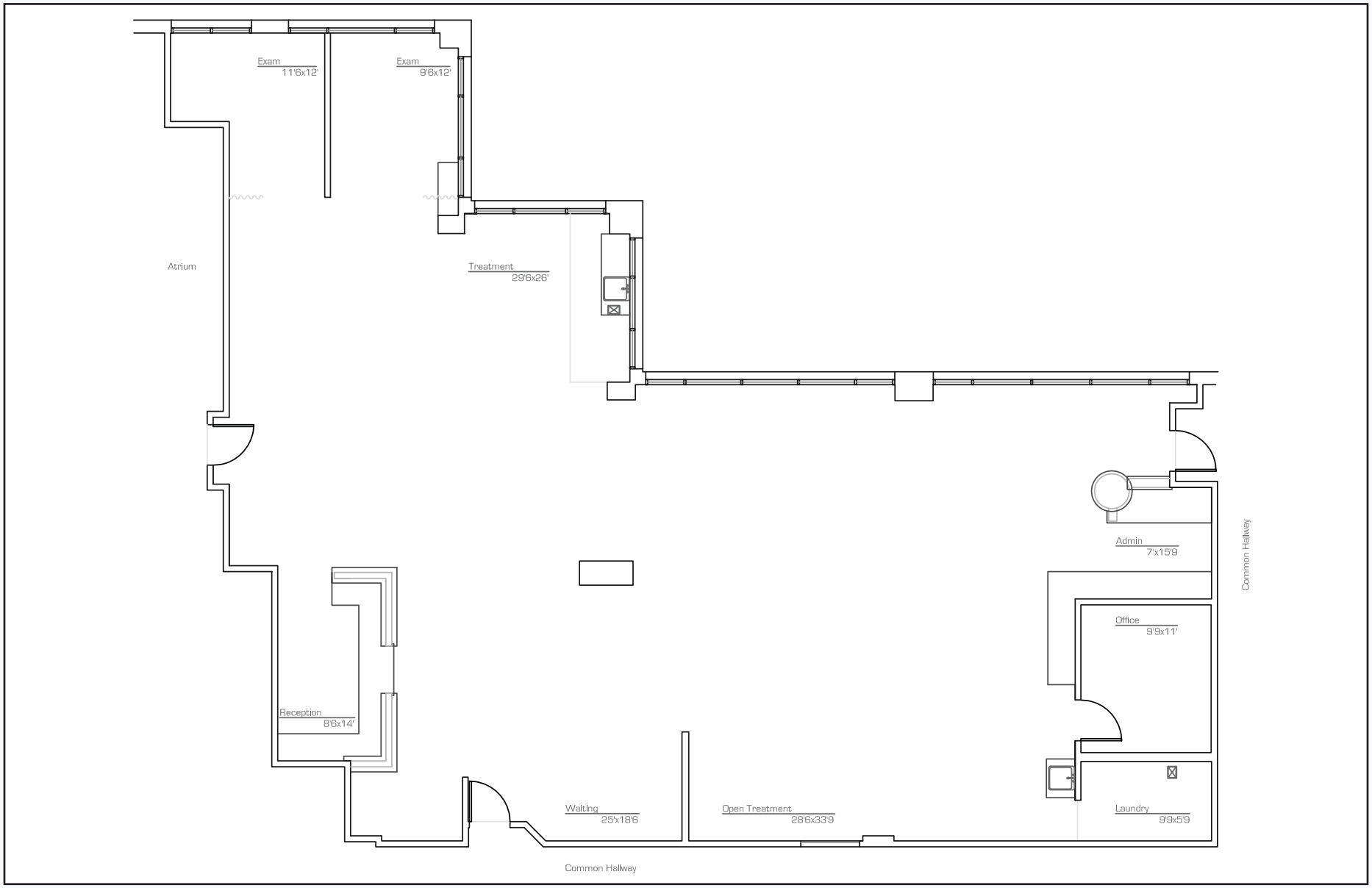
COMMERCIAL ADVISORS

Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

TEMPE ST. LUKE'S MOB - *1492 S Mill Ave • Tempe, Arizona 85281*

Suite 108 • 3,472 RSF (Can be demised)



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. © 2013 GPE Commercial Advisors

