

Gilbert Business Park

CLASS-A PROFESSIONAL OFFICE SPACE

971 N GILBERT RD, STE 315 | GILBERT, AZ 85234



**AVAILABLE
FOR SUBLEASE**

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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

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Class-A Professional Office Space in a Prime Gilbert, AZ Location

AVAILABLE FOR SUBLEASE

Built in 2008, **Gilbert Business Park** is a ±96,979 square foot, Class-A, fully integrated and fully scalable mixed use office complex located in the prestigious high growth Town of Gilbert. The project fronts Gilbert Road and is comprised of one (1) three-story office building and two (2) one-story retail/office buildings offering a range of available space.



Property Summary

Address	971 N Gilbert Rd, Ste 315 Gilbert, AZ 85234
Suite Size	±1,414 SF
Year Built	2008
Building Class	A
Zoning	GC
Parking Ratio	4/1,000
Sublease Exp.	8/31/2028
Lease Rate	\$22.00/SF/Year (Full Service)

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. 04 08 26

971 - 3RD FLOOR

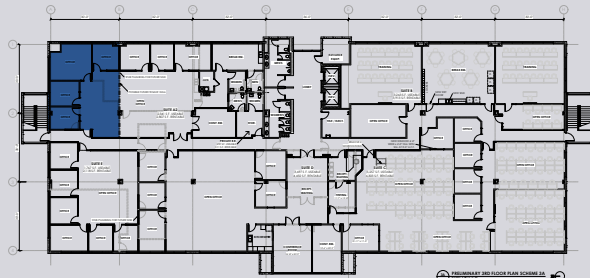
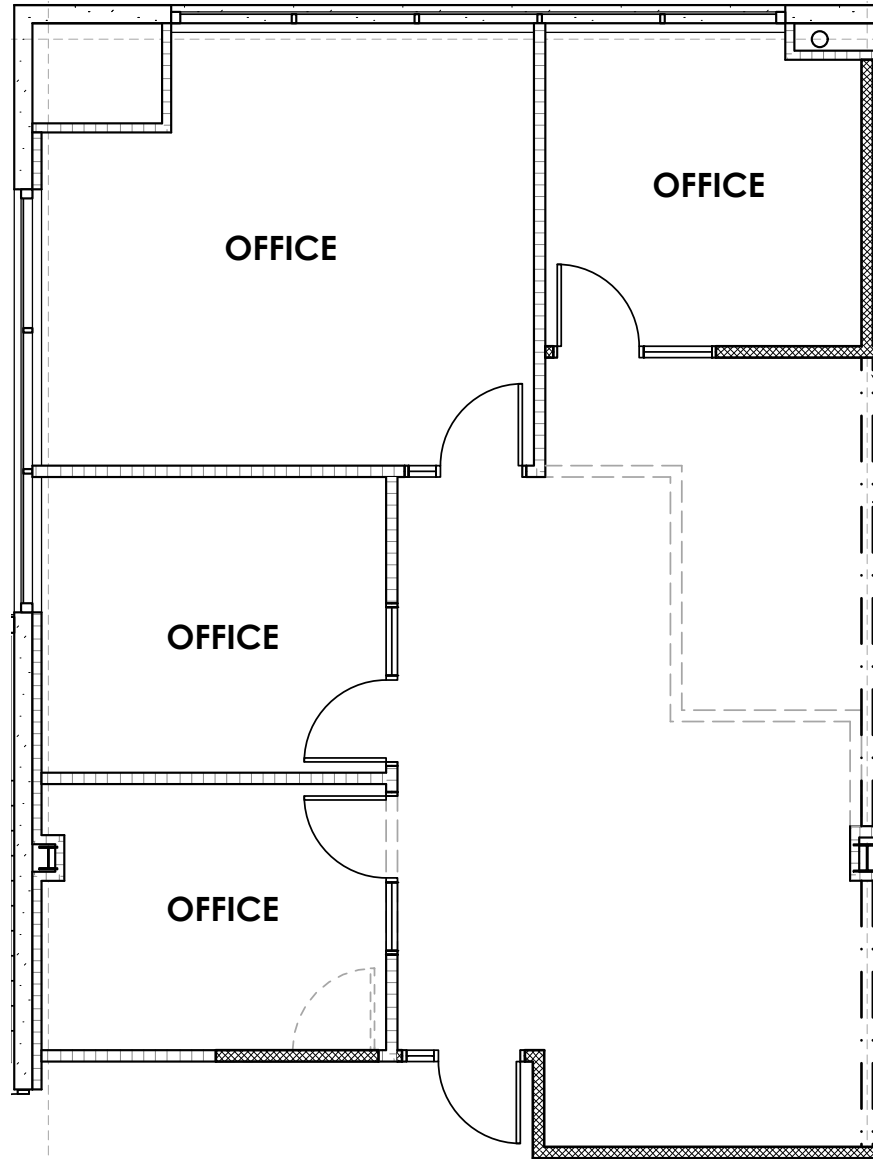
Suite 315

±1,414 SF | \$22.00/SF/Yr (FS)

