

Office Suite Available For Sublease

Gilbert Business Park

971 N. Gilbert Rd, Ste. 315 | Gilbert, Arizona 85234



GILBERT RD AND GUADALUPE RD



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

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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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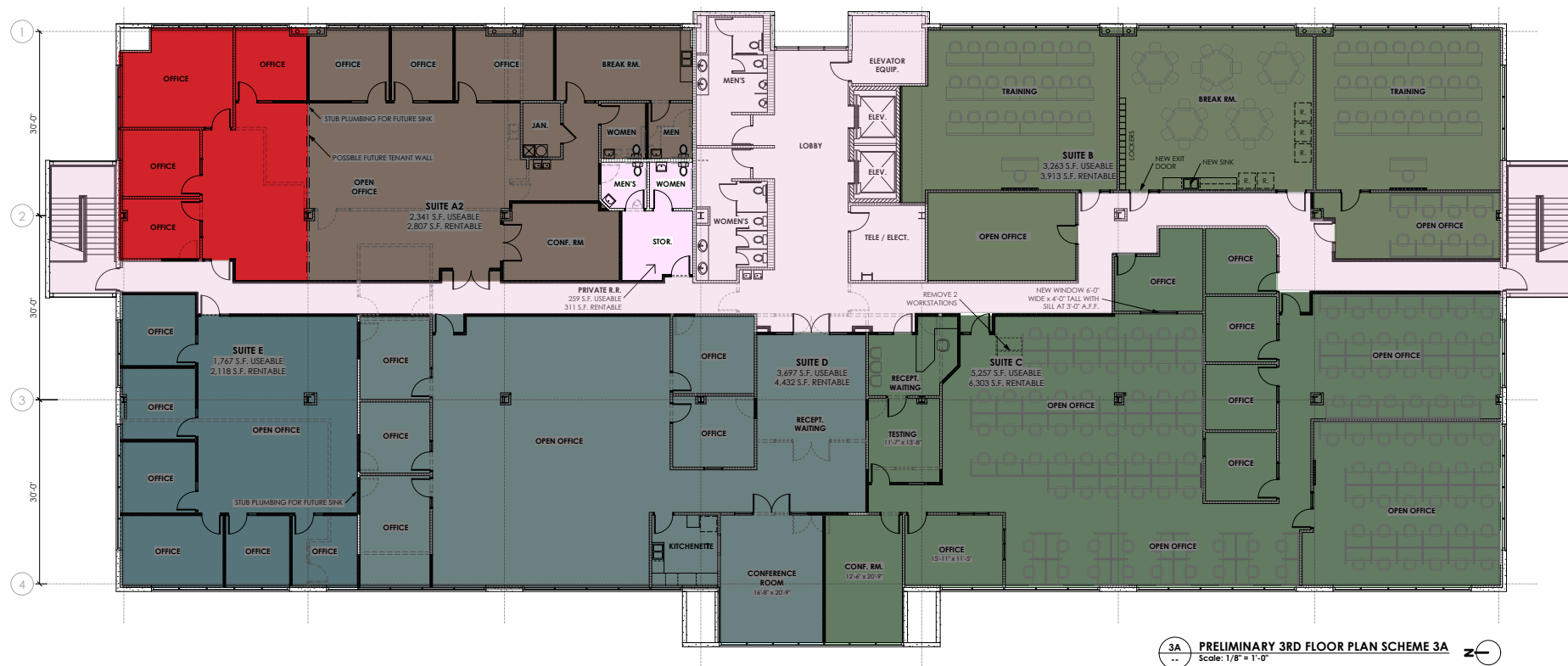


Suite 315 | ±1,414 SF | \$28.25/SF/Yr (Full Service)

Lease Term Exp. 8/31/2028

Common Area

Leased



3A PRELIMINARY 3RD FLOOR PLAN SCHEME 3A
Scale: 1/8" = 1'-0"

971 N GILBERT RD | 3RD FLOOR



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GILBERT BUSINESS PARK PROPERTY DETAILS

Built in 2008, Gilbert Business Park is a ±76,979 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. Gilbert Business Park is parked at a ratio of 4/1,000 SF and building signage can be made available for a larger tenant. With close proximity to the US-60 within the East Valley's Superstition Corridor you will find a favorable environment for building your business at Gilbert Business Park.



