

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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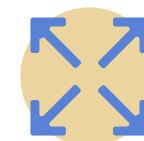
155 E. RIVULON BOULEVARD

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



Base rent
negotiable



5/1,000 parking
ratio



Building and
monument signage
negotiable



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



1st floor shared
event space



On-site
security

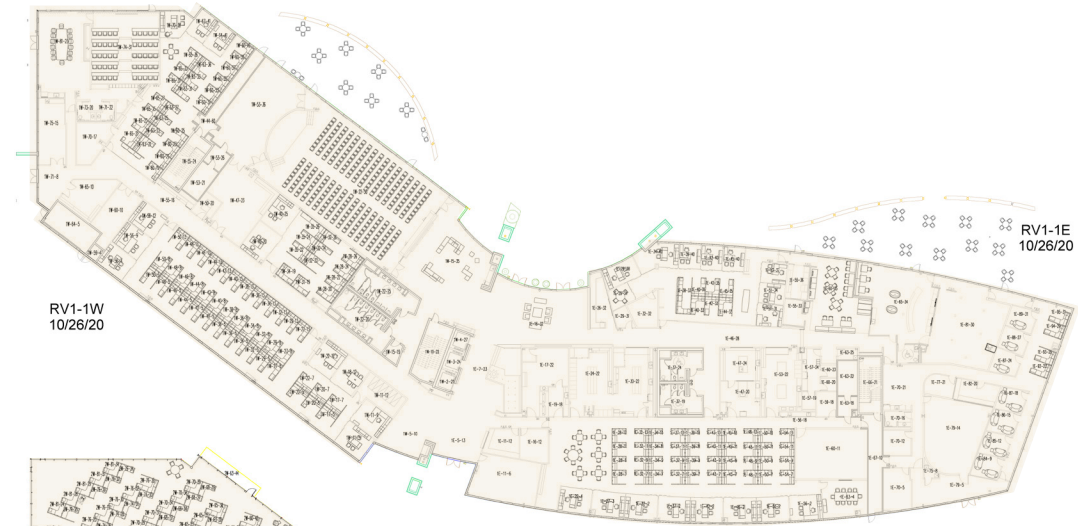


FLOOR PLANS

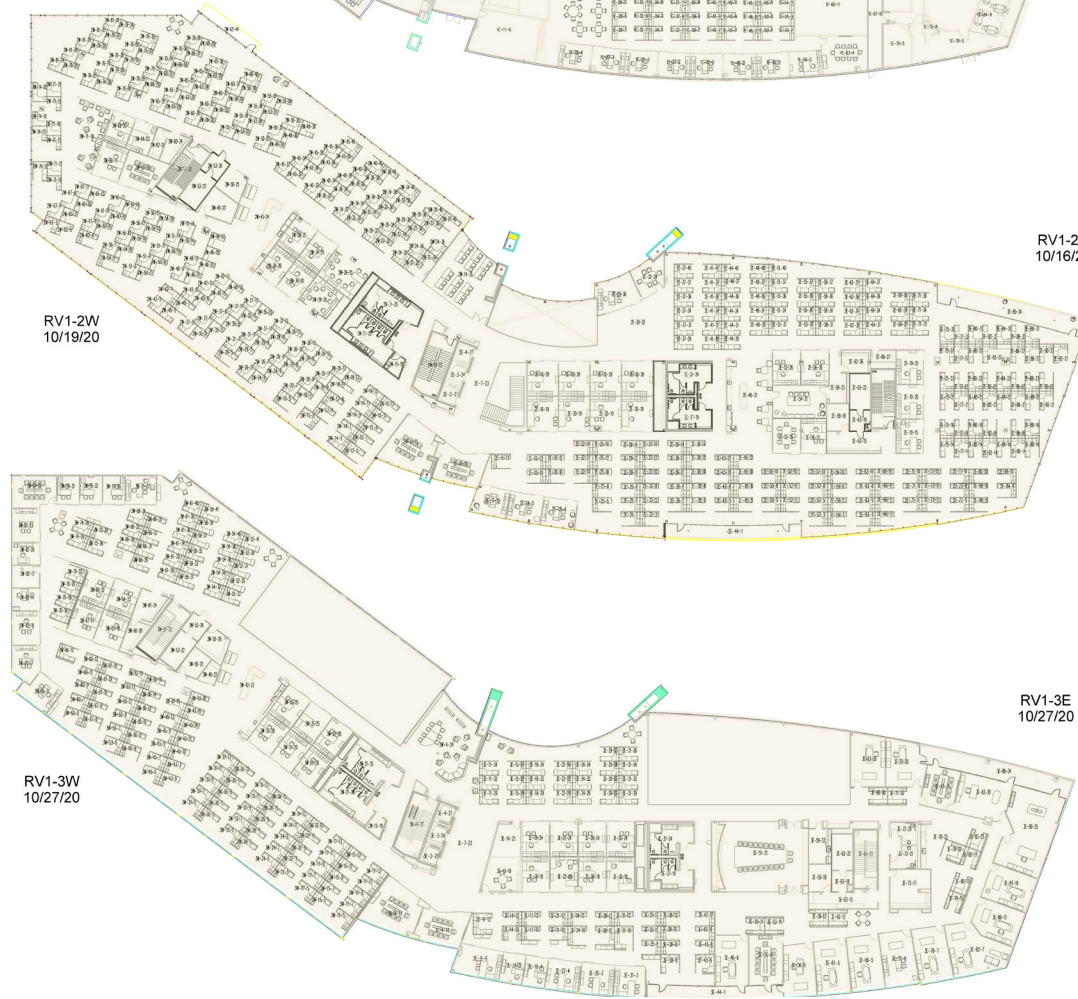
Cube vs. Office Count

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
TOTALS:		676	105	781

RV1-1-MODEL



RV1-3-MODEL



RV1-2-MODEL