Sublease Expires 8/31/2028

- 4 Offices
- Bull Pen

Common Restrooms & Elevators



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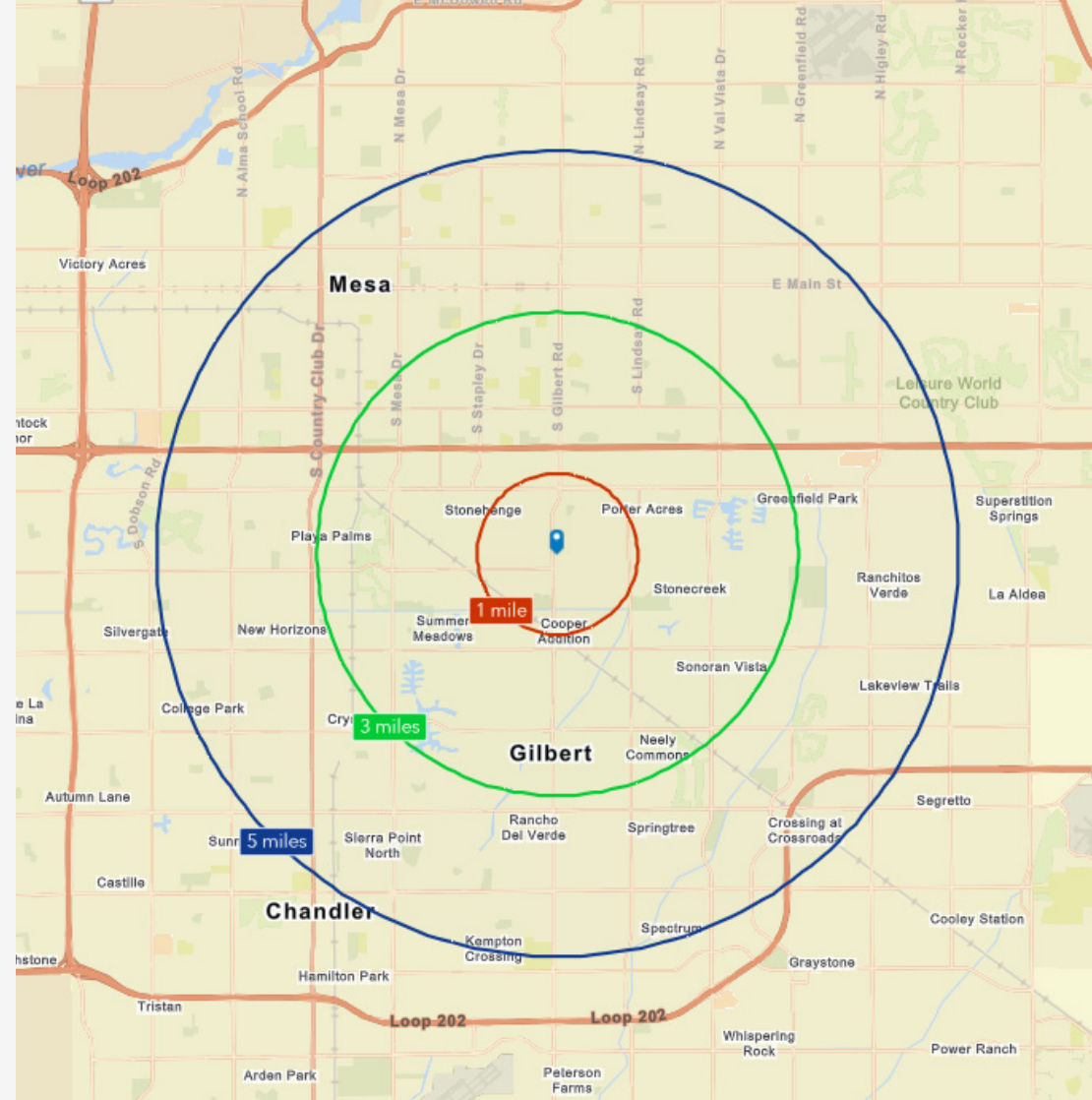
Prime Gilbert Location

Positioned in the prestigious, high-growth Town of Gilbert, Gilbert Business Park offers a premier Class-A office environment. Fronting Gilbert Road, the property provides outstanding connectivity to the broader East Valley via its immediate proximity to the US 60. This prime location sits just north of the vibrant Downtown Gilbert Heritage District, offering tenants and clients highly attractive surrounding amenities, including nearby Greenfield Medical Center, Banner Health, and abundant retail and dining options.



Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	15,093	131,818	402,675
Annual Growth 2020 - 2025	0.1%	-0.2%	0.2%
2025 Households	5,662	45,741	147,567
Median Age	35.9	36.3	36.8
Bachelor's Degree or Higher	36%	33%	30%
Avg HH Income	\$118,877	\$120,148	\$107,066
Total Consumer Spending	\$206.2M	\$1.7B	\$5B
Daytime Employment	7,207	58,445	158,436
Businesses	1,043	7,731	20,049
Median Home Value	\$502,837	\$472,274	\$444,520



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