



Obispo Professional Park

2325 W Guadalupe Rd, Gilbert, AZ 85233

Jeffrey Gilstrap

Square Feet Properties

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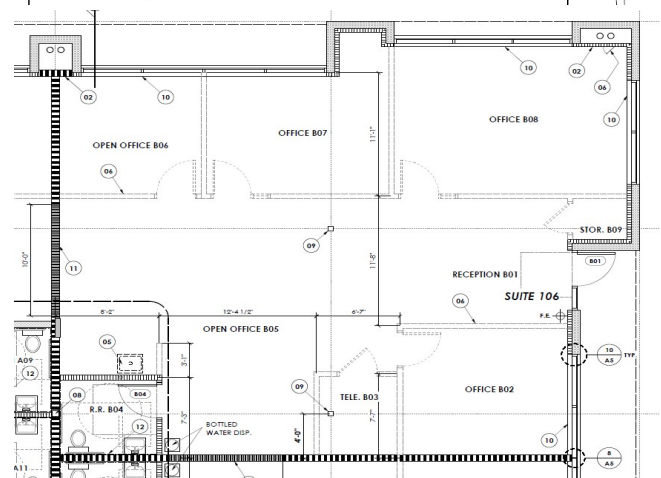
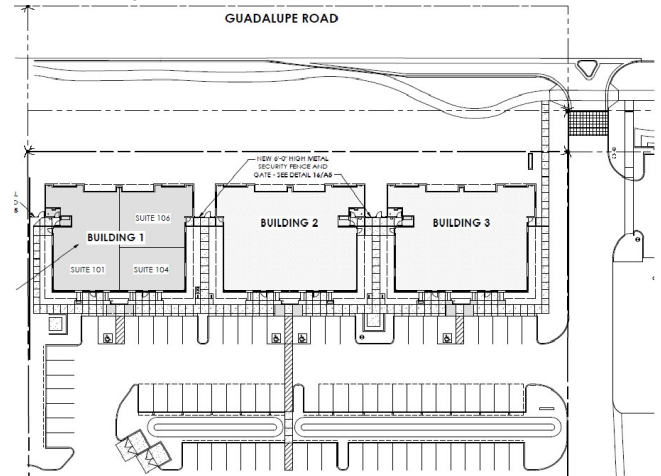


Obispo Professional Park

\$20.85 /SF/YR

These buildings are quality construction built for longevity and minimal maintenance. Property is parked 50% medical 50% office. Excellent visibility on Guadalupe Road. Quality features including monument sign and building signage on Guadalupe Road, covered parking, masonry block, built-in entrance benches, generous overhangs, ample power supply for the most demanding needs (office or medical),...

- Parking ratio of 4.9/1000sf. 25 total covered parking spaces on property
- Excellent visibility from Guadalupe. Monument sign on Guadalupe Rd. Building signage is available on Guadalupe Rd.
- Masonry block construction
- Fiber Optic Internet available
- Dual pane insulated windows
- Easy access to freeways, shopping and medical
- Lots of natural light
- Relatively open plan
- Corner space



Rental Rate:	\$20.85 /SF/YR
Total Space Available:	7,646 SF
Max. Contiguous:	4,328 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	16,446 SF
Walk Score ®:	43 (Car-Dependent)
Transit Score ®:	31 (Some Transit)
Rental Rate Mo:	\$1.74 /SF/MO

1st Floor Ste 106

1

Space Available	1,659 SF
Rental Rate	\$20.85 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Office | Single tenant | 1,659 sq. ft. | Suite 106 Open floor plan, buildout available. Fiber optic internet. Ample parking, Covered parking, dual pane windows with natural lighting, Quality construction, Close to Costco, Walmart supercenter and Kokopelli golf course at Arizona Ave and Guadalupe Rd.

Ste 107

2

Space Available	4,328 SF
Rental Rate	\$20.85 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Office | Single tenant | 4,328 sq. ft. | Breakroom, Conference room, two restrooms, 7 private offices. Fiber optic internet. Ample parking, Covered parking, dual pane windows with natural lighting, Quality construction, Close to Costco, Walmart supercenter and Kokopelli golf course at Arizona Ave and Guadalupe Rd.

