



Available For Lease

The Offices at SanTan Village



Steve Berghoff, SIOR, CCIM
steve@menlocre.com

Tanner Milne, MBA, SIOR, CCIM
tanner@menlocre.com



Class A

Office Space

2218 E Williams Field Rd, Gilbert, AZ 85295

- Office above retail available for lease
- Offices ranging from 1,818 – 8,792 SF
- Vibrant, mixed-use environment
- Easy access to Loop 202
- Total project includes 1.2+ million SF
- Built in 2007
- Professionally managed by Macerich



Menlo Group
COMMERCIAL REAL ESTATE

Steve Berghoff, SIOR, CCIM
steve@menlocre.com

Tanner Milne, MBA, SIOR, CCIM
tanner@menlocre.com



Did you know?
8.8 million customers
visit SanTan Village
each year!

Available Spaces

Lease Type: **Full Service**

Lease Term: **Negotiable**

Suite	Size	Lease Rate	Comments
Bldg 4	4,926 SF	\$35.00 SF/yr	Shell: to be built
Bldg 8, Ste 245	1,818 SF	\$35.00 SF/yr	Available
Bldg 12, Ste 200	8,792 SF	\$35.00 SF/yr	Shell: to be built

Steve Berghoff, SIOR, CCIM
steve@menlocre.com

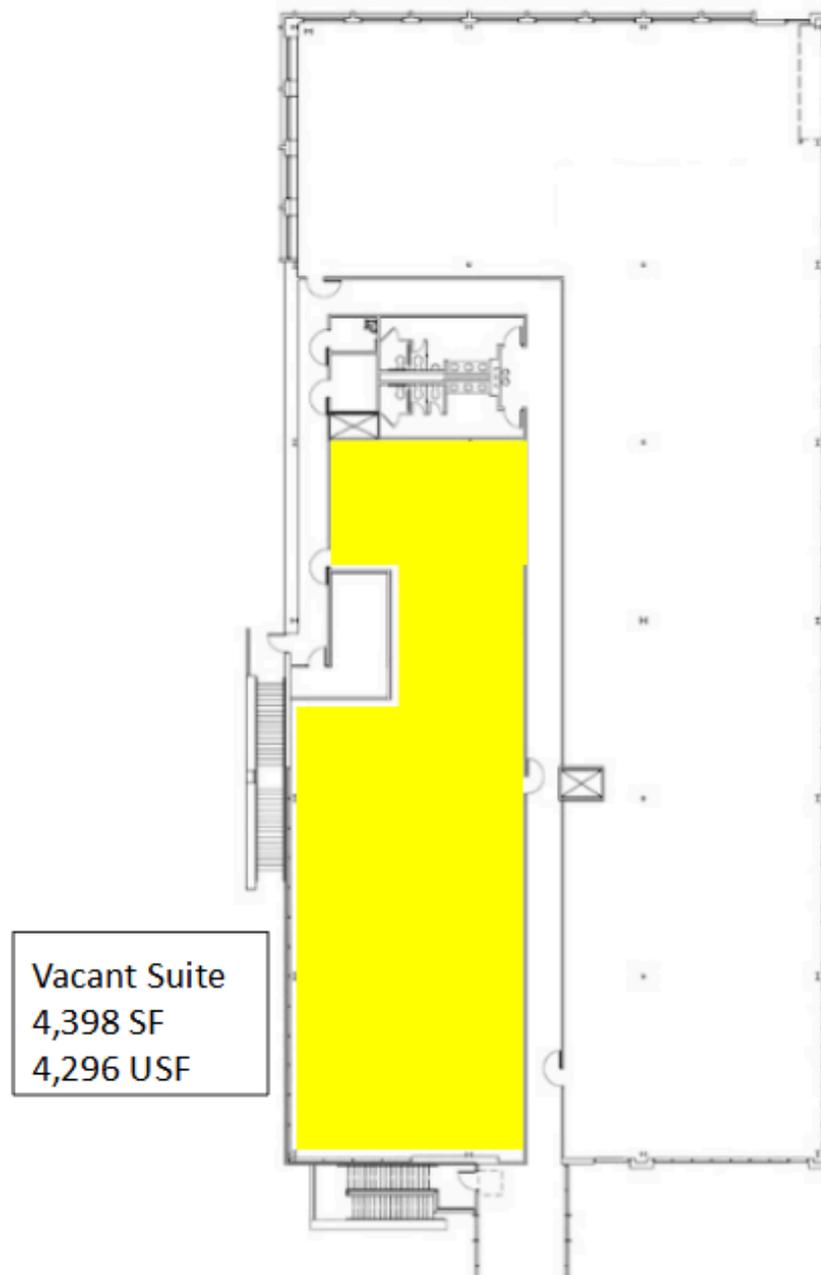
Tanner Milne, MBA, SIOR, CCIM
tanner@menlocre.com



