

GILBERT PROFESSIONAL PARK

428 S GILBERT RD, BLDG 3 | GILBERT, AZ 85296

GENERAL OFFICE MINI-SUITES | FOR LEASE \$25.00 F/S



EXCLUSIVE CONTACT:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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Building Information

Address	428 S Gilbert Rd Bldg 3 Gilbert, AZ 85296
Building Size	±5,217 SF
Parking Ratio	3.33/1,000 RSF
Nearby FWYs	US-60, Loop 202, Loop 101

Demographics

	1 MI	3 MI
Population	29,952	133,922
Households	10,495	47,406
Average Age	36.40	35.90
Median HH Income	\$87,384	\$81,588

LEASE RATE Lease Opportunity

SUITE	SF	Yearly Rate
Suite 106-2	±561 SF	\$1,168.75 F/S

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 07 30 19

Building Features

- Gilbert Professional Park: Available mini-suites are part of a ±5,217 SF office project. Client parking, direct to door and covered parking included.
- This office condo building is located near the town of Gilbert offices and proposed justice center. It is just 15 minutes from Sky Harbor International Airport and 10 minutes from Williams Gateway Airport. The property has a distinctive courtyard with fountains.



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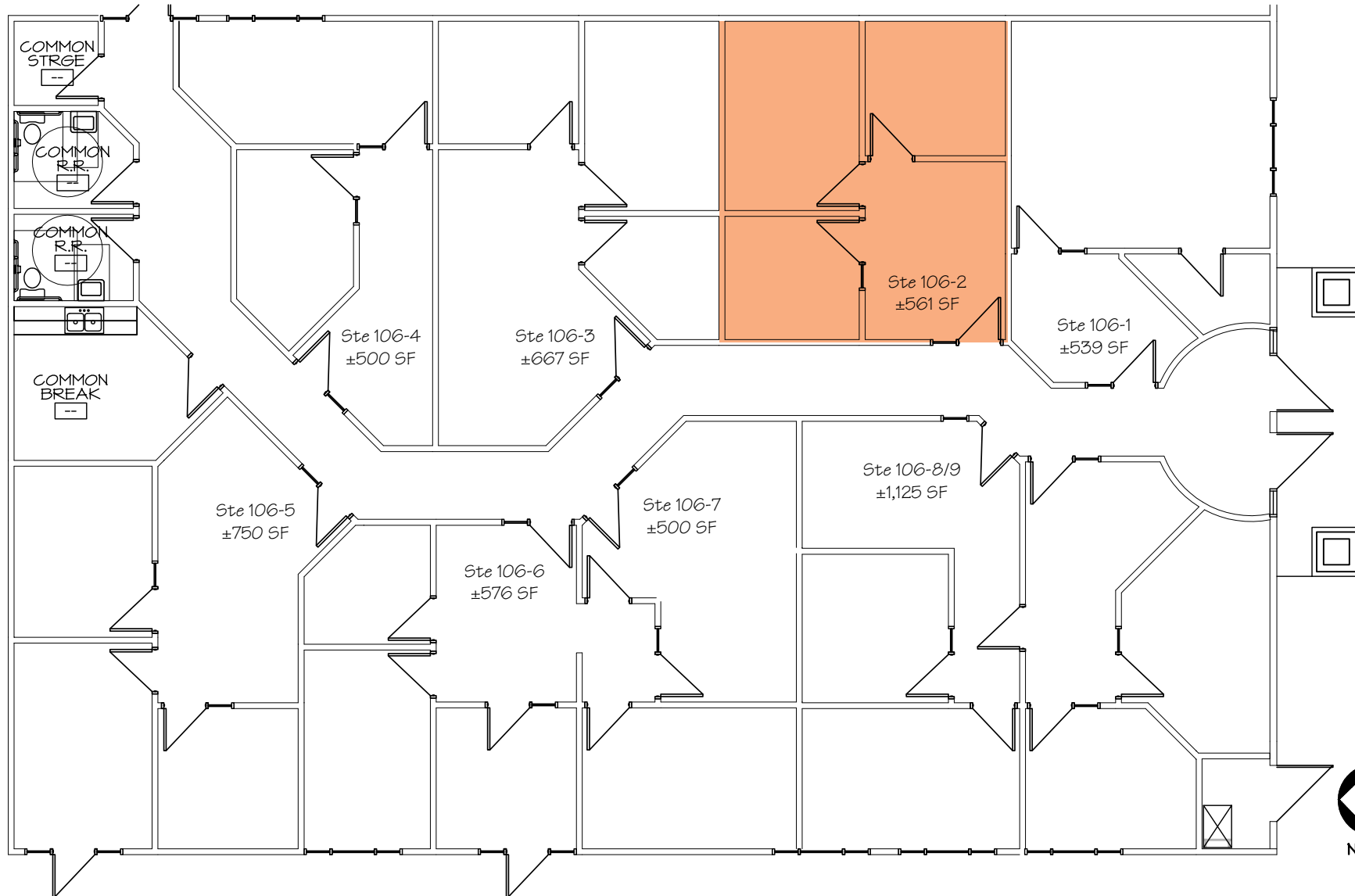


