

Gilbert Professional Park

SUITE SIZE: ±539 SF | LEASE RATE: \$1,796/MO (FS)

428 S Gilbert Rd, Bldg 3, Suite 106-1, Gilbert, AZ 85296



Office Condo For Lease
Available February 1st, 2026

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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Property Summary

Address 428 S Gilbert Rd, Bldg 3
Gilbert, AZ 85296

Building Size 5,217 SF

Year Built/Remodeled 2003/2025

Zoning C-0, Gilbert

APN 301-84-776

Tenancy Multiple

Available Suite 106-1

Suite Size 539 SF

Lease Rate \$1,796/Month (Full Service)



About the Property

This professional office condo is located within **Gilbert Professional Park**. The property offers unparalleled convenience with client parking directly to the door and included covered parking. Its location on Gilbert Road ensures excellent visibility in the thriving Town of Gilbert.

The park's strategic location provides easy access to major highways, including US-60, Loop 202 (San Tan Freeway), and Loop 101. This connectivity makes it just 15 minutes from Sky Harbor International Airport and 10 minutes from Williams Gateway Airport. The property is also situated near the Town of Gilbert offices and the proposed justice center.

This combination of prime location, strong demographics, and excellent amenities makes this an outstanding opportunity for businesses seeking to establish or expand their presence in one of Arizona's most desirable markets.



General Office
Layout



Covered
Parking Available

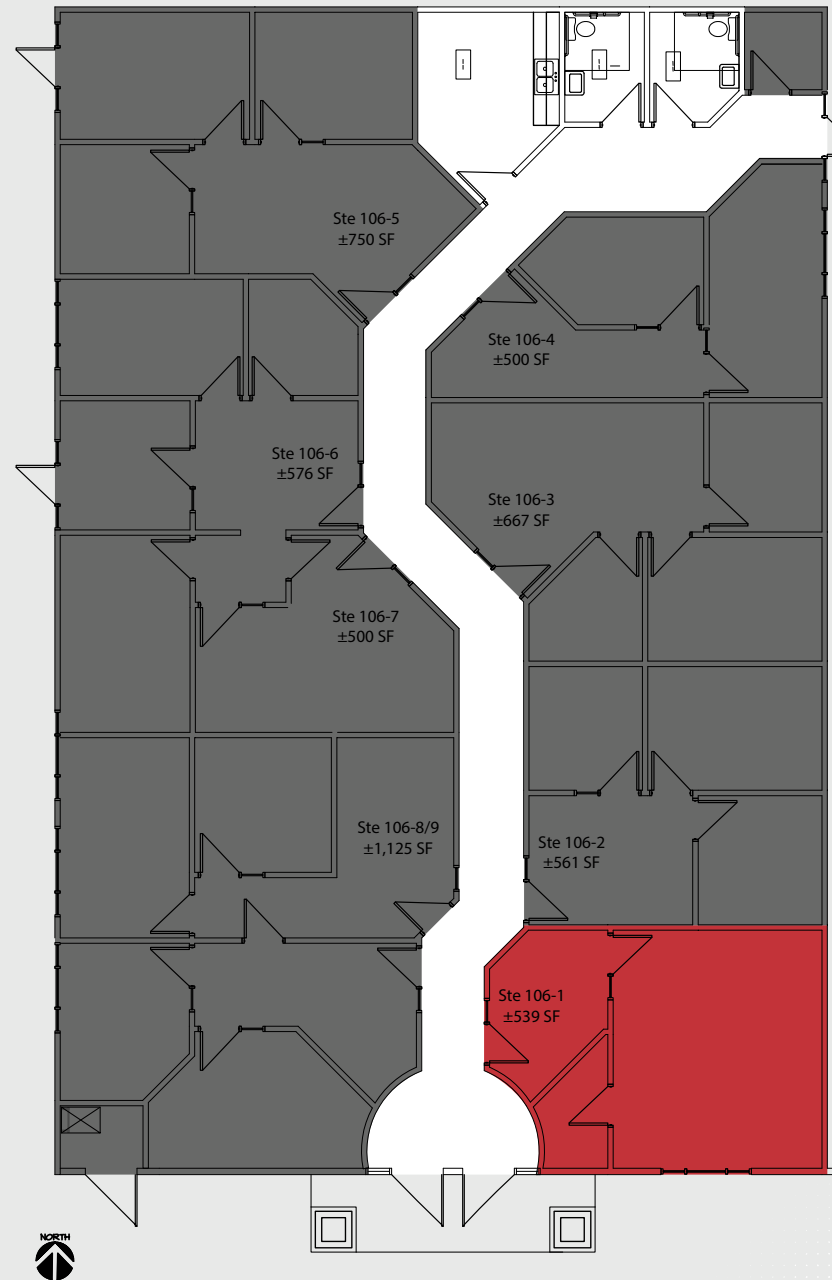


Ingress/Egress
S Gilbert Rd

Suite 106-1

539 SF | \$1,796/Month (FS) | Available 2/1/26

- Reception Area
- Office
- Large Executive Office
- Common Break Room
- Common Restrooms
- Suite Signage



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Location Overview

Gilbert, Arizona

Gilbert has transformed from a small agricultural town into a dynamic economic engine for the Phoenix metropolitan area, celebrated for its thriving business climate, prosperous community, and exceptional quality of life. The town's diverse economy is a magnet for world-class companies in high-growth sectors like healthcare and technology, supported by a highly educated workforce. This powerful combination of economic stability and a vibrant, amenity-rich environment makes Gilbert a premier destination for residents and a secure, appreciating market for real estate investment.