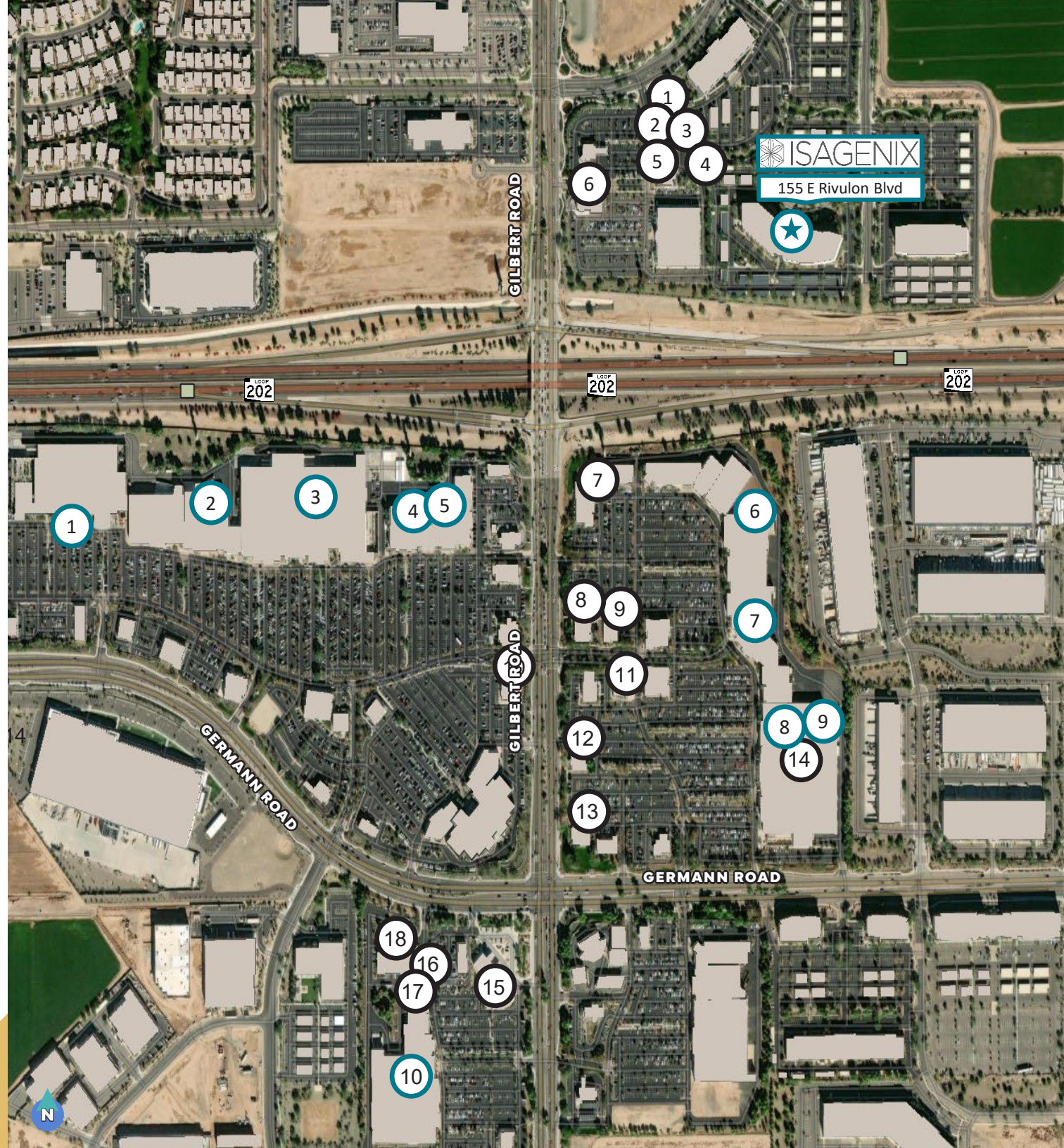
AMENITIES MAP

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 Yogis Grill
- 4 Valley Top 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

260,359

Owner Occupied Household

37.4

Median Age

36%

Bachelor's Degree or Higher

\$103,368

Average household income

2.7

Average Household Size

Discover
GILBERT
ARIZONA



Photo Credit: Town of Gilbert, Office of Economic Development

Top Employers in Gilbert

MERRILL 
A BANK OF AMERICA COMPANY

Morgan Stanley

 **FOOTPRINT**

 **Banner** 
Making Cancer History®

 **GoDaddy**

Deloitte.

NORTHROP GRUMMAN

SILENT-AIRE 



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