Menlo Group
COMMERCIAL REAL ESTATE

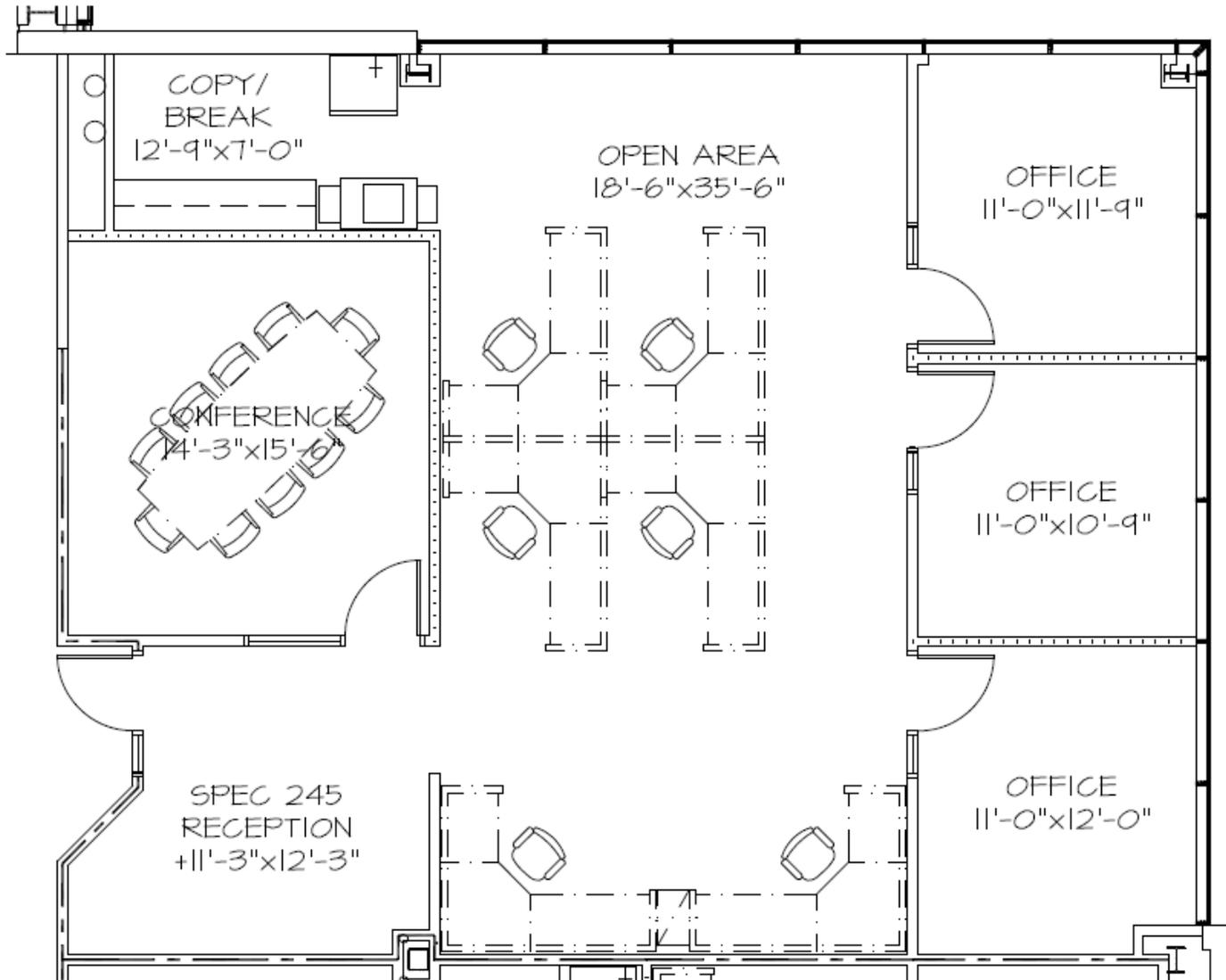
2174 E Williams Field Rd, Bldg 4, Gilbert, AZ 85295

