

FORUM

AT GILBERT RANCH

1472, 1482, 1528, 1530 E Williams Field Rd
2314 S Val Vista Rd

Gilbert, AZ 85295

FIRE LANE NO PARKING

Premier Business Location with Abundant Amenities

- Booming in business and leisure activities, the community has been named the most prosperous City in the Nation according to Economic Innovation Group.
- Gilbert is the city where Millennials are buying homes according to SmartAsset.
- With access to an educated and diverse workforce, a pipeline of emerging technologies from statewide universities, ease of market access and a unbeatable quality of life, it is no wonder world-class companies choose Gilbert.
- Located in the southwest valley of the Phoenix metropolitan area, Gilbert, Arizona has seen an influx of world-class facilities, talents
- Frontage on Val Vista Drive has immediate access to Loop 202 and the Phoenix-Mesa Gateway Airport. Just a half hour from downtown Phoenix and Sky Harbor International Airport.
- Strong medical demand in the area anchored by nearby Dignity Health's Mercy Gilbert Medical Center.
- More than 2.2M SF of surrounding retail offerings, including nearby San Tan Village, a 1.2MSF open-air mall with more than 100 shops. Within a two-mile radius, there are 11 banking locations, 4 hotels, 10 grocery stores, 6 gyms, and 78 eateries. Within a 5-minute walk, to Starbucks, Raising Canes, Blue 32 sports bar, Fox Cigar Bar, Pita Jungle, Einstein Bagels, Sprouts Farmers Market, CVS and Zelles Pizza.
- Downtown Gilbert is a premier dining area within Metropolitan Phoenix. Located within an 11-minute drive are 20 restaurants that feature some of the Valley's premier restaurateurs, including Craig DeMarco's Postino Wine Bar, Sam Fox's Zinburger and Linda Nash's Barrio Queen.
- Within a 3-mile radius, the average household income is \$163,430.

Property Highlights

Five steel framed Class A office medical buildings in well-appointed campus setting, offering exceptional glass lines, modern construction and improvements, subterranean and covered parking including excellent ingress and egress with abundant on-site amenities.

Space Available	1482 E Williams Field Rd Suite 201: ±3,467 SF
Asking Rate	\$30.00/SF NNN
Parking Ratio	±4.5/1,000 SF
Parking Rates	Executive level underground \$65.00/stall/mo Canopy reserved \$45.00/stall/mo
Signage	Various building signage opportunities
Amenities	Several restaurants located within the project

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Gilbert By The Numbers



Recognition



Number of Employees

95,987



Population

324,522



Employment Population

177,713



Projected 2030 Population

337,156



College Educated Population

162,131



Average Household Income

\$158,737



Median Household Income

\$128,142



Median Home Value

\$559,059

Source: Esri, 2025; 5-Mile Radius

AAA

from all 3 major rating agencies

6th

Best Place for Families

(This Old House, 2025)

5th

Best Place for First-Time Homebuyers

(Good Morning America, 2025)

BEST

100 Best Places to Work and Live in Arizona

(AZ Big Media, 2025)

11th

Best City to Live in the U.S.

(Livability, 2025)

**Tourism
Award**

National Tourism Accreditation

(Destinations International, 2025)

**100
Healthiest**

One of the Healthiest Workplaces in America

(Healthiest Employers, 2024)

