

# GILBERT CLASS A OFFICE *FOR LEASE*

## ROME TOWERS

1760 E. Pecos Road  
Gilbert, Arizona 85295

Lease Rate: **\$28.00 PSF NNN**

Availability: **± 2,221 SF (Suite 425)**

Type: **Medical**

Build-out: **Class A**

Delivery Date: **November 2024**

Traffic Counts: **Pecos Rd: 14,349 VPD  
Val Vista Dr: 31,650 VPD**



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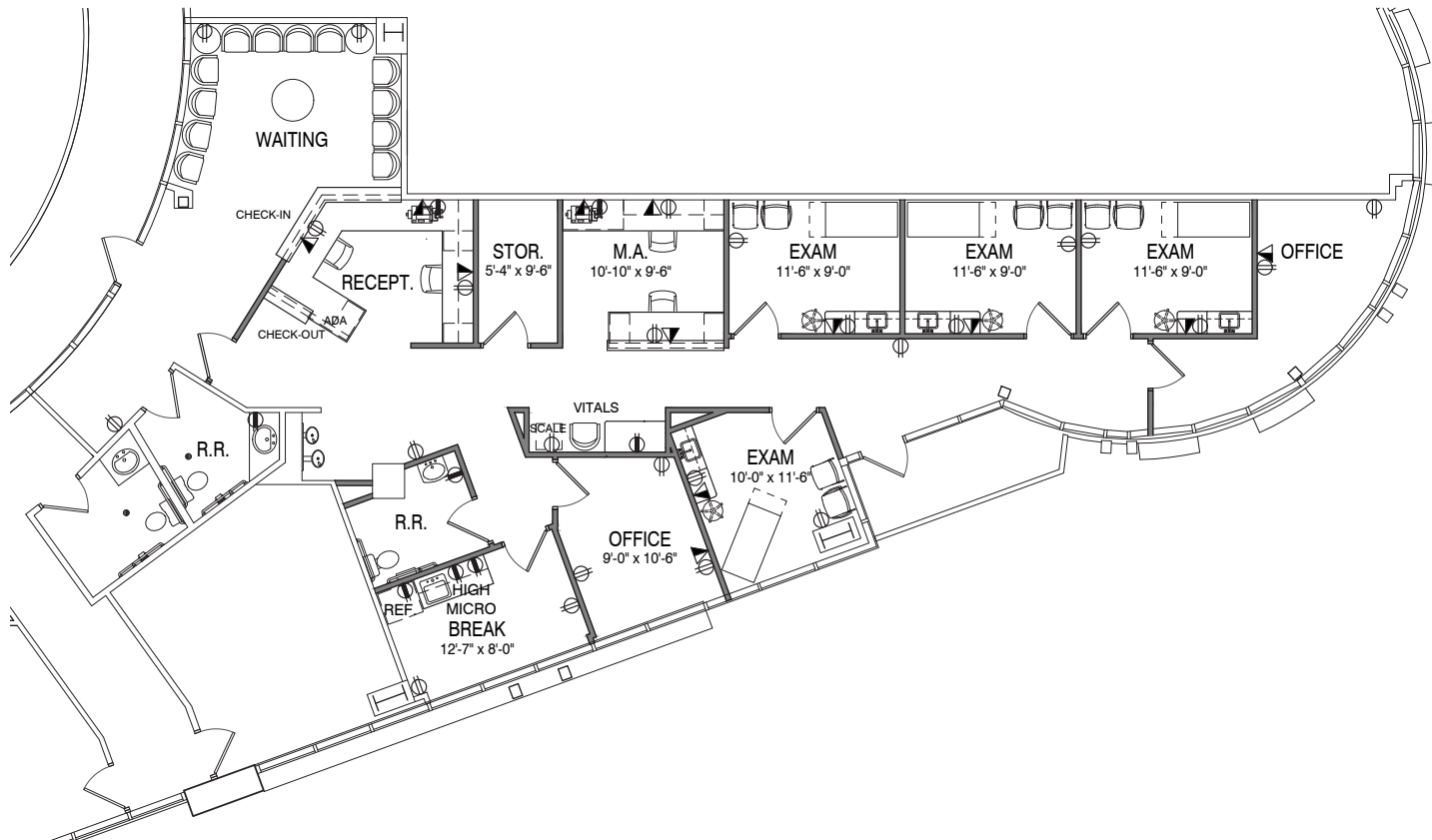
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# FLOOR PLAN & HIGHLIGHTS

- Class A Medical Spec Suite Available November 2024
- Lease Rate includes Utilities



Located only *1.4 Miles Away* a growing medical hub with Mercy Gilbert Medical Center and more:



**Mercy Gilbert Medical Center**  
A Dignity Health Member

  
**PHOENIX CHILDREN'S Hospital**

**FACTS & FIGURES:**

- 197 Beds
- 22 bed pediatric unit
- More than 1,400 Employees
- More than 1,000 Physicians
- Opened doors in June 2006
- Award winning hospital
- ±53,000 ER Visits
- ±3,400 Babies Delivered
- ±15,000 Admissions
- ±10,000 Surgeries
- ±35 Million Community Benefit



# AREA DEMOGRAPHICS

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	16,549	132,825	<b>348,206</b>
Estimated Population:	11,467	109,457	288,676
2028 Proj. Residential Population:	13,208	117,809	300,293
Average Household Income:	\$156,208	\$157,433	<b>\$160,244</b>
Total Health Care Expenditure:	\$37.21 M	\$296.64 M	\$787.92 M
Median Age:	<b>32.0</b>	36.3	37.1
Average Household Size:	2.4	2.9	2.9
Housing Units:	5,132	40,049	104,753
Total Households:	4,769	37,570	98,031
Total Employees:	5,082	23,368	59,530