4,926 SF shell space



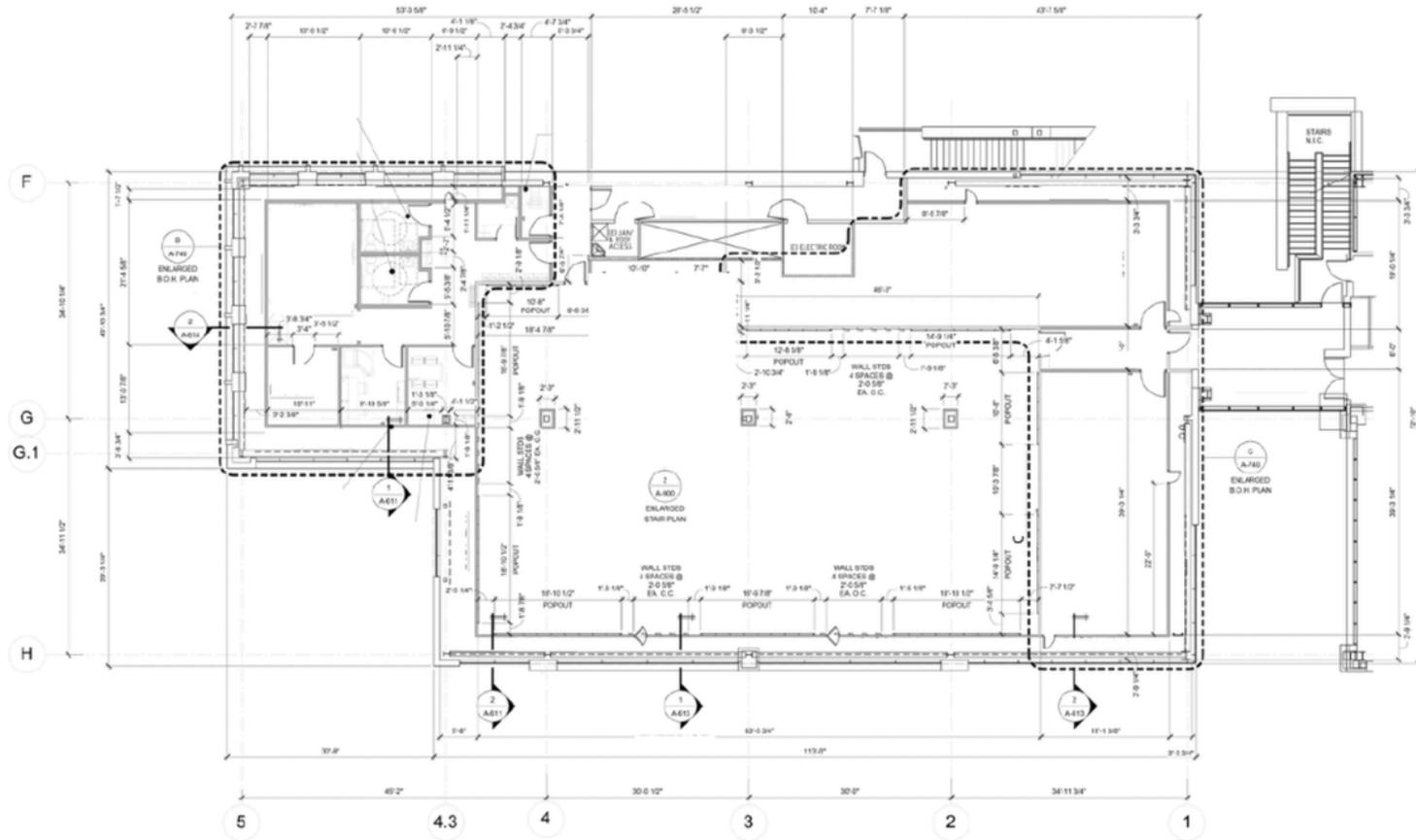
2168 E Williams Field Rd, Bldg 8, Ste 245 Gilbert, AZ 85295

