

# 155

E. Rivulon Blvd

Plug & Play Sublease at 155 E. Rivulon Boulevard, Gilbert, AZ

25,000 SF, 50,000 SF, or 75,000 SF Available



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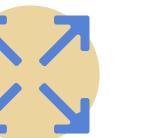
# 155 E. RIVULON BOULEVARD

## A modern plug and play sublease opportunity

in the heart of Gilbert, Arizona. Located on the north side of Loop 202, just east of Gilbert Road, this prime location is surrounded by ample dining and retail amenities and features extremely easy access to the Valley's major freeways. With flexible lease options at 25,000 SF, 50,000 SF or 75,000 SF, the building is a suitable fit for a wide range of tenants.



Lease expiration  
date: 2/29/2028



Divisibility: 25,000 SF |  
50,000 SF | 75,000 SF



Building and  
monument signage  
negotiable



Plug and play opportunity  
with modern furnishing  
and a variety of  
workspace styles



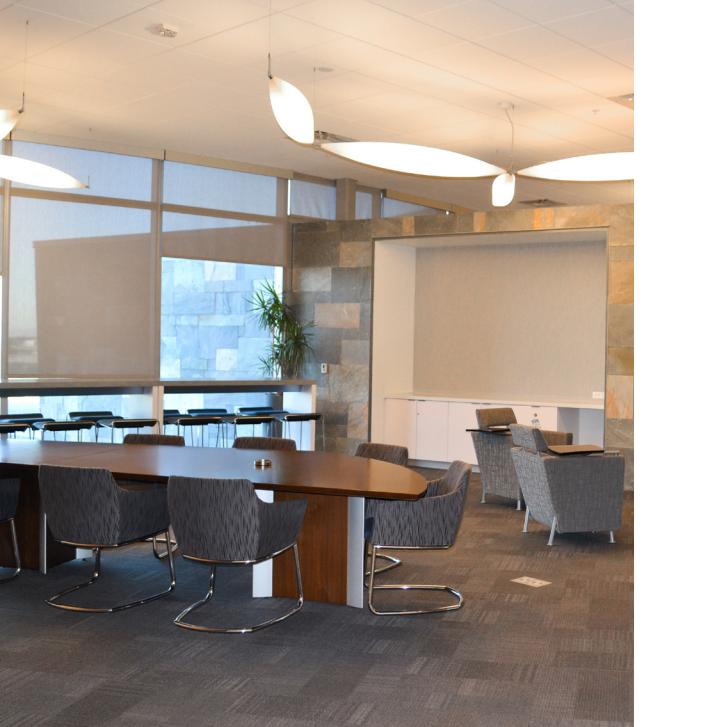
Base rent  
negotiable



5/1000 parking  
ratio



On-site  
security



## RV1-3-MODEL

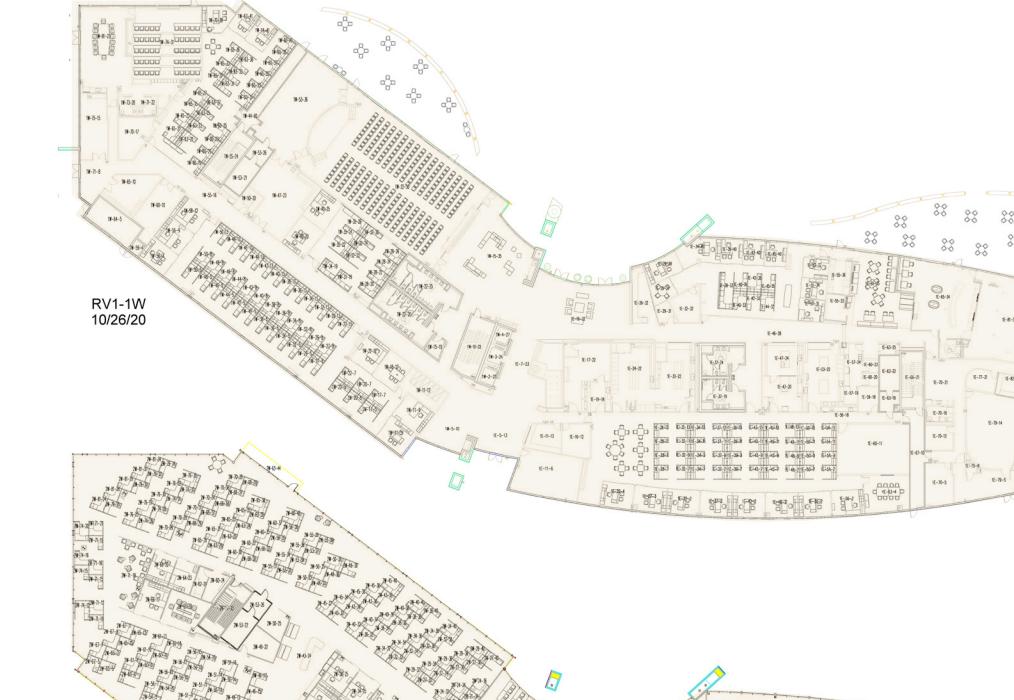


# FLOOR PLANS

Cube vs. Office Count

FLOOR/LEVEL	LOCATION	TOTAL CUBICLES	TOTAL OFFICES	TOTAL SEATING
First	East	50	23	73
First	West	66	10	76
Second	East	173	18	191
Second	West	214	7	221
Third	East	57	27	84
Third	West	116	20	136
<b>TOTALS:</b>		<b>676</b>	<b>105</b>	<b>781</b>

