

# Gilbert Medical/Professional Plaza | For Lease

201 W Guadalupe Road, Gilbert, AZ 85233



- Built Out Medical For Lease
- +/- 13,705 SF
- Contiguous Space
- \$26.00 Modified Gross
- Parking Ratio: 4.78/1,000
- Close proximity to downtown Gilbert's Heritage Market
- Monument Signage Available
- Close to Major Hospitals & Easy Access to Freeways
- Near Major Retail Centers & Senior Living Communities

[www.menlocre.com/property](http://www.menlocre.com/property)

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## Executive Summary

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### OFFERING SUMMARY

Building Size: +/- 35,142 SF

Available For Lease: +/- 1,398-8,341 SF

Office Lease Rate: \$26.00 PSF

Lease Type: Modified Gross

Lot Size: 3.49 Acres

Year Built: 1986

Zoning: NO, Gilbert

### PROPERTY OVERVIEW

The Gilbert Medical Center is located on Guadalupe Road just west of Gilbert Road in Gilbert, Arizona. This two-building, 35,142 Sq. Ft. Multi-Tenant Office Center offers ample surface and covered parking, monument signage, and beautifully landscaped common areas. Medical Center has only one floor, 35,142 Sq. Ft. Multi-Tenant Office Center offers ample surface and covered parking, monument signage, and beautifully landscaped common areas. Close access to all major freeways, 101, 60 and 202.

### PROPERTY HIGHLIGHTS

- Suite 310: +/- 8,341 SF (Divisible)
- Suite 316: +/- 1,800 SF
- Suite 318: +/- 1,398 SF (Available October 1, 2023)
- Contiguous Space
- Built-Out Medical

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## Lease Spaces

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### LEASE INFORMATION

|              |                  |             |                  |
|--------------|------------------|-------------|------------------|
| Lease Type:  | MG               | Lease Term: | At least 5 years |
| Total Space: | 1,800 - 8,341 SF | Lease Rate: | \$26.00 SF/yr    |

### AVAILABLE SPACES

| SUITE     | SIZE (SF) | LEASE TYPE     | LEASE RATE    |
|-----------|-----------|----------------|---------------|
| Suite 310 | 8,341 SF  | Modified Gross | \$26.00 SF/yr |
| Suite 316 | 1,800 SF  | Modified Gross | \$26.00 SF/yr |
| Suite 318 | 1,398 SF  | Modified Gross | \$26.00 SF/yr |