1,818 SF



2218 E Williams Field Rd, Bldg 12, Ste 200 Gilbert, AZ 85295

8,792 SF shell space



DIMENSION PLAN

SCALE: 1/8" = 1'-0"

1



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	7,575	74,783	212,420
Median Age	29.9	31.6	31.2
Households	1 Mile	3 Miles	5 Miles
Total Households	2,503	24,076	69,586
Persons per Household	3.0	3.1	3.1
Average Household Income	\$91,645	\$99,434	\$93,931



Major Retailers

- Apple
- Barnes & Noble
- Best Buy
- Dick's Sporting Goods
- Dillard's
- Harkins Theatres
- HomeGoods
- Lovesac
- lululemon
- Macy's
- Nordstrom Rack
- Sephora
- ...and more!

Restaurants

- Bourbon & Bones
- Fired Pie
- Kona Grill
- Red Robin
- Shake Shack
- Thirsty Lion
- ...and more!



Market Fact Sheet

The Ranch

Approximately 5 miles from the center, The Ranch is a visionary master-planned development. Spanning 311 acres, it boasts a dynamic blend of industrial, retail and 750 multi-family units. This project promises to redefine the landscape with construction slated to begin in the summer of 2024.

LG Energy Solutions

LG Energy Solutions will begin construction of its \$5.5B standalone battery manufacturing facility in nearby Queen Creek in 2024. The plant is expected to be operational in 2025 and provide approximately 3,000 jobs.

Gateway Airport

The second largest airport in the Phoenix metro area, the Phoenix-Mesa Gateway Airport, serves 1.9M+ passengers on flights to more than 45 cities, generating \$1.8B in annual economic revenue. Located less than 5 miles from the center, the airport includes a new \$28M, 30,000 SF concourse.

Notable Gilbert Employers

- Banner Health: Banner Gateway Medical Center & MD Anderson
- Dignity Health: Mercy Gilbert Medical Center
- Deloitte
- Footprint
- Merrill Lynch
- Morgan Stanley
- Northrop Grumman
- GoDaddy
- Silent-Air

Gilbert Fast Facts

- 288K residents
- Median home price: \$554K in December 2023
- #2 Fastest-Rising U.S. City
- #2 Best City for Renters
- 48% of residents age 25+ hold a bachelor's degree or higher

Nearby Schools

Within 10 miles of the center, there are 49 private elementary and high schools with an average tuition of \$10,678 and a student-teacher ratio of 15:1. There are 6 colleges, universities and technical schools:

- ASU's Polytechnic Campus
- NAU at Chandler-Gilbert Community College
- Park University Gilbert
- University of Arizona Gilbert
- Chandler-Gilbert Community College
- East Valley Institute of Technology



Secure Your Space at The Offices at SanTan Village



Steve Berghoff, SIOR, CCIM
steve@menlocre.com

Tanner Milne, MBA, SIOR, CCIM
tanner@menlocre.com