

Office Suites Available For Lease

# Gilbert Business Park

963-979 N. Gilbert Rd  
Gilbert, Arizona 85234



GILBERT RD AND GUADALUPE RD

UP TO ±41,149 SF AVAILABLE

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 price change, prior sale, lease, or withdrawal from the market without prior notice.  
Effective: 03 12 18

Exclusive Advisor **Tyson Breinholt**  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CCRPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpi.az.com

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## GILBERT BUSINESS PARK PROPERTY DETAILS

Built in 2008, Gilbert Business Park is a  $\pm 76,979$  square foot Class A fully integrated and fully scalable mixed use office complex located in the prestigious high growth Town of Gilbert. The project fronts Gilbert Road and is comprised of one (1) three-story office building and two (2) one-story retail/office buildings offering a range of available space from  $\pm 1,500$  square feet to  $\pm 41,149$  square feet. Gilbert Business Park is parked at a ratio of 4/1,000 SF and building signage can be made available for a larger tenant. With close proximity to the US-60 within the East Valley's Superstition Corridor you will find a favorable environment for building your business at Gilbert Business Park.



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## AVAILABILITY

Condo 1, 963 N. Gilbert Rd:  $\pm 7,532$  rsf

971 N. Gilbert Rd:

First Floor

Suite 100:  $\pm 9,181$  rsf (divisible to 1,500)

Suite 101:  $\pm 8,541$  rsf (divisible to 1,500)

Suites 100 and 101 contiguous to  $\pm 17,722$  rsf

Second Floor

Suite 200:  $\pm 9,660$  rsf (divisible to 1,500)

Suite 204:  $\pm 2,076$  rsf

First and second floors contiguous to

$\pm 29,458$  rsf

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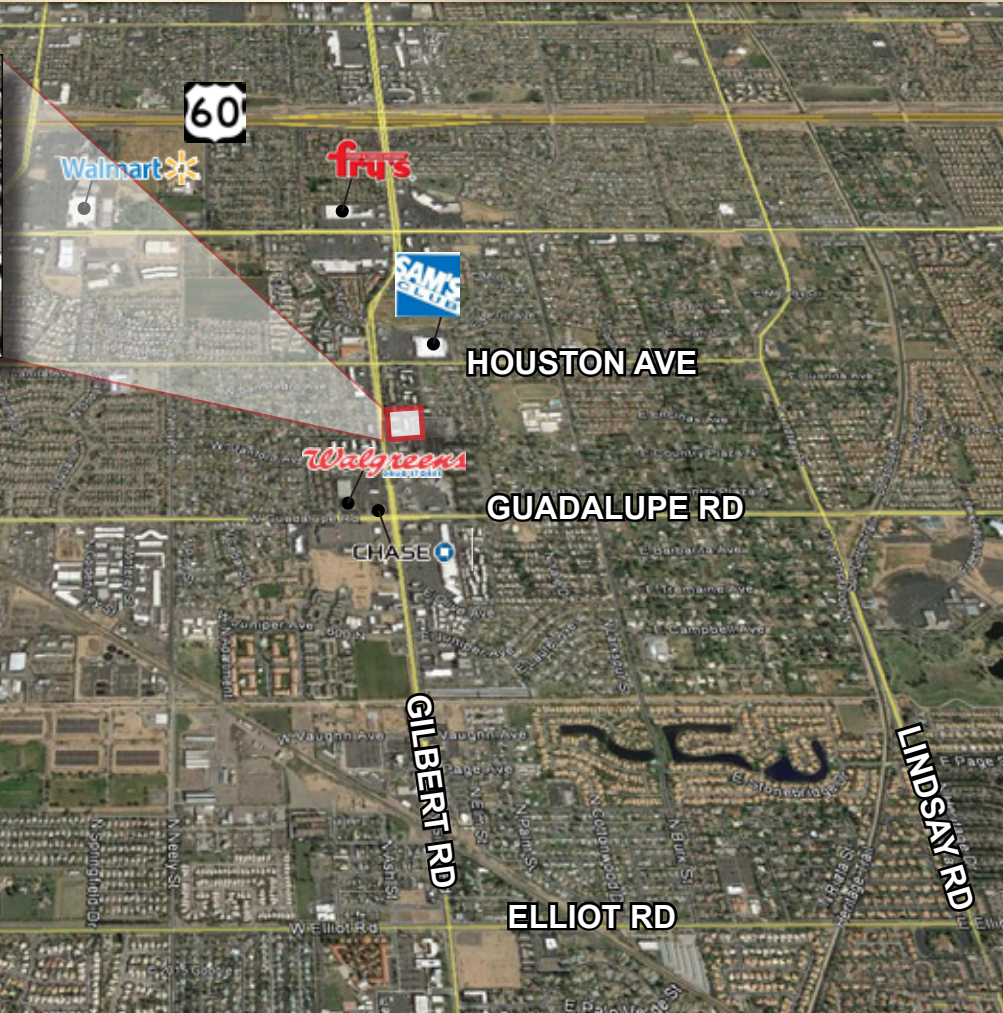
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## GILBERT, AZ

