

**NNN Investment
or
Owner/User Sale**

FOR SALE



715 N GILBERT RD, MESA, AZ 85203



ALEX AFFAS, CCIM
Designated Broker
(480) 516-2046
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715 N GILBERT RD

Asking Price

\$1,500,000.00 (\$208.00/SF)

Property Features

± 7,212 Square Feet | Professional Office and/or Medical User

± 0.65 Acre | Freestanding Building

Two Suites (with Separate Entrances) Combined by a Shared Hallway

15 Built Private Offices with the Option to Add More

Multiple Bullpen / Gathering Areas & One Designated Conference Room

Six (6) Total Restrooms and Large Break Room / Kitchen

Outdoor Patio Area | 30 Parking Spaces (8 Covered)

Monument Signage on Gilbert Road

Zoned OC (Office Commercial), City of Mesa

715 N GILBERT RD

Investment Opportunity

Brand New Triple Net Lease at Close of Escrow

Tenant is a Licensed Provider for the Division of Developmental Disabilities (DDD) Program in Arizona

Multiple Locations User located throughout the State of Arizona

Strong Financials | As-Is Move-In

The New Buyer has the flexibility to draft their own Lease Agreement

Buyer is responsible for compensating Tenant Broker

Net Operating Income \$129,816.00 | 8.65% Cap Rate

Owner/User

Property is also Available For Sale and Immediate Occupancy

SUITE ONE



SUITE TWO



AERIAL VIEW

Gilbert Rd

[Dropbox Link to
Photo Album](#)