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Floor Plan

SUITE	SF	Yearly Rate
Suite 106-2	±561 SF	\$1,168.75 F/S



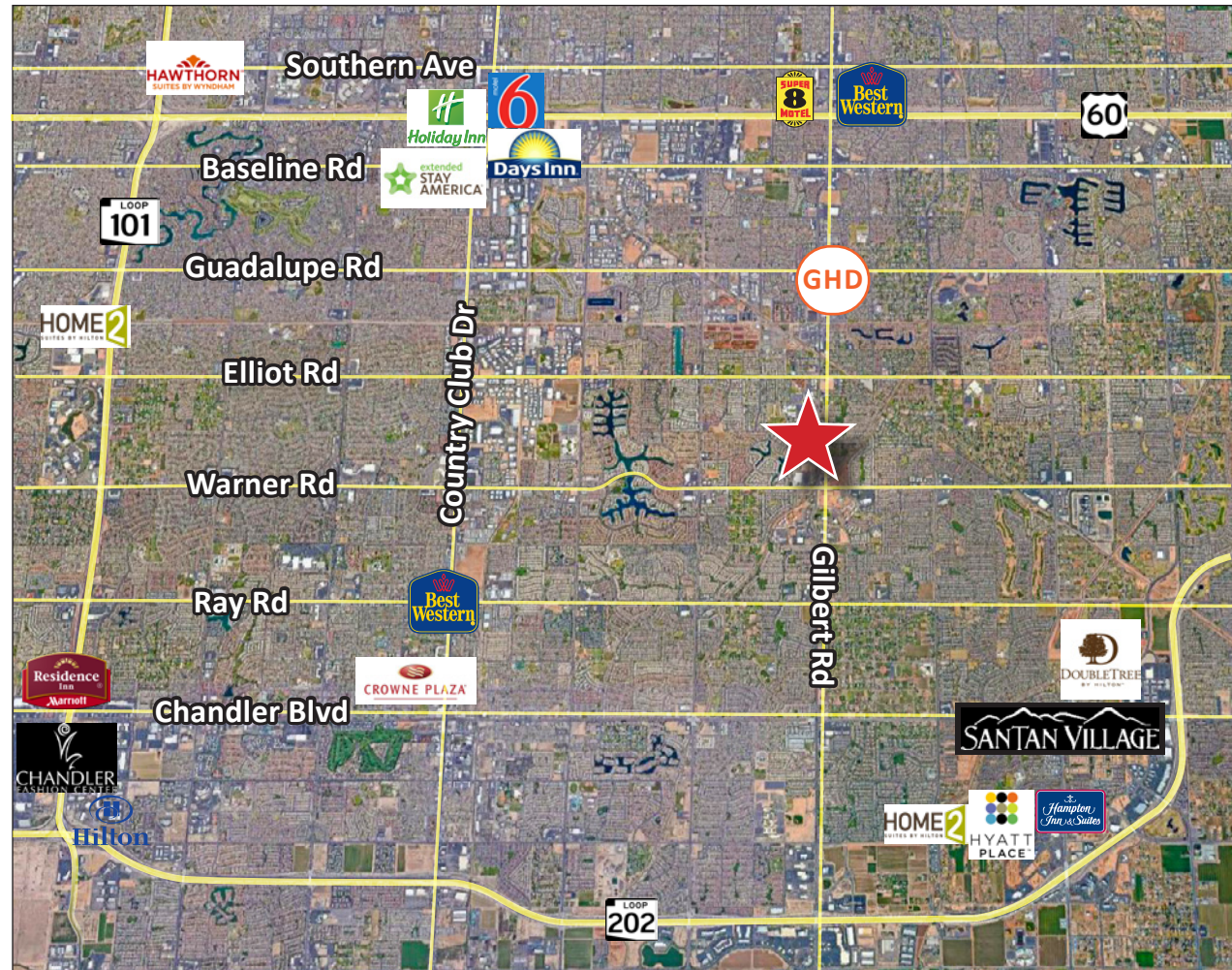
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Location and Amenities



GILBERT HERITAGE DISTRICT (Only 1 Mile from Site!)