The town's success and desirability are built on several key pillars, including:

- Diverse, high-growth economy
- Highly educated and skilled workforce
- Safe, family-friendly atmosphere with top-rated schools
- Abundance of retail and dining, including the famed Heritage District

This unique blend of economic strength and community focus has not gone unnoticed, with Gilbert consistently earning top national rankings and accolades.

#1

**Best Place to Live
in Arizona**

(Ranking Arizona, 2022)

#1

**City for Economic Growth
250K - 500K Population**

(CoworkingCafe, 2024)

#3

**Safest and Most
Affordable City**

(GOBanking Rates, 2024)

#5

**Best City for
First-Time Homebuyers**

(Good Morning America, 2025)



The Heritage District

The Gilbert Heritage District, known as Downtown Gilbert, has transformed from its agricultural roots into a vibrant culinary and cultural hub, now home to over 30 top-rated restaurants and a bustling entertainment scene.

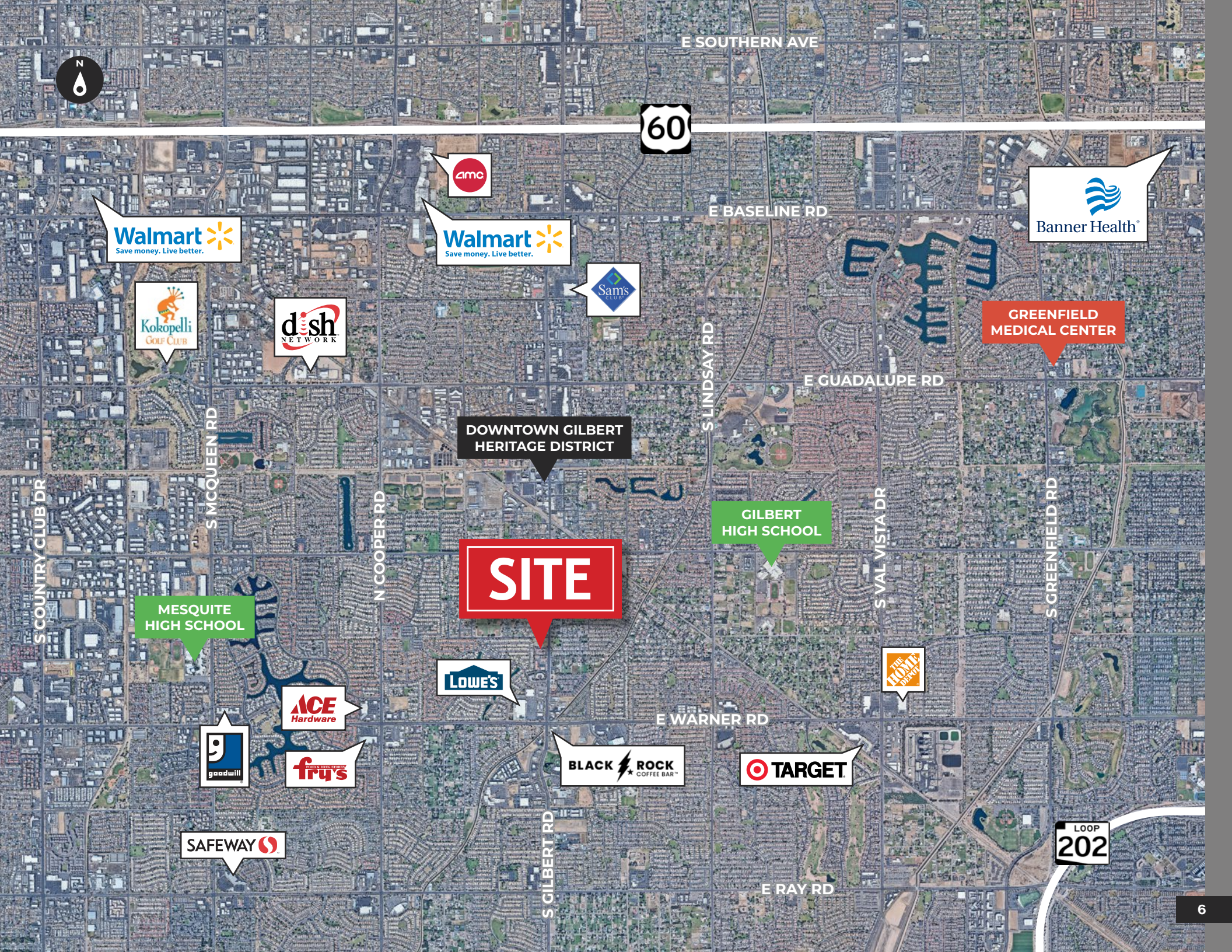
The district features the historic Hale Centre Theatre, the popular Gilbert Farmers Market, and a year-round calendar filled with concerts, art exhibits, brewery tours, and seasonal celebrations. Its charm is enhanced by mural-clad brick walls, glowing benches, and public art installations like the iconic color-changing water tower.

