



FOR LEASE

41,673 SF OF FLEX INDUSTRIAL SPACE AVAILABLE

2065 WEST OBISPO AVENUE, GILBERT AZ 85233

FOR MORE LEASING INFORMATION:

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SUITE 101/ 41,673 SF

Suite 101 offers 41,673 SF of premier office space for lease at \$16.50 NNN. Features include prime US-60 and Loop 101 access, 146 parking spaces, monument signage, a grand lobby, smart technology, private lounge areas, collaborative meeting rooms, and modern executive offices tailored to support contemporary business needs.



PROPERTY HIGHLIGHTS

LEASE RATE: \$16.50 NNN



PRIME FREEWAY ACCESS

Minutes from US-60 and Loop 101 (Price Freeway) for convenient valley-wide connectivity.



AMPLE PARKING

146 spaces provides plenty of parking for employees and visitors.



HIGH-VISIBILITY SIGNAGE

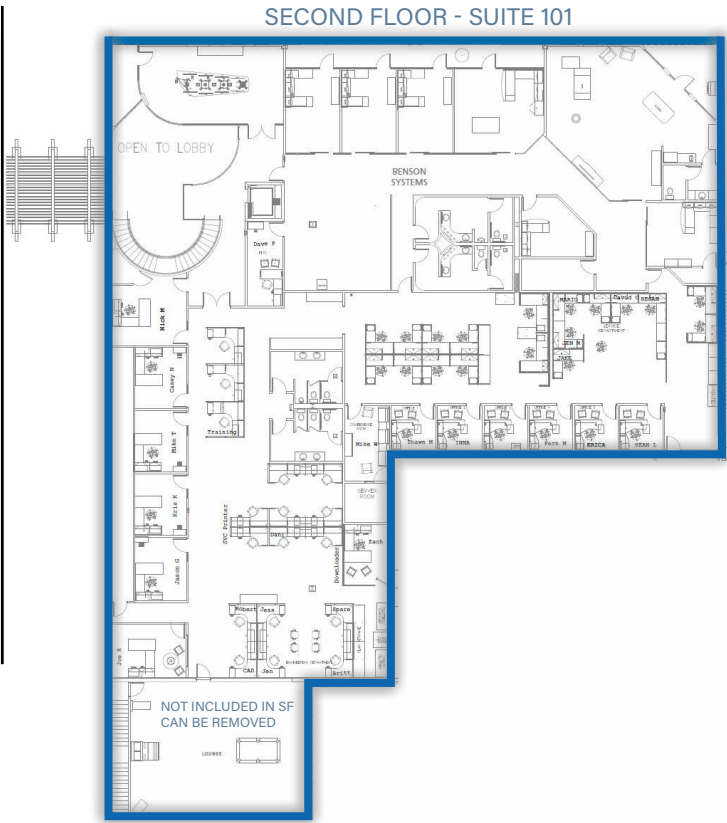
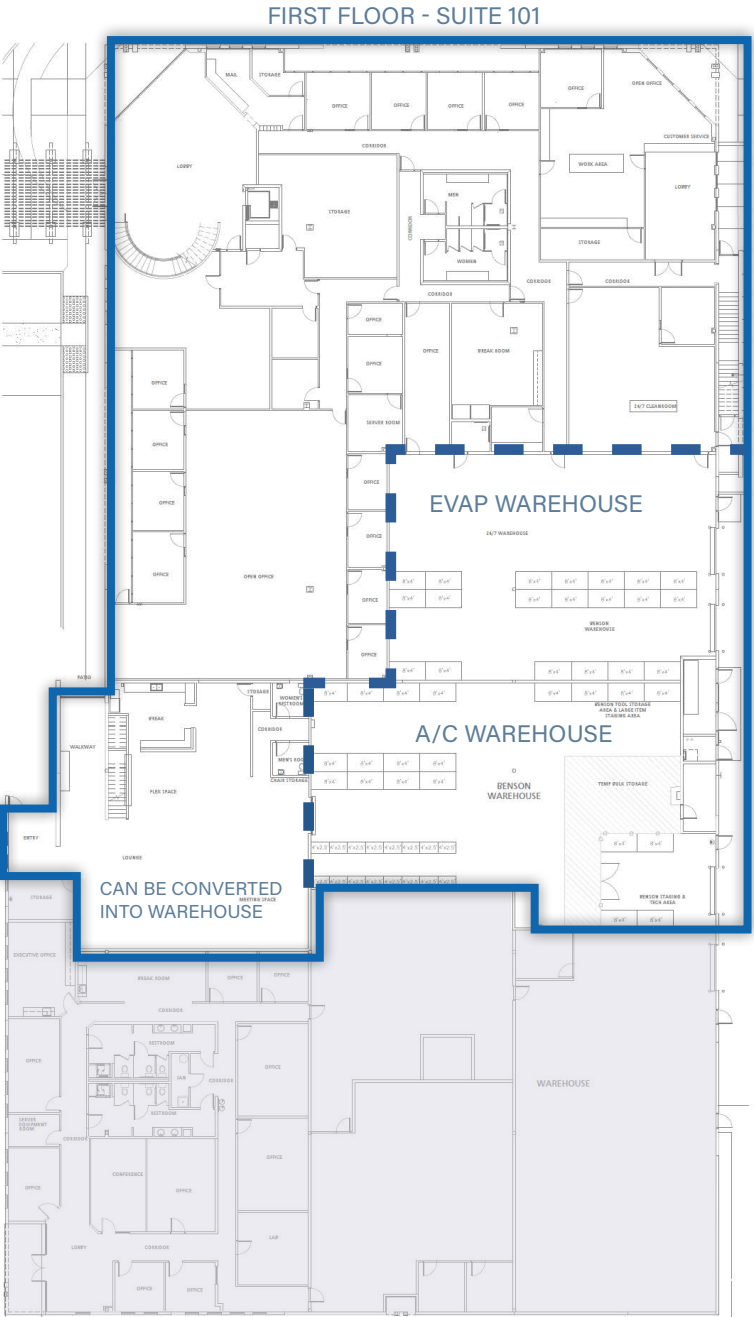
Monument signage opportunity to maximize brand exposure.



