

HIGLEY PARK

PROFESSIONAL VILLAGE



1355 S. Higley Rd., Bldg. 5,
Suite 114, Gilbert, AZ 85296

SUITE SIZE

±2,250 SF

LEASE RATE: \$36.00 PSF (NNN)



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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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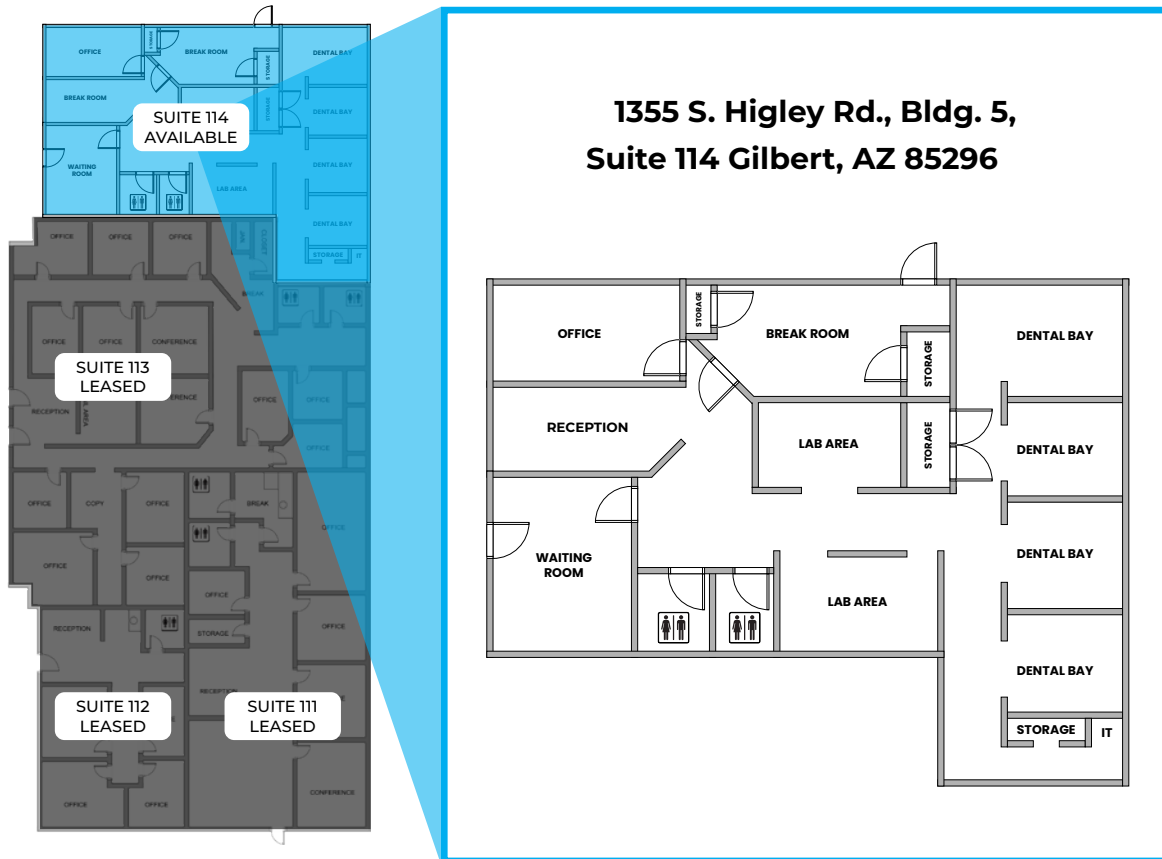
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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

FLOOR PLAN

DENTAL SUITE

SUITE 114
AVAILABLE



114 FOR LEASE:

- ±2,250 SF Available
- Lease Rate: \$36.00 PSF
- 1 Office, 2 Lab Rooms, 4 Dental Bays,
1 Break Room, 2 Restrooms
- 1355 S. Higley Rd., Bldg. 5,
Suite 114, Gilbert, AZ 85296

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INTERIOR PHOTOS



HIGLEY PARK

PROFESSIONAL VILLAGE

PROPERTY OVERVIEW

Located in one of Gilbert's most desirable business corridors, Higley Park Professional Village offers an exceptional opportunity to lease Suite 114 in the heart of the Southeast Valley. Situated just south of Loop 202 on Higley Road, the property provides outstanding accessibility and is surrounded by some of Gilbert's fastest-growing residential communities and strongest demographics.

The surrounding area continues to experience significant population and commercial growth, creating a strong customer base and workforce for office users. Within minutes of the property are premier retail and dining destinations including SanTan Village, Epicenter at Agritopia, and numerous national retailers and restaurants such as Costco, Trader Joe's, Sprouts Farmers Market, Starbucks, Chick-fil-A, Postino, Joe's Farm Grill, Buck & Rider, The Coffee Shop, and many other popular dining and shopping options.



Prime Location with High Visibility



Accessible to Loop 202 & Major Freeways



Proximity to retail, restaurants, and shopping



±8,000 SF
Total Building Size



±8 ACRES
Total Land Size



2006
Year Built



PAD
Zoning



5.0
Parking Ratio



MULTIPLE
Tenancy

HIGLEY PARK

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This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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