Ste 117

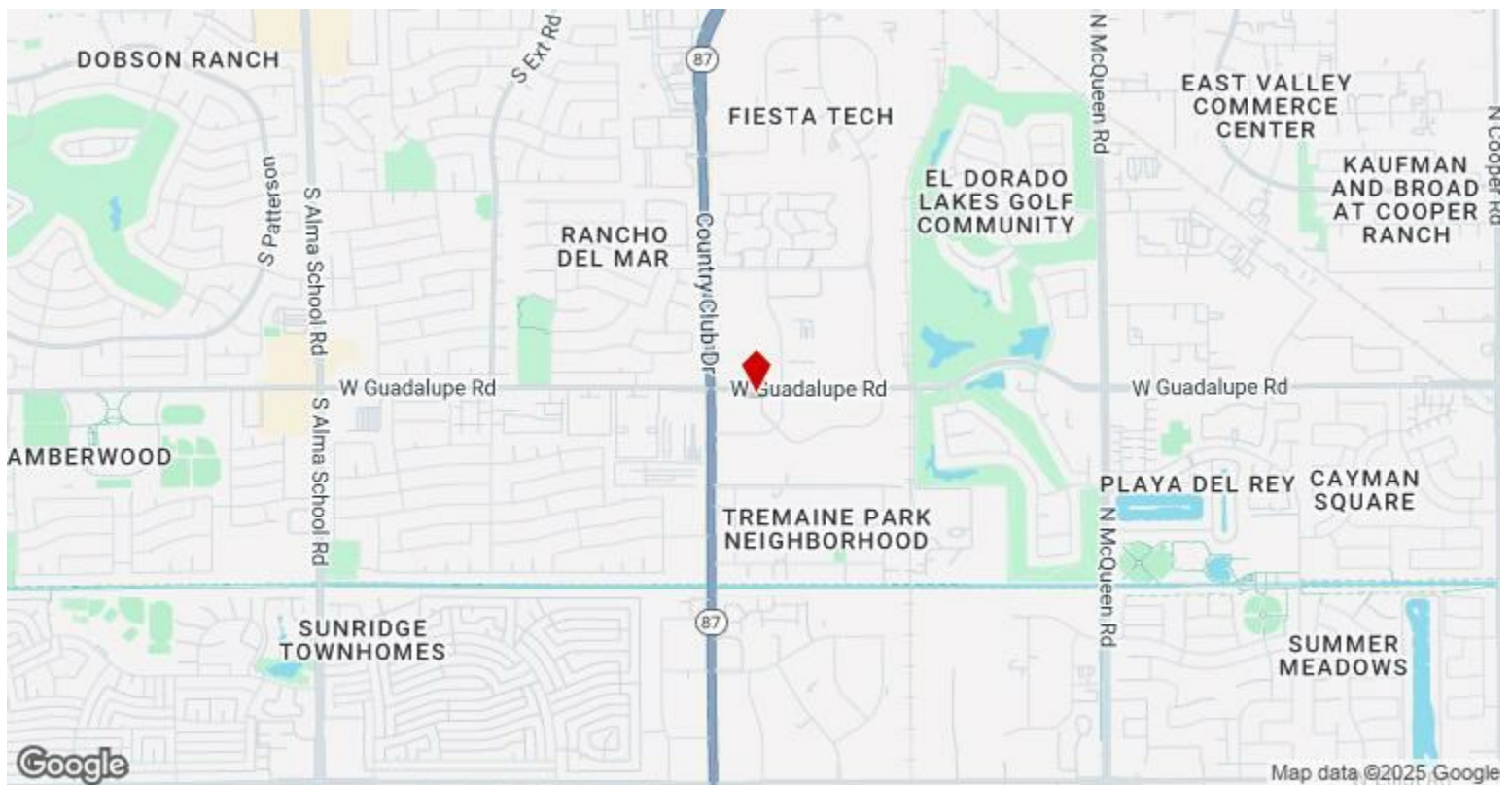
3

Space Available	1,659 SF
Rental Rate	\$20.85 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Two restroom, break area, excellent lighting, dual pane windows, covered parking LEASE PENDING EFFECTIVE JANUARY1, 2026.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Edward Jones	-	
Inflection Hr	-	
Park Management and Realty	-	
Square Feat	-	
Synopsys	-	



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Crossroads are SEC of Guadalupe Rd and Arizona Ave west of the Arizona State Credit Union. Excellent frontage on Guadalupe Rd. Within one mile of Costco, Walmart Supercenter and Kokopelli Golf Club.