AVAILABLE:
SUITE 101

1st Office SF:	18,515 SF
2nd Office SF:	15,498 SF
EVAP / A/C Warehouse SF:	7,660 SF
Total SF:	41,673 SF

- Grand Lobby and Reception Area
- Integrated Smart Technology throughout the Building
- Private Lounge & Recreation Areas
- Collaborative Meeting and Conference Rooms
- Ample Parking
- Modern, Flexible Workspace Solutions
- High-end Executive Offices
- Floor Plan Designed to Support Modern Business Operations



LEASE RATE: \$16.50 NNN

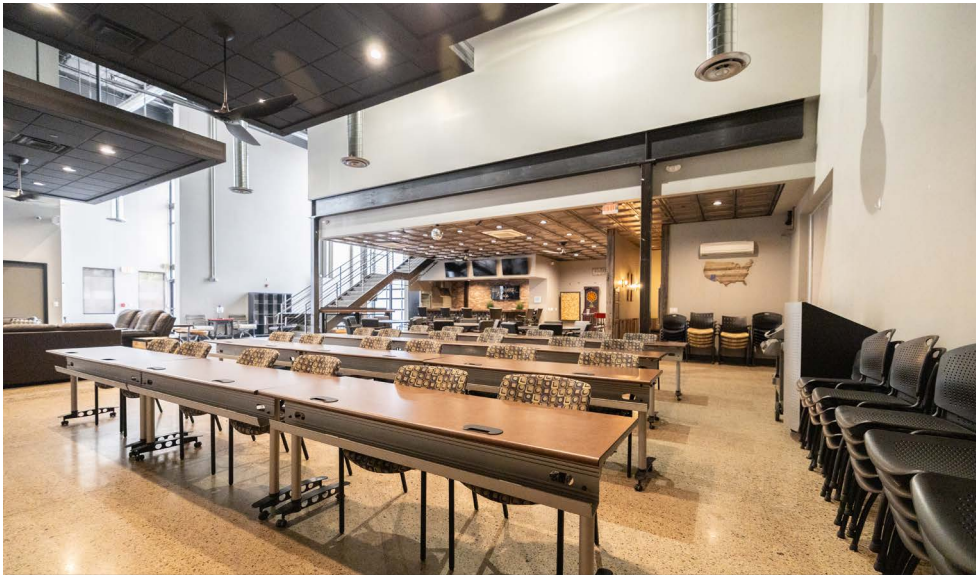
SUITE 101



RECEPTION/ENTRY



OPTIONAL 2ND FLOOR LOUNGE



OPTIONAL 1ST FLOOR ADDITION



CONFERENCE ROOM

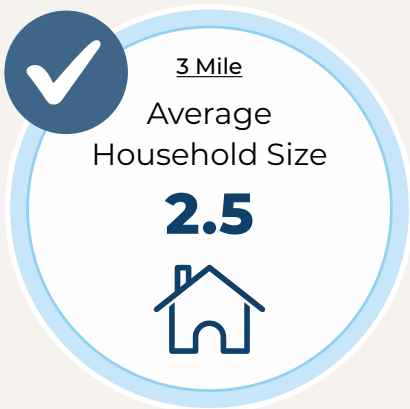