2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

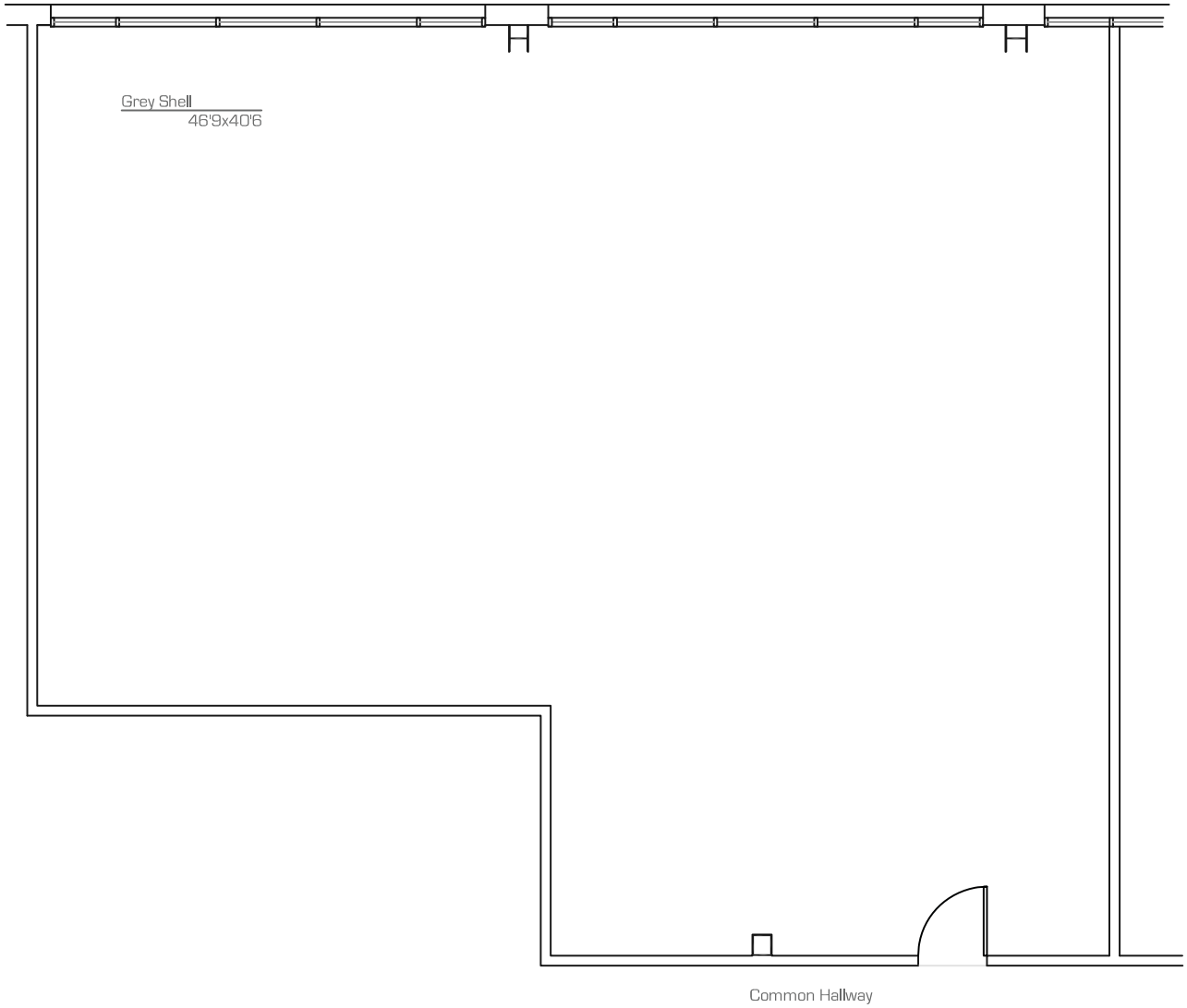
Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

