

# Spectrum Professional Village

3011 S. LINDSAY RD. GILBERT AZ 85295

PROFESSIONAL OFFICE SPACE | NOW AVAILABLE

FOR SALE OR LEASE

**UNITS 114 & 115: ±5,011 SF**  
**LEASE RATE: \$25.50 PSF/YR NNN**  
**SALE PRICE: \$1,730,000**



Tyson Breinholt  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cplaz.com

Cliff Jenkins  
D 480.634.2332  
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cjenkins@cplaz.com

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 price change, prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

Effective: 01/23/24

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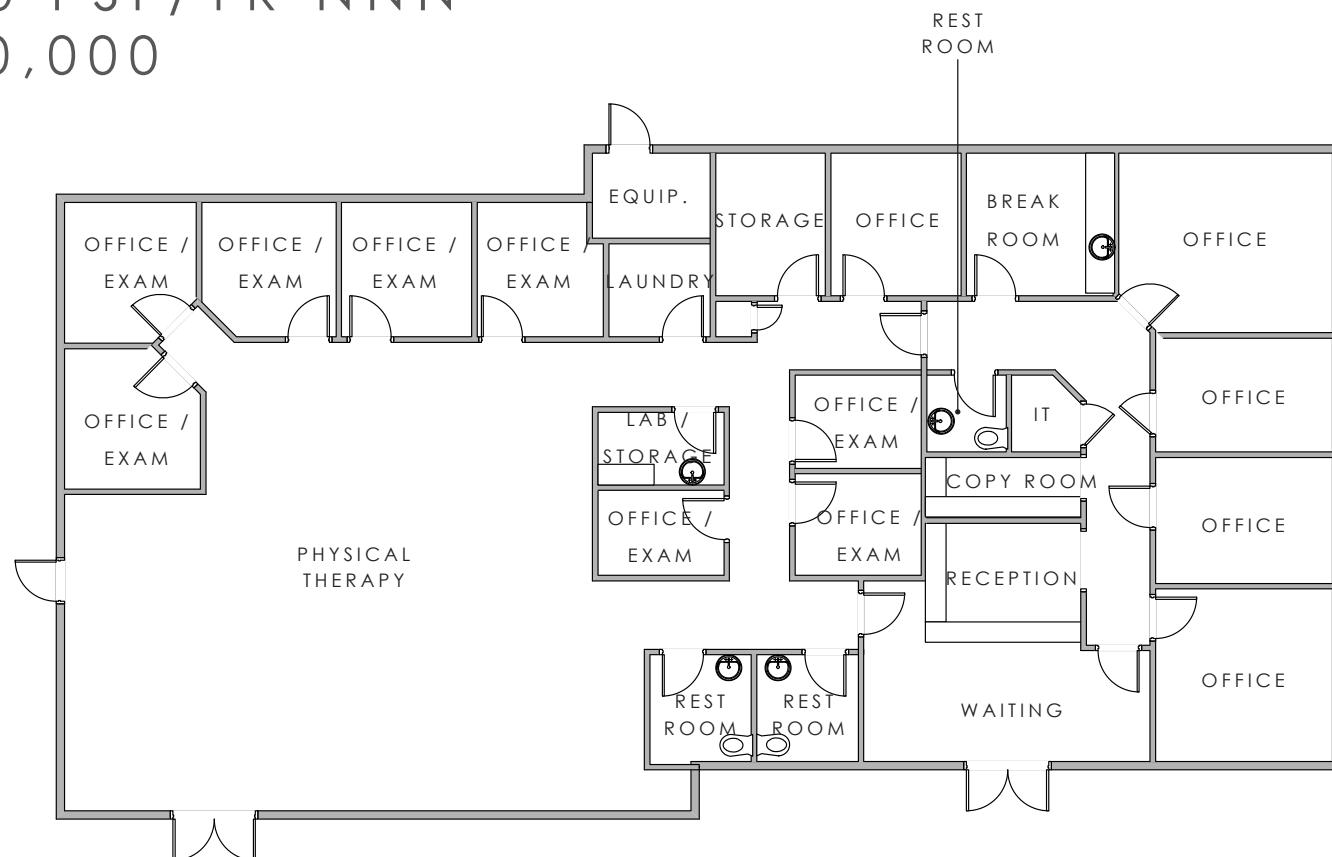
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LEASE RATE: \$25.50 PSF/YR NNN