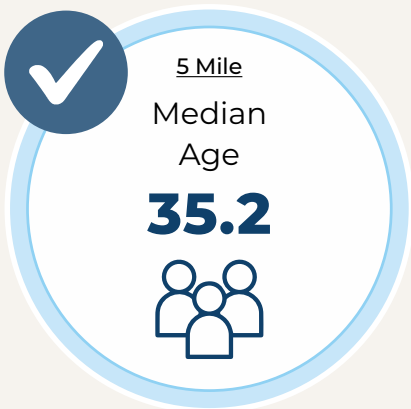
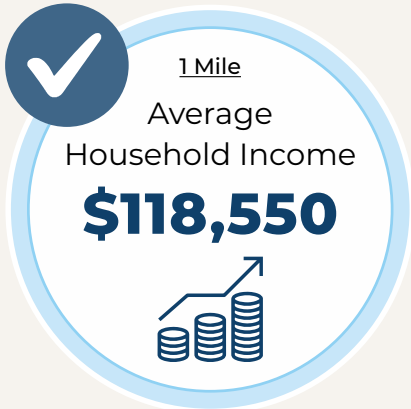
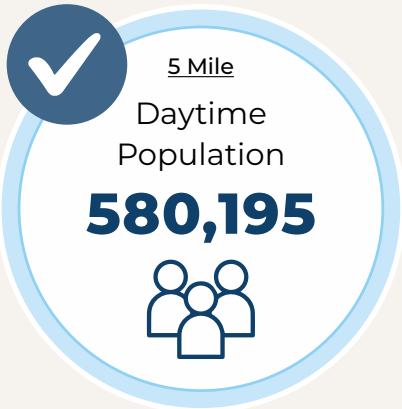


BULLPEN

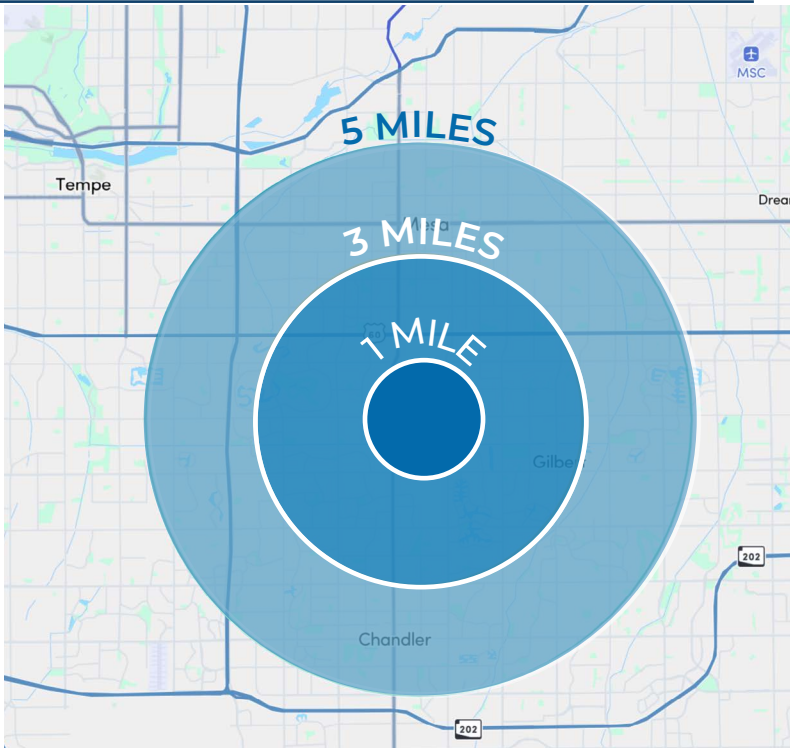


EXECUTIVE OFFICE

PROPERTY DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	19,263	214,224	580,195
Estimated Population:	9,819	142,560	422,340
Average Household Income:	\$118,550	\$110,302	\$113,171
Median Age:	35.9	34.7	35.2
Average Household Size:	2.4	2.5	2.6
Total Businesses:	869	8,850	21,675
Total Employees:	9,444	71,664	157,855





ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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