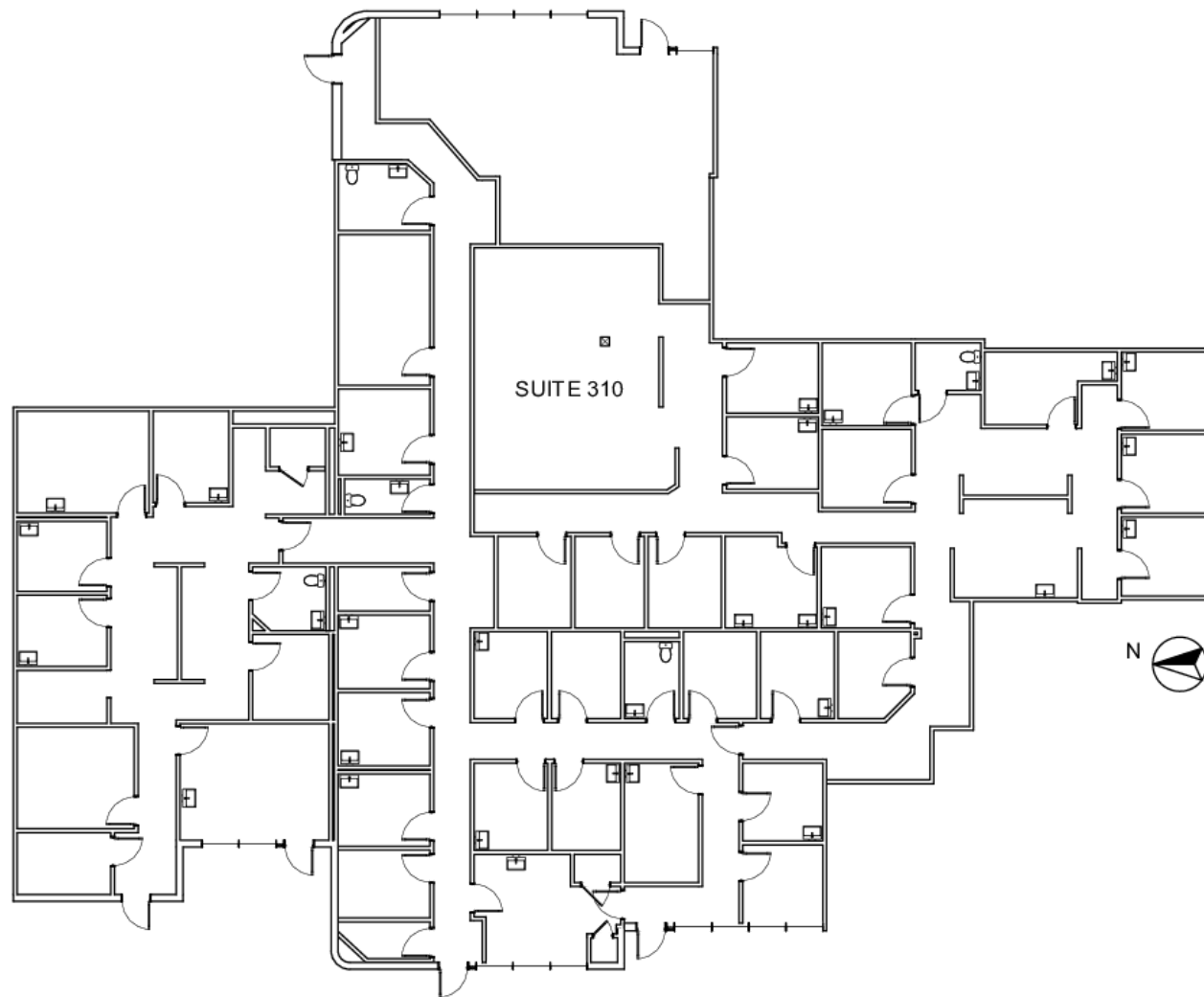


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## Floor Plan- Suite 310

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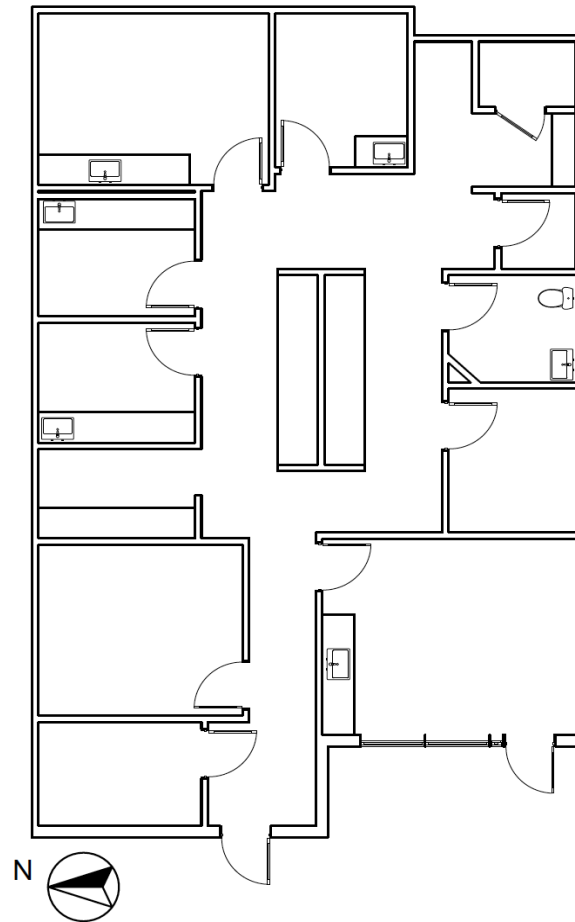


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## Floor Plan-Suite 316

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1 SUITE 318  
+/- 1,398 SF

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## Suite 318 Photos

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## Site Details

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| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 4,766    | 43,623   | 130,174  |
| Total Population:  | 13,441   | 130,169  | 370,847  |
| Average HH Income: | \$72,443 | \$78,763 | \$71,120 |