

# OFFICE SPACE FOR LEASE

CBRE



Elliot Rd

# 1460

## W Elliot Rd

GILBERT | AZ | 85233



# OVERVIEW

## OFFICE

- Office is shell space with the flexibility to design to fit your business needs
- Equipped with contemporary features to enhance productivity and comfort
- Having an office in a well-connected and convenient area is beneficial

## LOCATION

This prime location in Gilbert is strategically situated to easily access from major highways and public transportation making commuting convenient for employees and clients.

The area boasts a variety of nearby dining, retail and entertainment options,

**±2,515** AVAILABLE  
**SUITE 103/105** FOR LEASE

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# HIGHLIGHTS

## Property

- ±2,515 SF Multi Tenant Office Available
- ±11,470 RSF Office Building
- Built in 2017
- Parking Ratio 5.00/1,000 SF
- Zoned CC, Gilbert
- Parcel 302-22-436
- Building Signage Available
- Elliot Road frontage for excellent visibility
- Centrally located between Loops 101 & 202 and US 60 freeway

## Amenities

Excellent shopping and restaurants within walking distance

- **Shopping and Dining**  
San Tan Village shopping center nearby featuring a variety of shops, restaurants and entertainment options
- **Schools**  
Area served by several highly-rated public schools
- **Parks and Recreation**  
Nearby parks Freestone Park and Riparian Preserve at Water Ranch offer walking trails, sports facilities and picnic areas

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Tierra Office Park



FOR LEASE



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**W Elliot Rd**  
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Tierra Office Park





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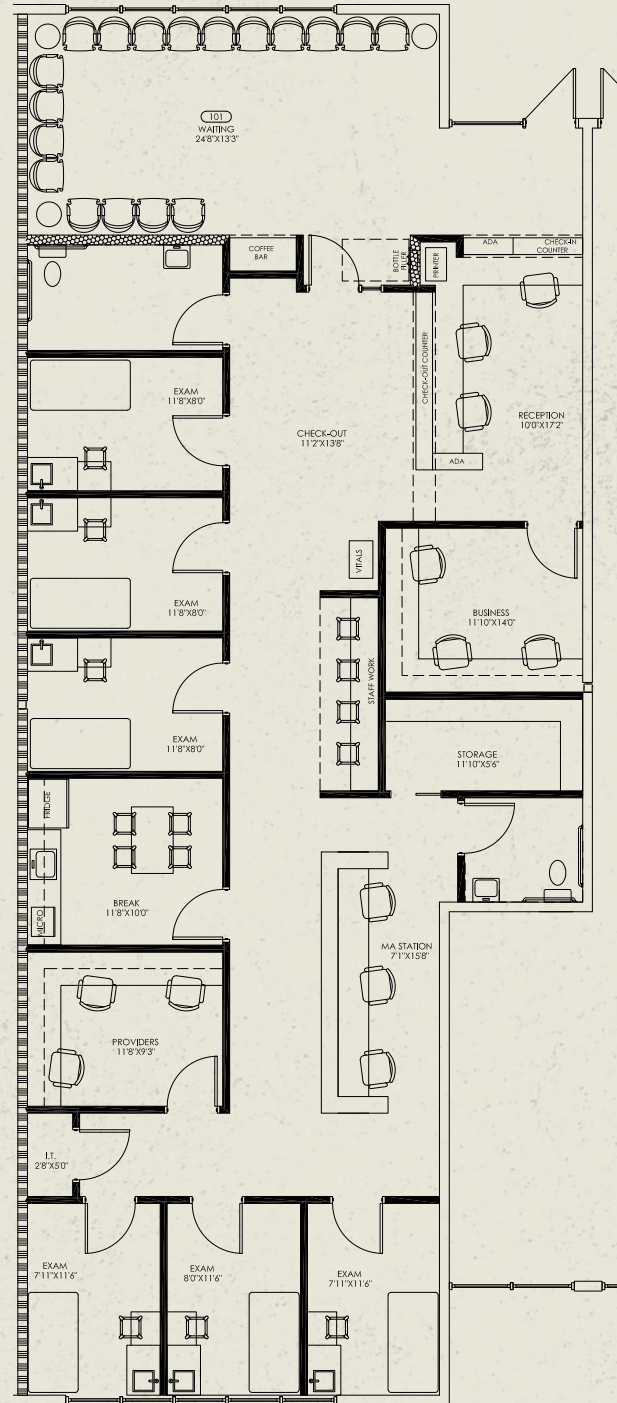


Multi-Office Park



# FLOOR PLAN

Conceptual



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## CONTACT US

### JAMIE SWIRTZ

O +1 602 735 5630

C +1 480 343 8586

[jamie.swirtz@cbre.com](mailto:jamie.swirtz@cbre.com)

### JOE PEQUENO

O +1 602 735 5613

C +1 602 510 0003

[joe.pequeno@cbre.com](mailto:joe.pequeno@cbre.com)

**CBRE**

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