Located southeast of Phoenix, **Gilbert, Arizona** has a targeted focus in the Science, Technology, Engineering and Math industries. Gilbert is home to many companies with focuses in Advanced Manufacturing, Aerospace and Defense, Biotechnology, Clean Technology and Renewable Energy. Recent years have seen an influx of world-class facilities talent, innovations and public-private partnerships that mark Gilbert as a preferred environment for innovation and growth.

## DEMOGRAPHICS

Population	225,000
Median Age	31.9
Average Income	\$85,672
Disposable Income	\$4.97 B

## RATINGS & RANKINGS

- One of America's Top 20 Thriving Cities
- 33<sup>rd</sup> Best Place to live in the United States
- 2<sup>nd</sup> Safest City in the United States
- Fastest Growing Community in Arizona
- Top Places in the Nation to Live and Learn

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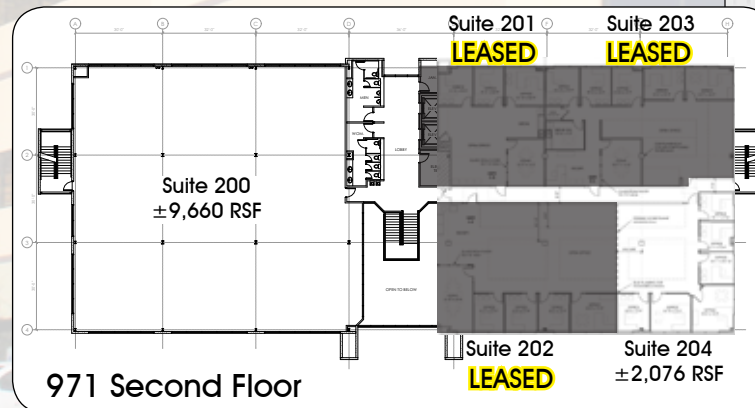
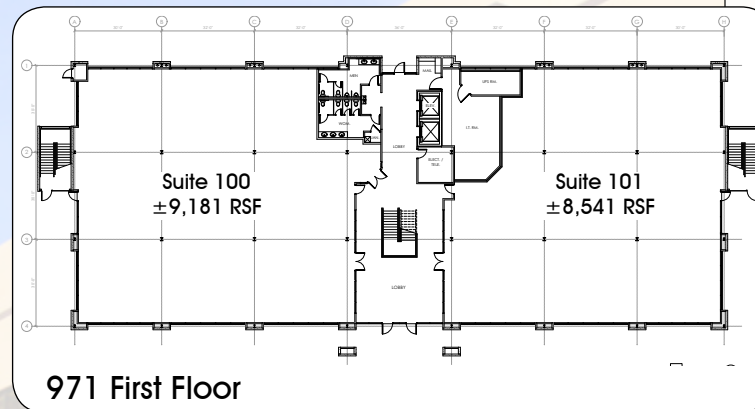
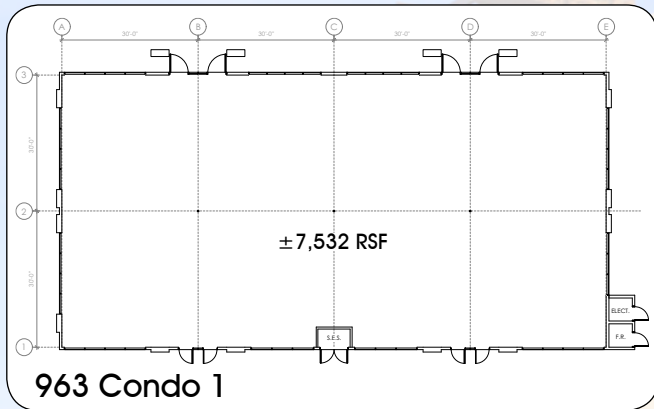
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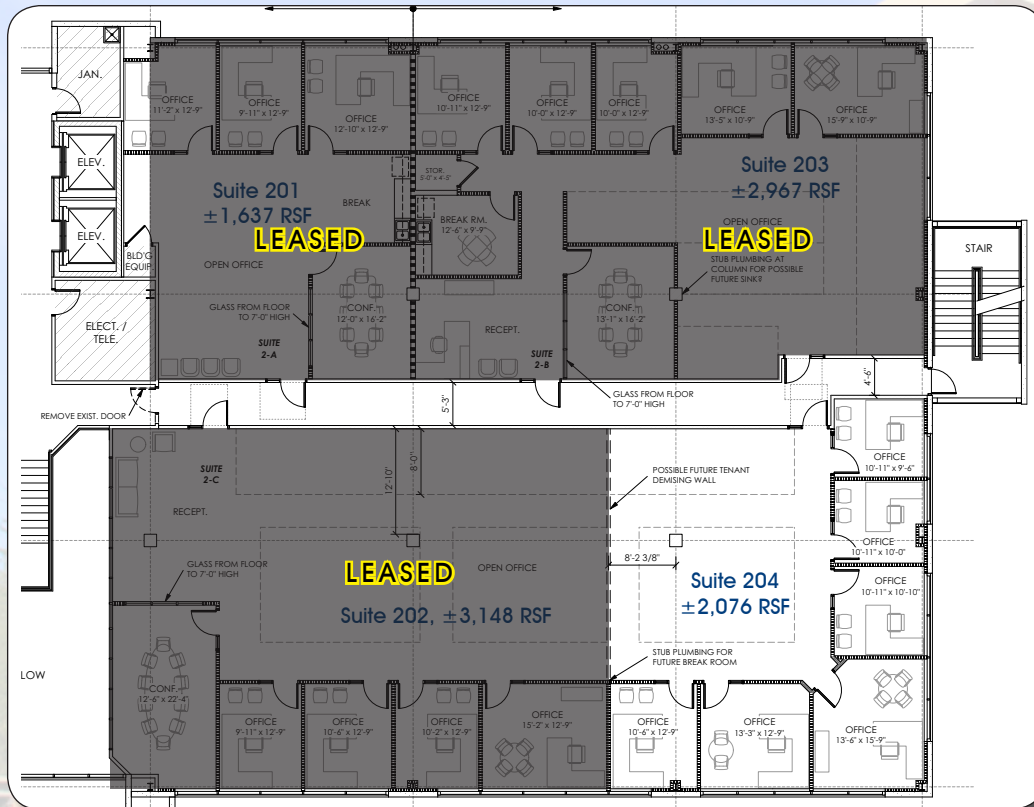
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