

Gilbert Professional Offices | For Lease

1176 E Warner Rd, Gilbert, AZ 85296



- Class A Office Suites Available
- For Lease
- Parking Ratio: 4.2/1,000 SF
- Beautiful Landscaping and Serene Work Environment
- Amenities include conference, fitness and break rooms
- Located Between Two Busy Intersections
- Off Warner between Lindsay & Val Vista
- Easy Access to Loop 202

www.menlocre.com/property

Grafton Milne, SIOR, CCIM

Designated Broker

480.659.1777

grafton@menlocre.com

P: 480.659.1777 • F: 480.535.5854

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Lease Spaces

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1176 E Warner Rd., Ste 201	1,270 SF	Full Service	\$28.00 SF/yr	Available 4/15/2026

MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

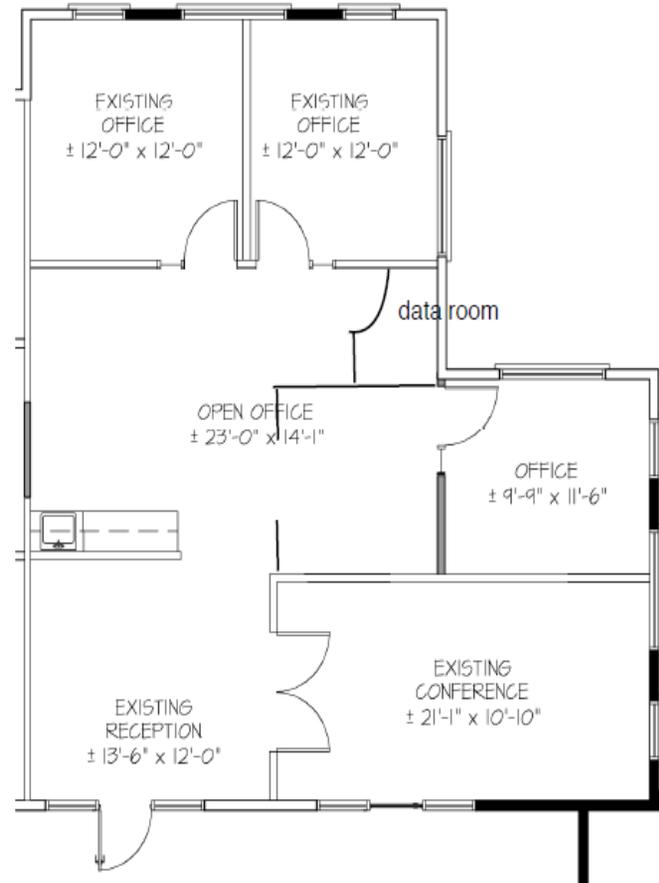
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grifton@menlocre.com



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Floor Plan - Suite 201



SECOND FLOOR - SUITE 201

1,270 RSF

06.25.21
NTS 

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Additional Photos

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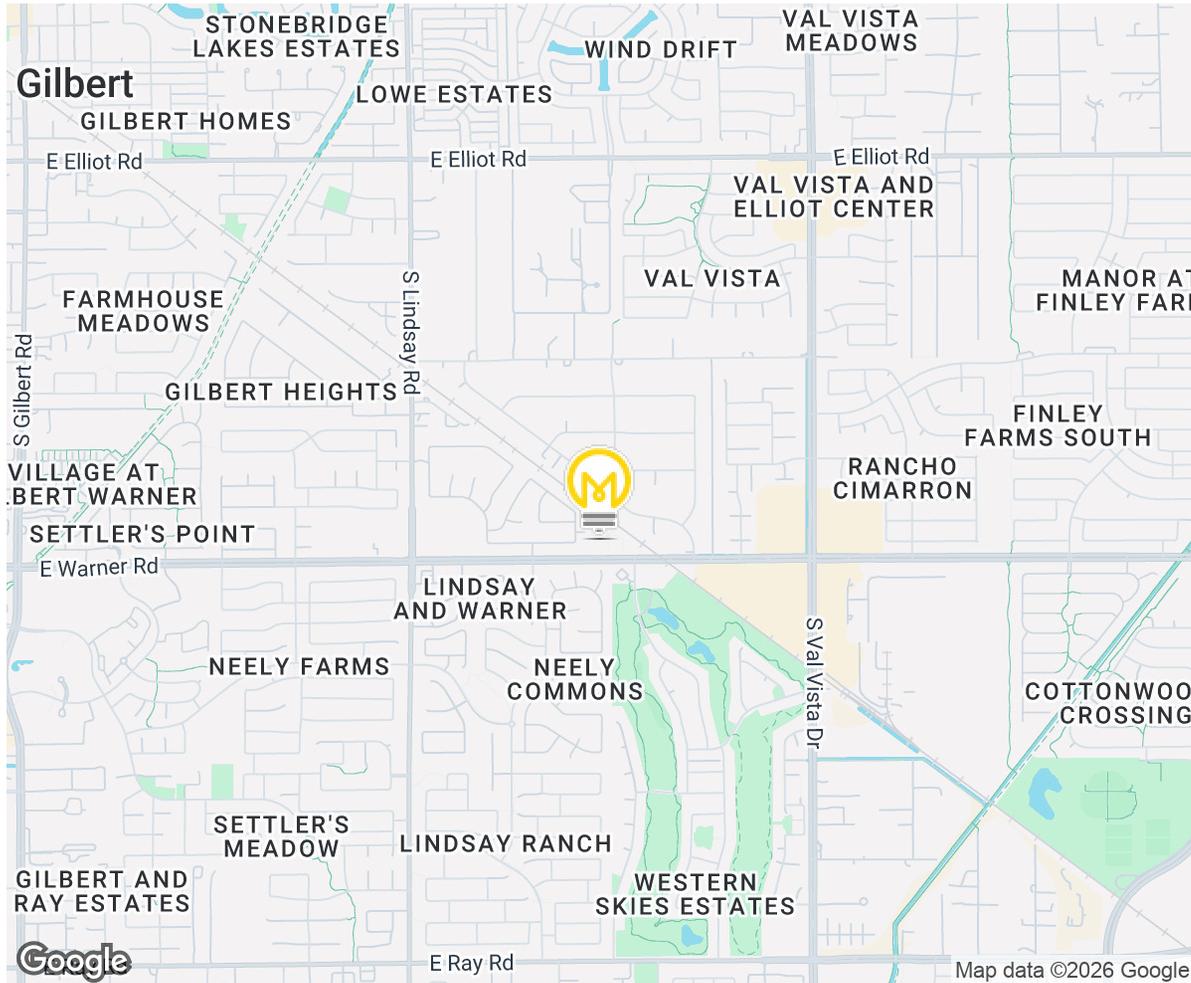
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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,974	44,790	118,757
Total Population:	14,638	128,859	339,478
Average HH Income:	\$146,439	\$146,233	\$133,802