COMMERCIAL ADVISORS

TEMPE ST. LUKE'S MOB - *1492 S Mill Ave • Tempe, Arizona 85281*

Suite 213 • 1,903 RSF



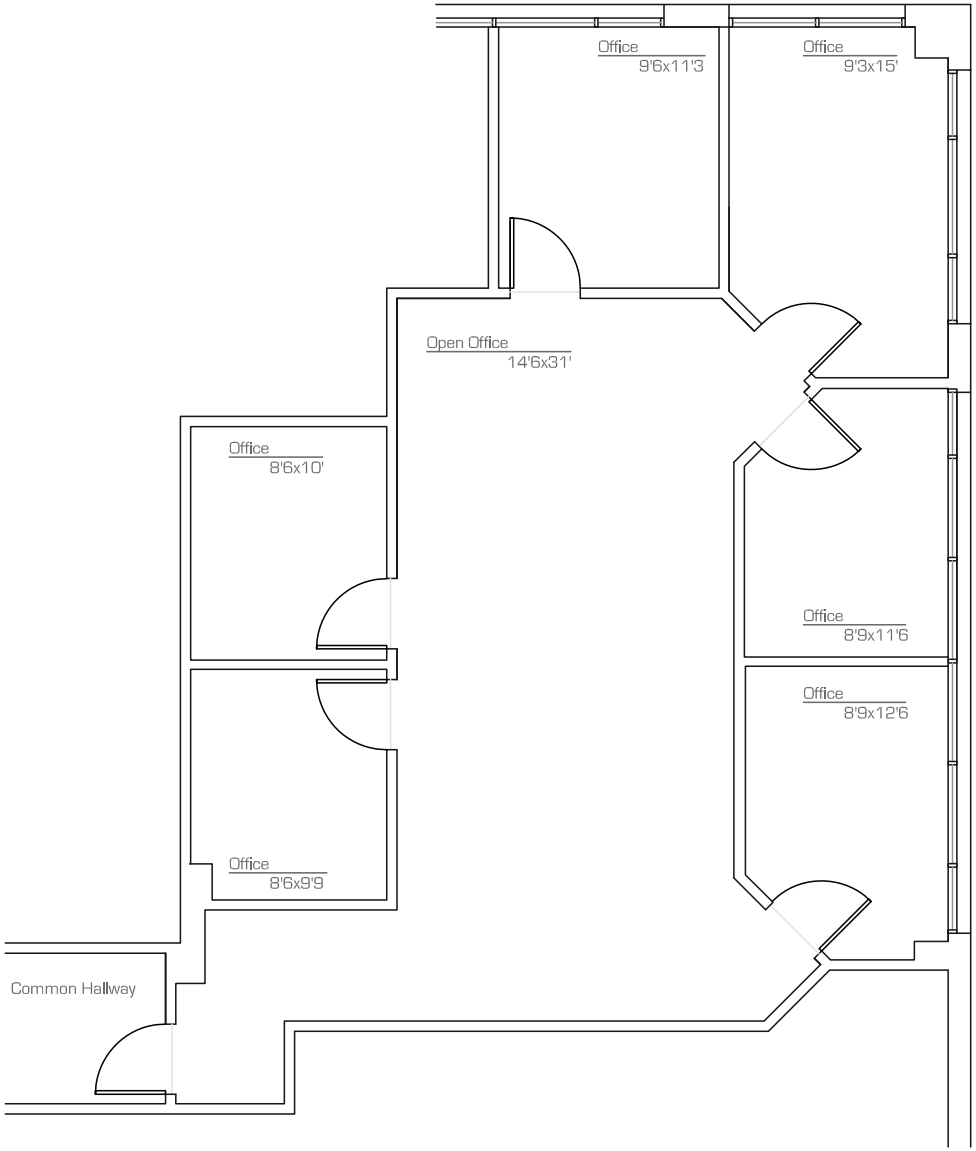
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it, it is your responsibility to confirm accuracy and completeness. Any projections, opinions, assumptions, or estimates 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. © 2013 GPE Commercial Advisors

2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

Suite 303 • 1,688 RSF (Suite 303 + Suite 305 = 4,809 RSF Contiguous Space)



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. © 2013 GPE Commercial Advisors