## RV1-1-MODEL



## RV1-2-MODEL

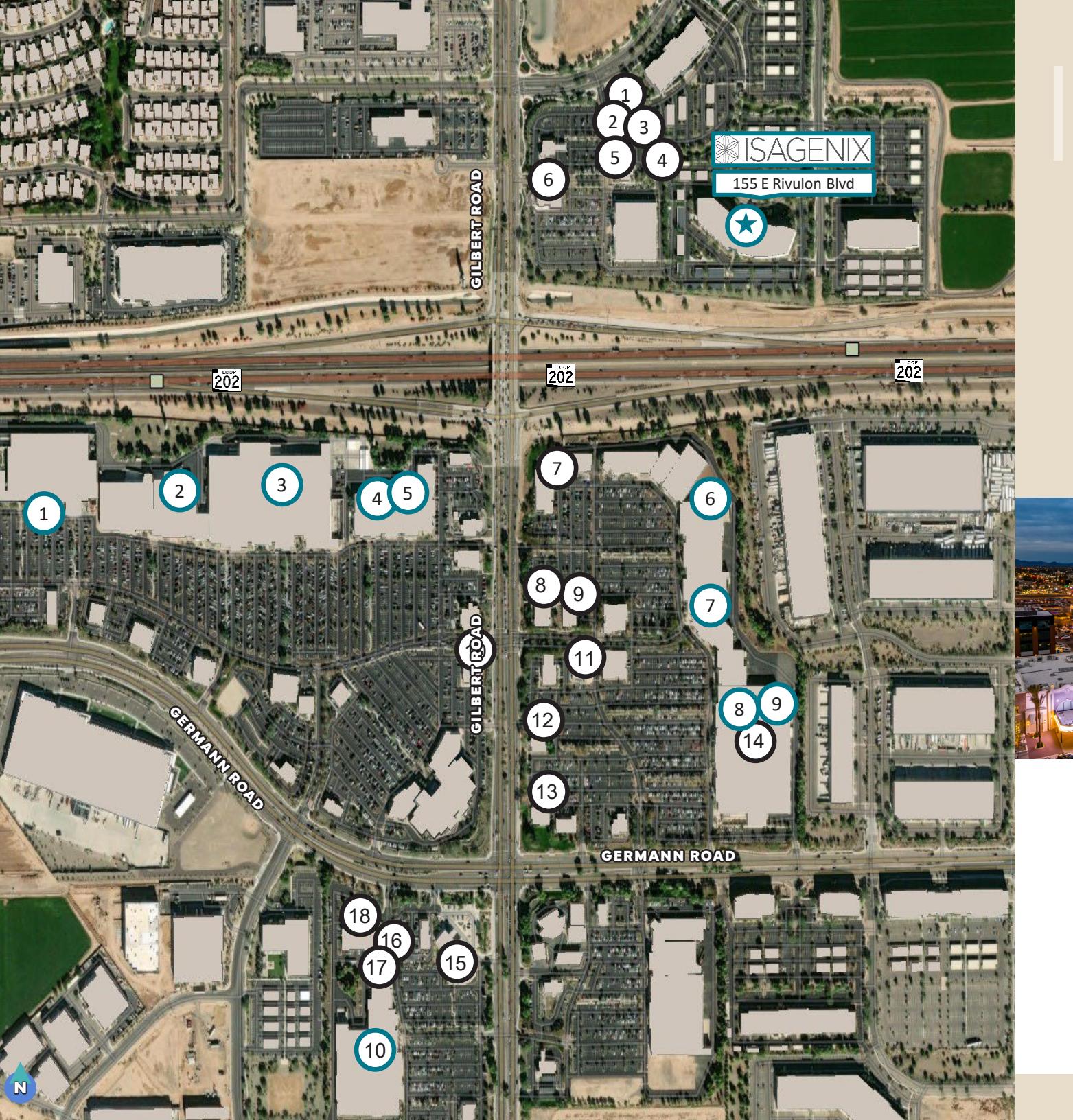
# AMENITIES MAP

## Retail

- 1 Home Depot
- 2 Bob's Discount Furniture
- 3 Walmart Super Center
- 4 Staples
- 5 PetSmart
- 6 T.J. Maxx
- 7 Maurices
- 8 Ross
- 9 CVS Pharmacy
- 10 JC Penny

## Restaurant

- 1 Sauce Pizza & Wine
- 2 Jersey Mike's Subs
- 3 Yogi's Grill
- 4 Valley Tap Room
- 5 Wildflower
- 6 Matty G's Steakburgers
- 7 Jamba Juice
- 8 Red Lobster
- 9 Osaka Japanese Steakhouse
- 10 Old Chicago Pizza
- 11 Café Zupas
- 12 Chili's Grill & Bar
- 13 Texas Roadhouse
- 14 Starbucks
- 15 Native Grill & Wings
- 16 Firehouse Subs
- 17 Moreno's Mexican Grill
- 18 Oasis Bay Sushi



# DEMOGRAPHICS

## 10 Mile Radius

Gilbert's current population estimate of nearly 280,000 doubled every five years from 1980-2000. By 2030, Gilbert is expected to be fully built out, with an anticipated population of over 300,000. Gilbert offers immediate, attainable economic opportunity for industry-leading companies.

2.5%

Annual Population Growth rate

36%

Bachelor's Degree or Higher

260,359

Owner Occupied Household

\$103,368

Average household income

37.4

Median Age

2.7

Average Household Size



Photo Credit: Town of Gilbert, Office of Economic Development

## Top Employers in Gilbert



Morgan Stanley



Banner MD Anderson Cancer Center  
Making Cancer History



Deloitte.



SILENT-AIRE

Discover  
**GILBERT**  
ARIZONA



### Pat Williams

Managing Director  
[pat.williams@jll.com](mailto:pat.williams@jll.com)  
T +1 602 282 6286  
M +1 602 326 4459

### Andrew Medley

Senior Managing Director  
[andrew.medley@jll.com](mailto:andrew.medley@jll.com)  
T +1 602 282 6287  
M +1 602 524 0551

### Chris Corney

Executive Vice President  
[chris.corney@jll.com](mailto:chris.corney@jll.com)  
T +1 602 282 6291  
M +1 602 463 7072

### Sydney Setnar

Associate  
[Sydney.Setnar@jll.com](mailto:Sydney.Setnar@jll.com)  
T 602 282 6334  
M 614 330 7677



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