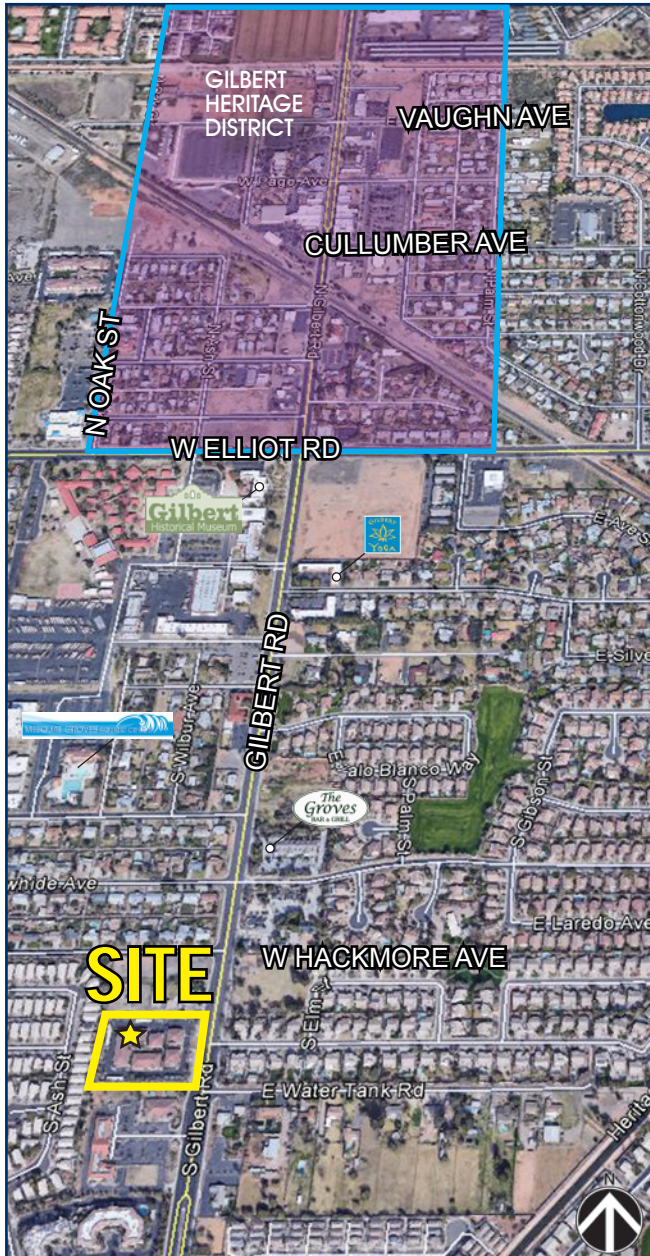


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Discover GILBERT ARIZONA

DINE

- 1 **Barrio Queen**
388 N Gilbert Rd
480-634-5025
barrioqueen.com
- 2 **Bergies Coffee Roast House**
309 N Gilbert Rd
480-497-3913
bergiescoffee.com
- 3 **Burger King**
450 N Gilbert Road
602-497-1847
bk.com
- 4 **Champions Sports Saloon**
211 N Gilbert Rd
480-545-9669
championssportssaloon.com
- 5 **Clever Koi**
(Coming Soon)
thecleverkoi.com
- 6 **Dairy Queen**
437 N Gilbert Rd
480-892-9180
dairyqueen.com
- 7 **Dutch Bros. Coffee**
459 N Gilbert Rd
480-539-8888
dutchbros.com
- 8 **Farm & Craft**
(Coming Soon)
farmandcraft.com
- 9 **Farmhouse Restaurant**
228 N Gilbert Rd
480-926-0676
farmhouseofgilbert.com
- 10 **Joe's Real BBQ**
301 N Gilbert Rd
480-503-3805
joesrealbbq.com
- 11 **Joyride Taco House**
302 N Gilbert Rd
480-632-8226
joyridetacohouse.com
- 12 **Liberty Market**
230 N Vaughn Ave
480-892-1900
libertymarket.com
- 13 **LoLo's Chicken & Waffles**
366 N Gilbert Rd
480-207-6173
loloschickenandwaffles.com
- 14 **Nico Heirloom Kitchen**
366 N Gilbert Rd
480-584-4760
nicoaz.com
- 15 **Oreganos**
328 N Gilbert Rd
480-882-9336
oreganos.com
- 16 **Petersen Ice Cream**
366 N Gilbert Rd
480-497-3878
peterseniccream.com
- 17 **Pomo Pizzeria**
366 N Gilbert Rd
480-878-2222
pomopizzeria.com
- 18 **Postino Wine Cafe**
302 N Gilbert Rd
480-632-2251
postinowinecafe.com
- 19 **Romeo's Euro Café**
207 N Gilbert Rd, Ste 105
480-962-4224
eurocafe.com
- 20 **Snooze A.M. Eatery**
310 N Gilbert Rd
480-664-4488
snoozeeatery.com
- 21 **SoCal Fish Taco Company**
219 N Gilbert Rd
480-807-6225
socialfishtacos.com
- 22 **Sushi Brokers**
(Coming Soon)
sushibrokers.com
- 23 **Whiskey Row**
(Coming Soon)
dierkswhiskeyrow.com/gilbert
- 24 **Zinburger**
98 W Vaughn Ave
480-387-5000
zinburgeraz.com

HERITAGE DISTRICT



MAP NOT TO SCALE

Information is deemed accurate but not guaranteed.