2777 East Camelback Road, Suite 230
Phoenix, Arizona 85016
(480) 994-8155 • (480) 994-8599
www.GPE1.com

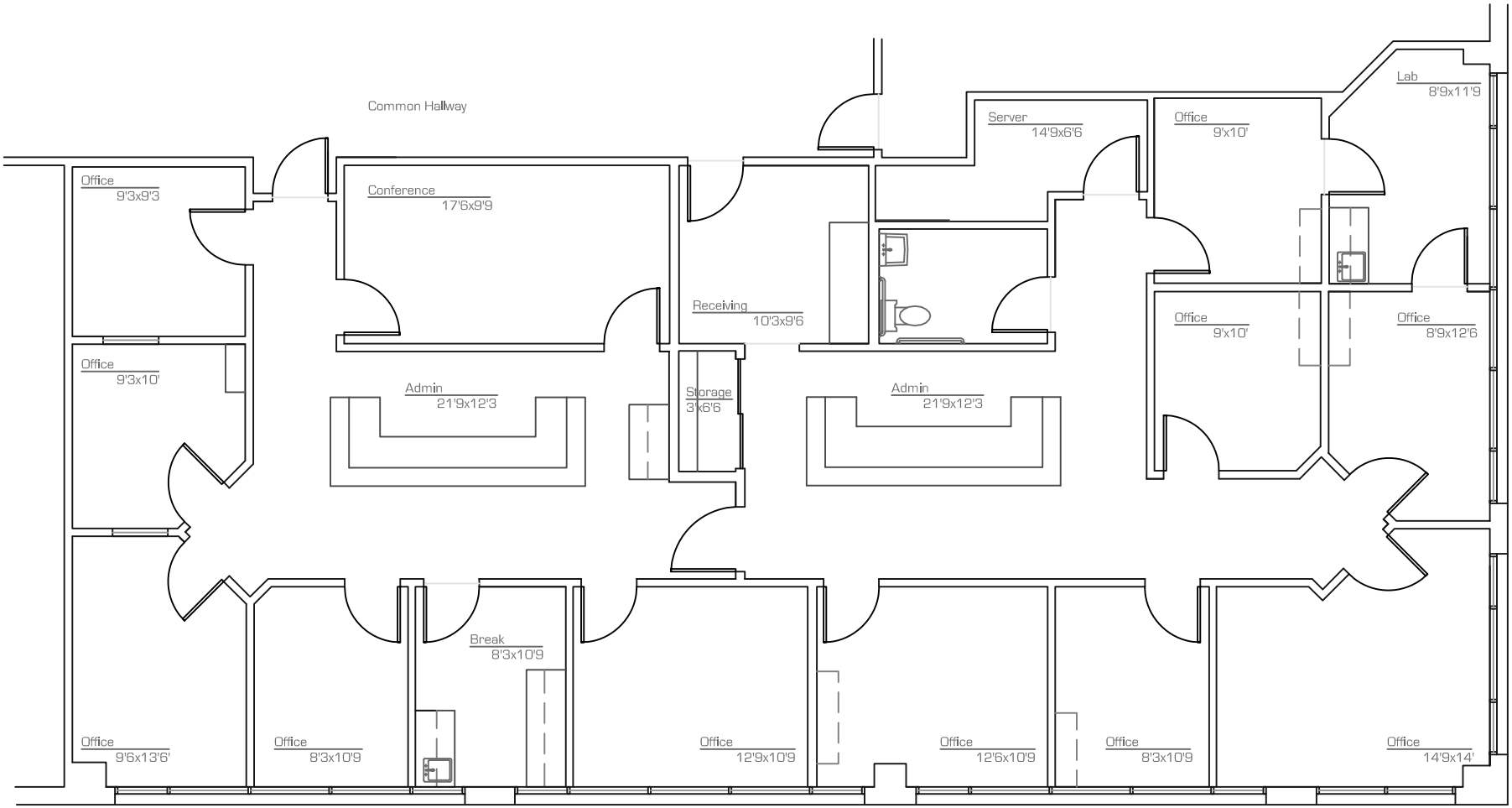
Kathleen M. Morgan, CCIM
Executive Vice President
(480) 994-1798
kmorgan@gpe1.com

Trisha A. Talbot, CCIM
Senior Vice President
(480) 423-7916
ttalbot@gpe1.com

COMMERCIAL ADVISORS

TEMPE ST. LUKE'S MOB - *1492 S Mill Ave • Tempe, Arizona 85281*

Suite 305 • 3,121 RSF (Suite 303 + Suite 305 = 4,809 RSF Contiguous Space)



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. © 2013 GPE Commercial Advisors