SALE PRICE: \$1,730,000

- RECEPTION
- 8 EXAM ROOMS
- 5 OFFICES
- 1 LAB ROOM
- 1 LAUNDRY ROOM
- 1 STORAGE ROOM
- 1 BREAK ROOM
- 3 RESTROOMS



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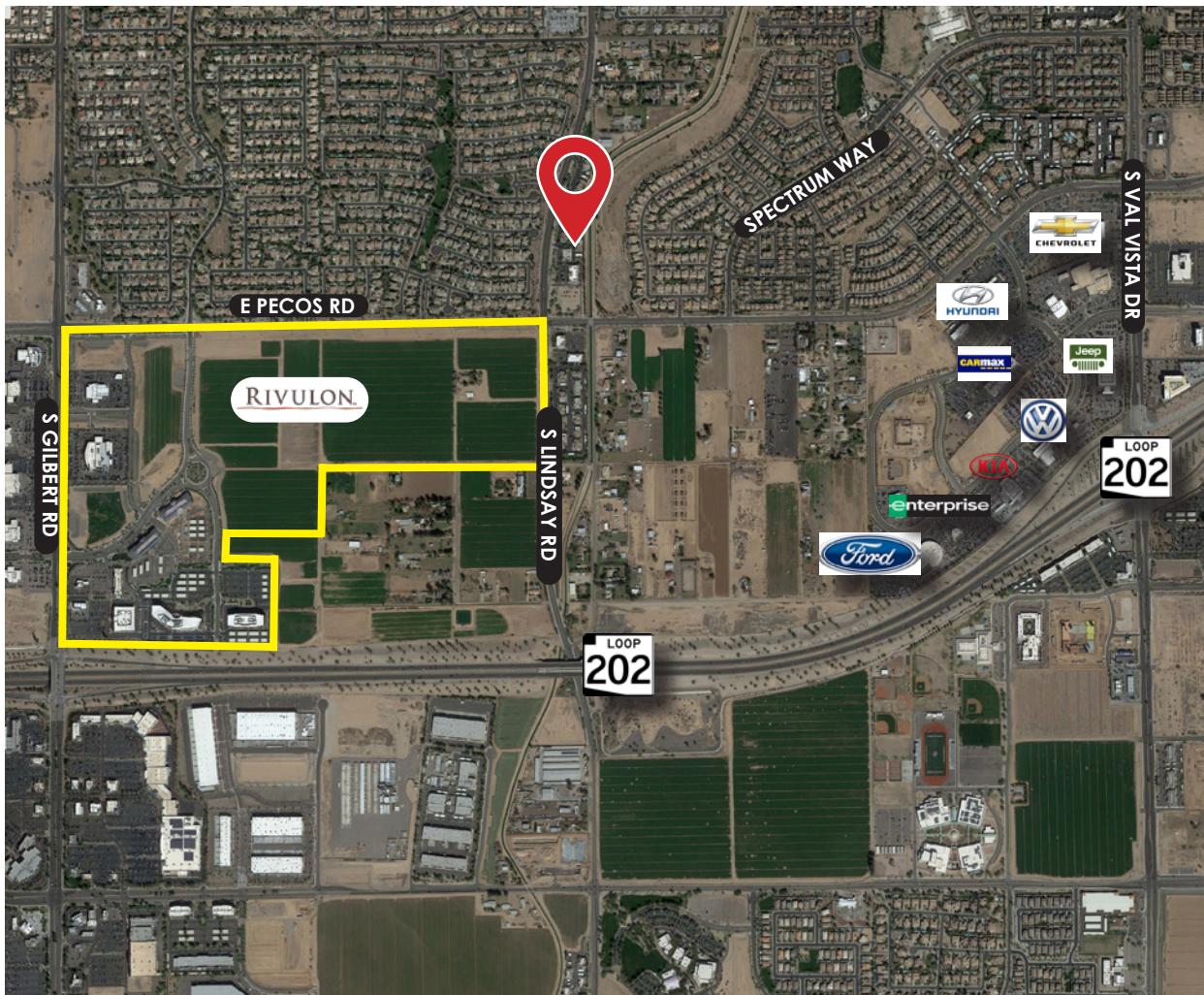
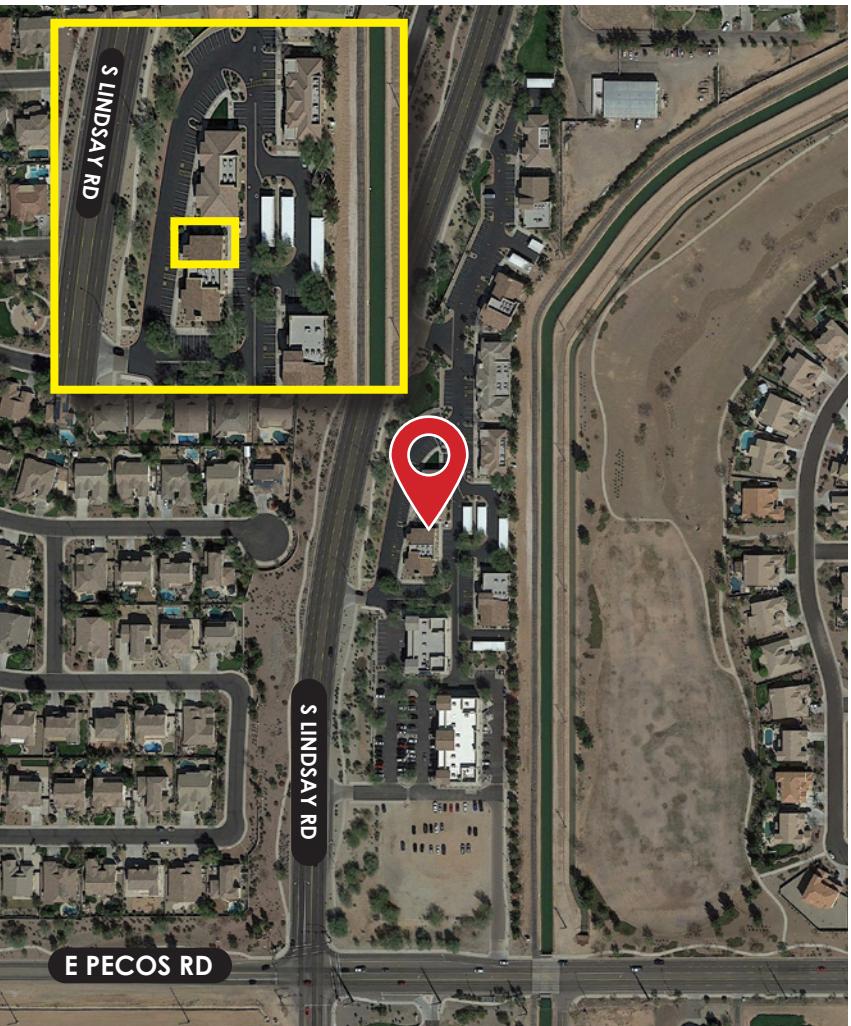
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