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GILBERT RD (35,899 VPD)

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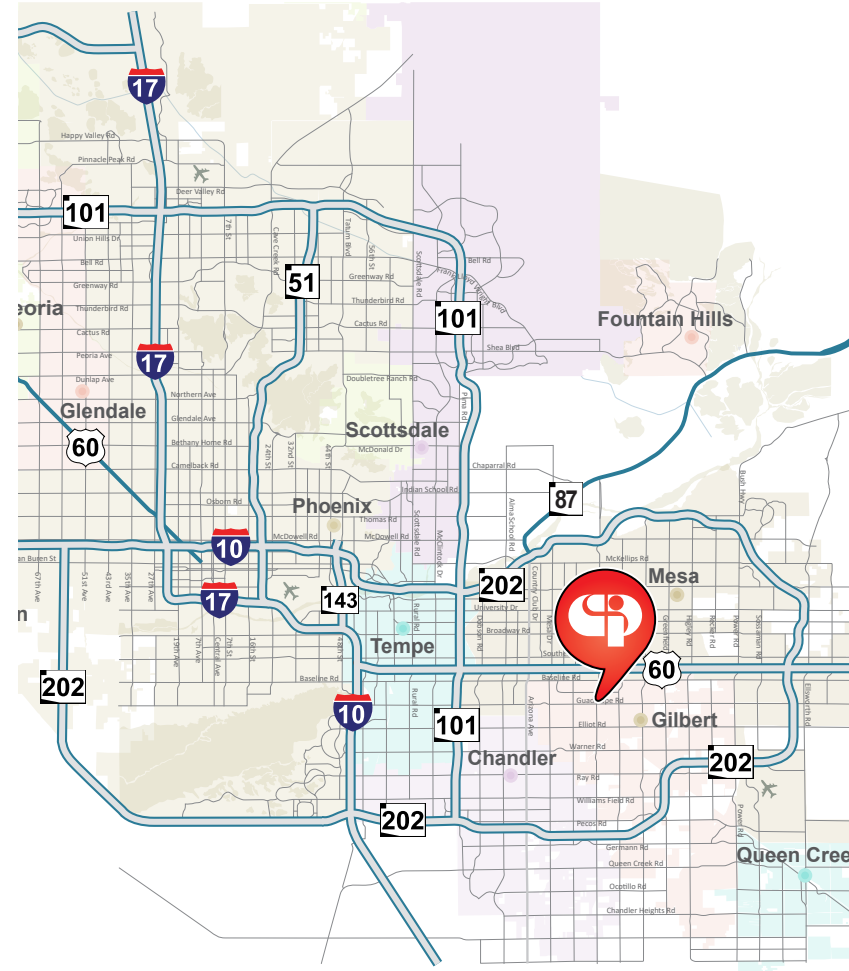
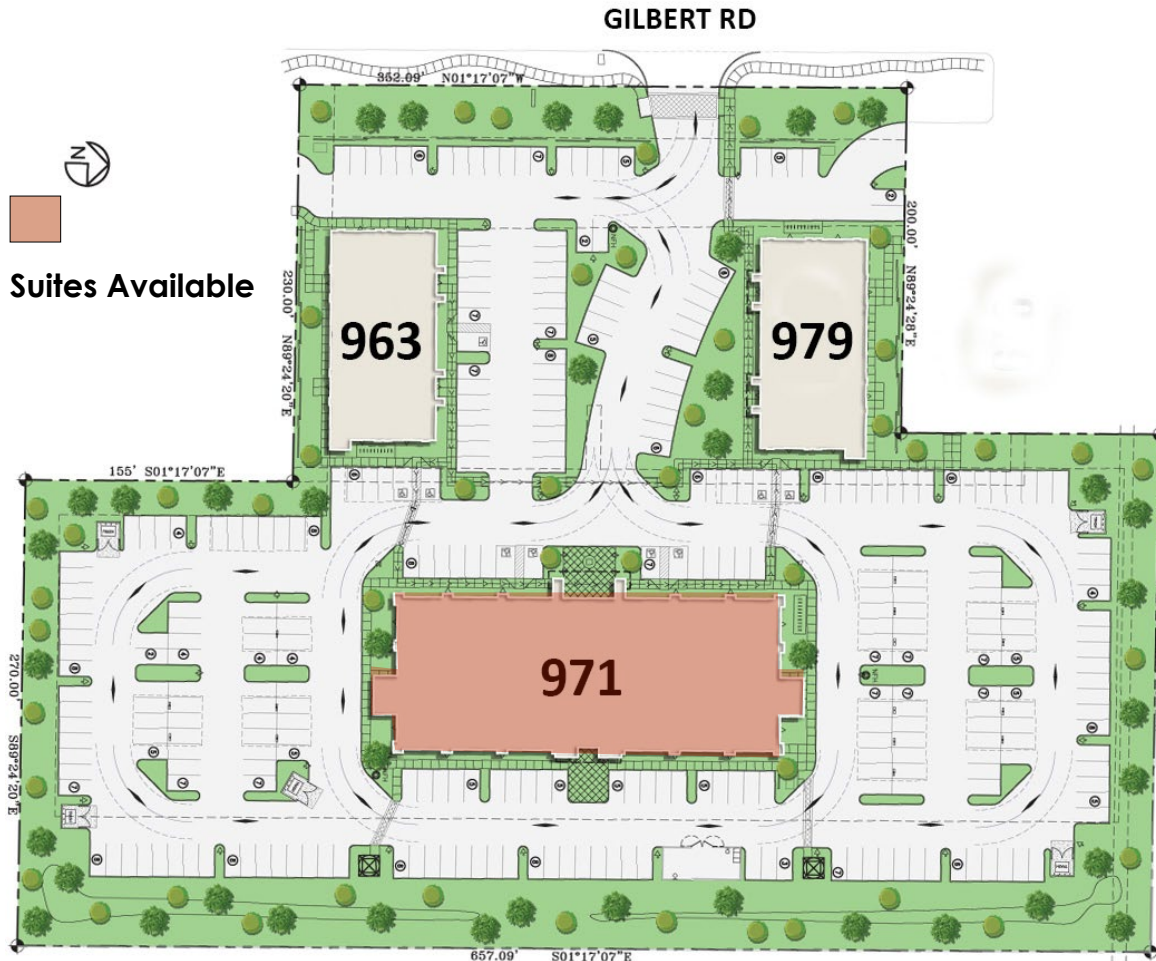
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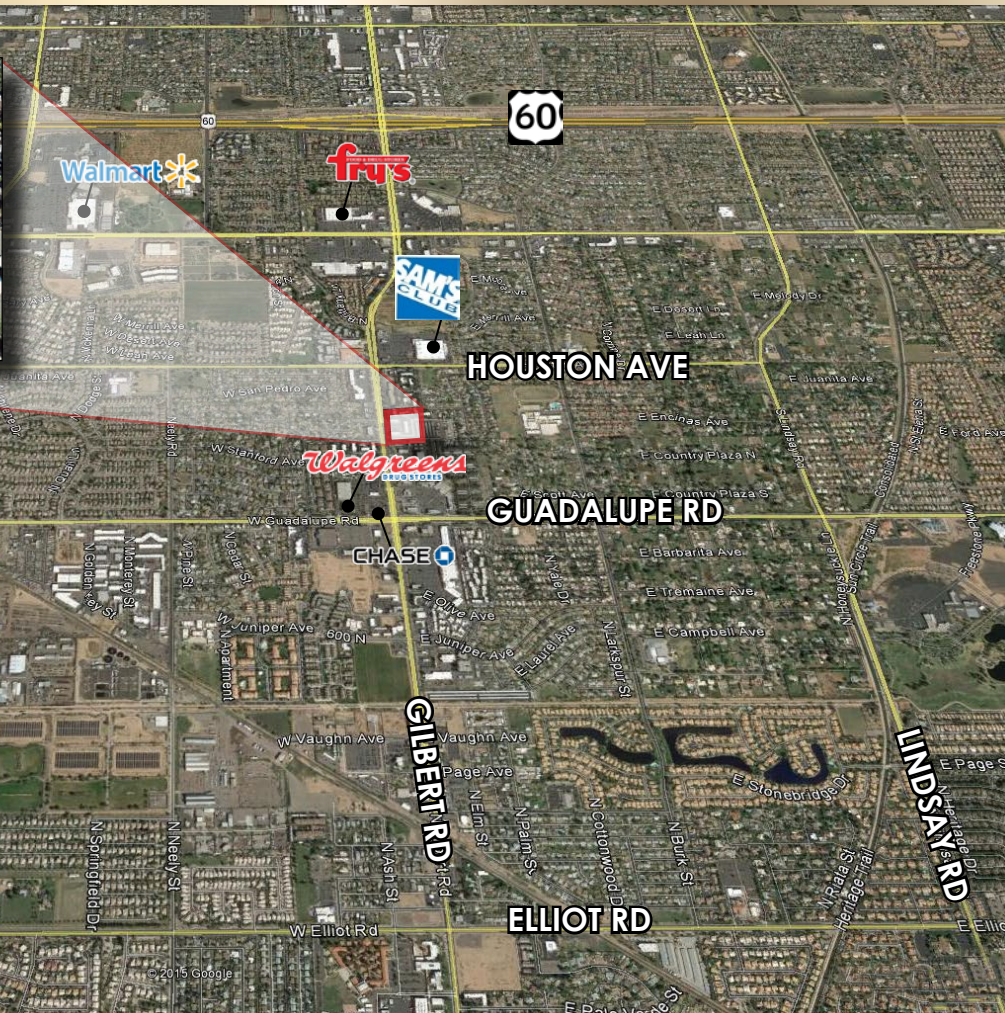
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GILBERT, AZ

Located southeast of Phoenix, **Gilbert, Arizona** has a targeted focus in the Science, Technology, Engineering and Math industries. Gilbert is home to many companies with focuses in Advanced Manufacturing, Aerospace and Defense, Biotechnology, Clean Technology and Renewable Energy. Recent years have seen an influx of world-class facilities talent, innovations and public-private partnerships that mark Gilbert as a preferred environment for innovation and growth.

DEMOGRAPHICS

Population	225,000
Median Age	31.9
Average Income	\$85,672
Disposable Income	\$4.97 B

RATINGS & RANKINGS

- One of America's Top 20 Thriving Cities
- 33rd Best Place to live in the U.S.
- 2nd Safest City in the U.S.
- Fastest Growing Community in Arizona
- Top Places in the Nation to Live & Learn

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