Property Photos



Property Photos

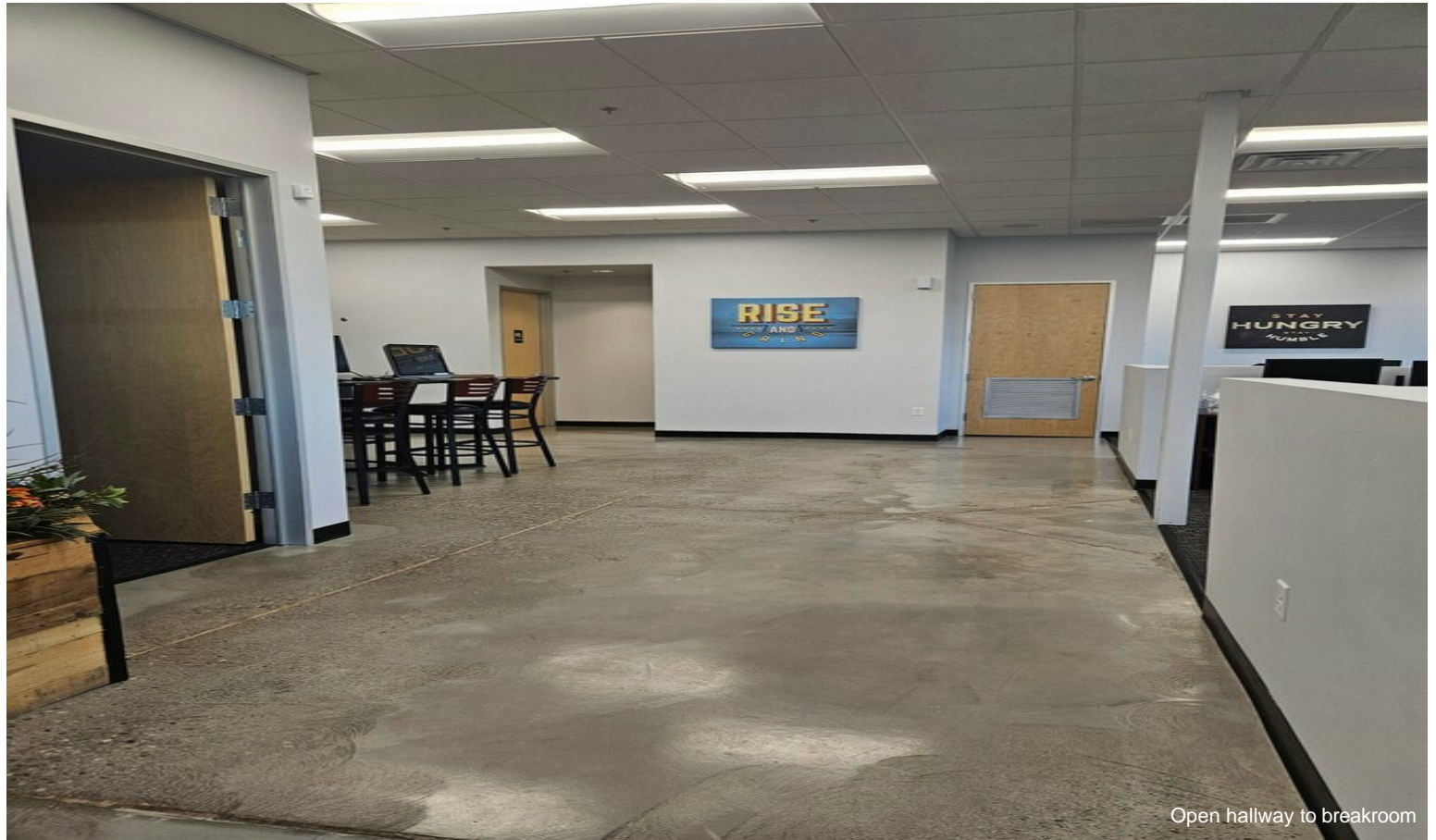


Primary Photo



Interior workstations

Property Photos



Open hallway to breakroom



Property Photos