Site Plan

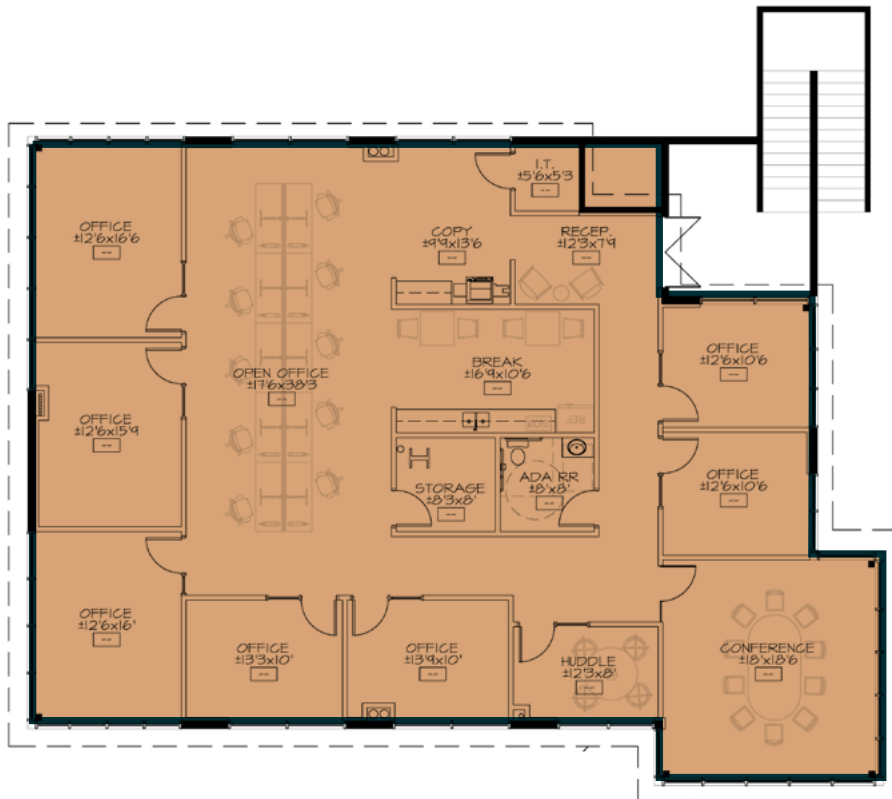


Available Suites

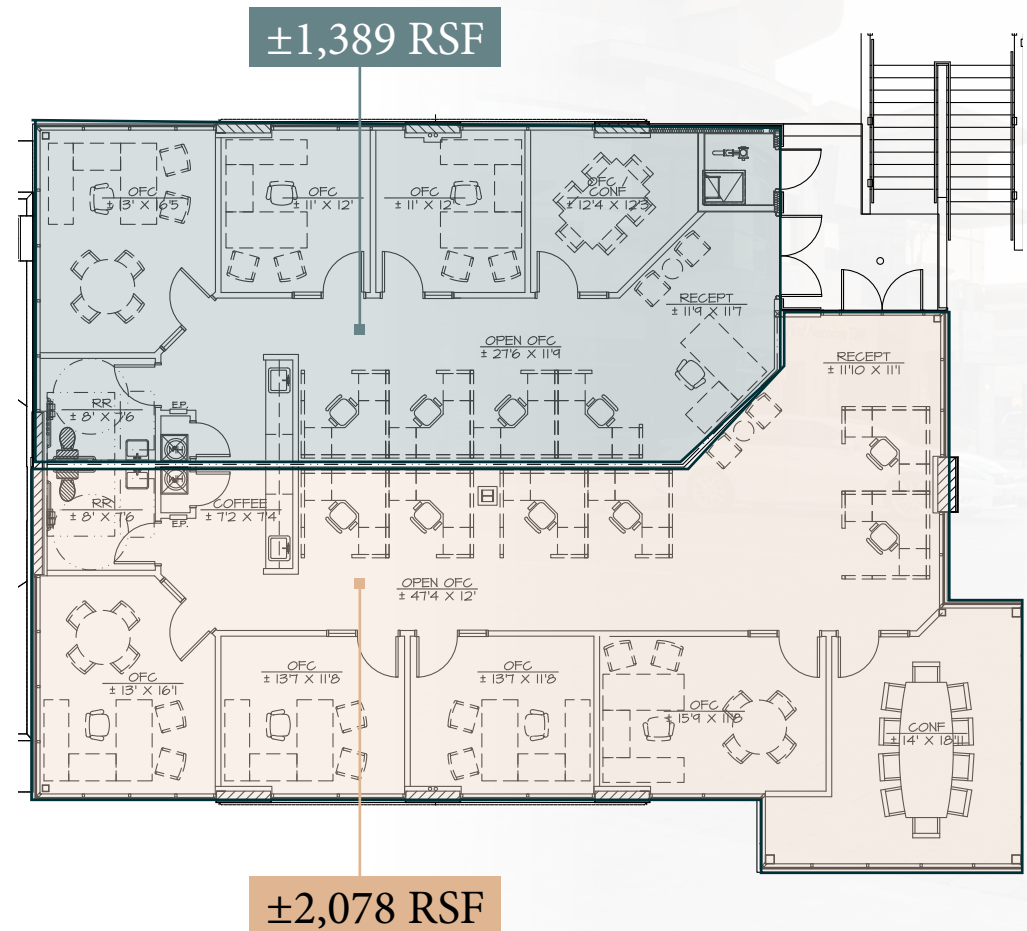
Suite 201 — ±3,467 SF

\$30.00 SF NNN

Conceptual Floor Plan



Conceptual Demised Floor Plan



NOT TO SCALE

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