The area offers an eclectic retail experience with unique boutiques and specialty stores, while a 135-mile trail system connects the district to parks and attractions throughout town.

Adding to its appeal, two universities operate within a state-of-the-art facility, providing education amid the lively atmosphere. The Heritage District is the heart of Gilbert, where history, culture, and modern living come together in a dynamic celebration of community.

www.gilbertaz.gov





S LINDSAY RD

S VAL VISTA DR

S GREENFIELD RD

S GILBERT RD

S COUNTRY CLUB DR

S MCQUEEN RD

N COOPER RD

E WARNER RD

E RAY RD

E GUADALUPE RD

E BASELINE RD

E SOUTHERN AVE



DOWNTOWN GILBERT
HERITAGE DISTRICT

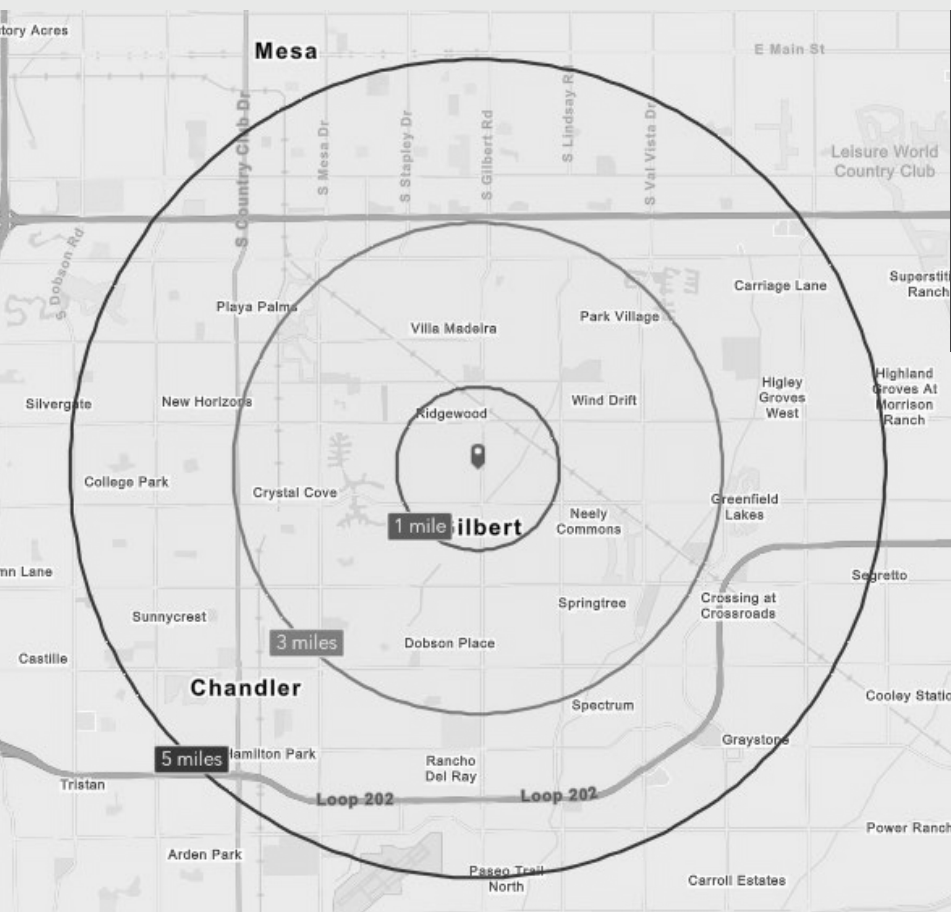
GILBERT
HIGH SCHOOL

MESQUITE
HIGH SCHOOL



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	16,017	123,996	367,605
 Households	5,790	44,239	129,797
 Average Household Income	\$122,028	\$119,059	\$106,944
 Median Home Value	\$411,651	\$410,904	\$384,643



5 Mile Highlights

35.3

Median
Age

153.6K

Daytime
Employees

34%

Bachelor's Degree
or Higher

An Affluent and Educated Community

This location is surrounded by a community that is both highly educated and exceptionally affluent. The impressive number of residents with bachelor's degrees or higher provides a deep talent pool for professional and technical businesses.

The area also boasts a massive daytime population, creating a dynamic environment for business-to-business opportunities. Furthermore, the high average household incomes and strong home values point to a stable, professional client base with significant spending power, making this a strategic location for any company to thrive.

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For More Information,
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