



Menlo Group
COMMERCIAL REAL ESTATE



OFFICE INVESTMENT

+/- 5,102 SF AVAILABLE FOR SALE

725 W ELLIOT RD., BLDG. 1,
GILBERT, AZ 85233

Exclusively listed by:
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PROPERTY SUMMARY

SALE PRICE	\$2,750,000
SALE PRICE PER SF	\$539.00
BUILDING SIZE	+/- 5,102 SF
PROPERTY TYPE	Office Condo
SALE TYPE	Owner/User
OCCUPANCY	70%
2025 PROPERTY TAXES	\$9,339.64
YEAR BUILT	2005
APN	302-32-966 & 967
ZONING	C-1, Gilbert

PROPERTY HIGHLIGHTS

- Office Condominium within Ventura Professional Village
- Professional Office Build-Out
- Newly Remodeled with High-End Finishes Throughout
- Owner/User or Value Add Investment Opportunity
- +/- 1,500 SF Vacant for Owner/User or Potential Owner Sale/Leaseback
- Full Service leases in place with Executive Suite Tenants who occupy +/- 3,602 SF
- Building and Suite Signage Available
- Prominent Gilbert location, a sought-after submarket, with numerous Business & Retail Amenities nearby
- Easy access to US60, Loop 101 and South Loop 202
- Parking Ratio: 3.92/1,000 SF with Covered Parking
- In-place income with Value Add upside potential



PROPERTY DESCRIPTION

725 W Elliot is an office condominium in a highly desirable Gilbert submarket. The property offers a compelling owner/user or value-add investment opportunity, featuring in-place income from executive suite tenants on full-service leases for an upside potential through lease optimization. The location offers synergistic opportunities with other businesses located within this professionally managed association. Easy access to local freeways and other business/retail amenities make this an ideal location.

PROPERTY FEATURES

- Number of Floors: One (1)
- Number of Executive Suite Tenants: Seven (7)
- Vacant SF: +/- 1,500 (30%)
- Occupied SF: +/- 3,602 (70%)
- Year Built: 2005
- Zoning: C-1, City of Gilbert
- Parking Ratio: 3.92/1,000 SF
 - Covered parking
- HOA: Ventura Professional Village
 - Professionally Managed

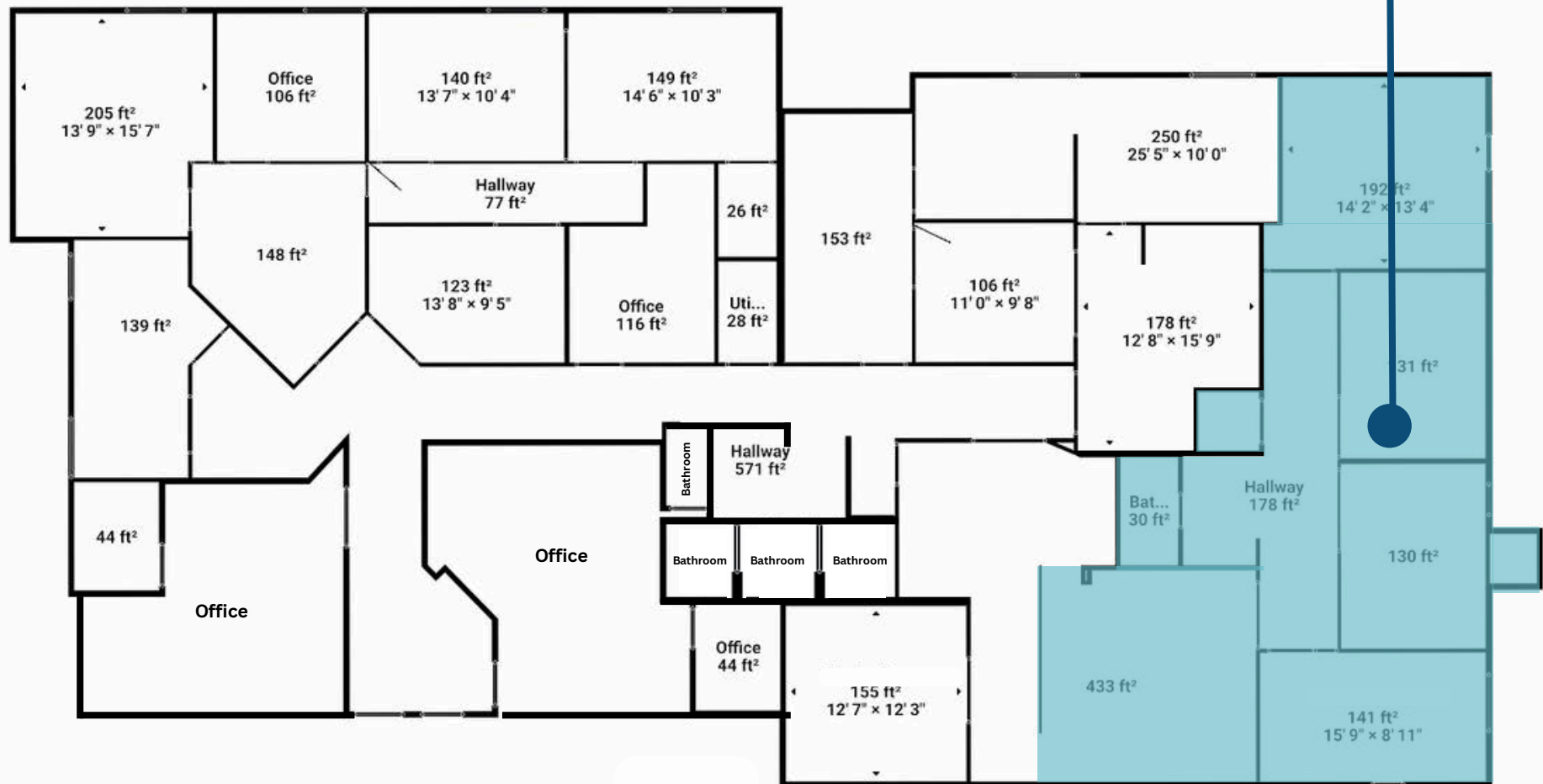


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FLOOR PLAN

**Available for
Owner/User
+/- 1,500 SF**



All floor plans, dimensions, and configurations are approximate and provided solely for general reference purposes. Prospective tenants/buyers should independently verify all information.

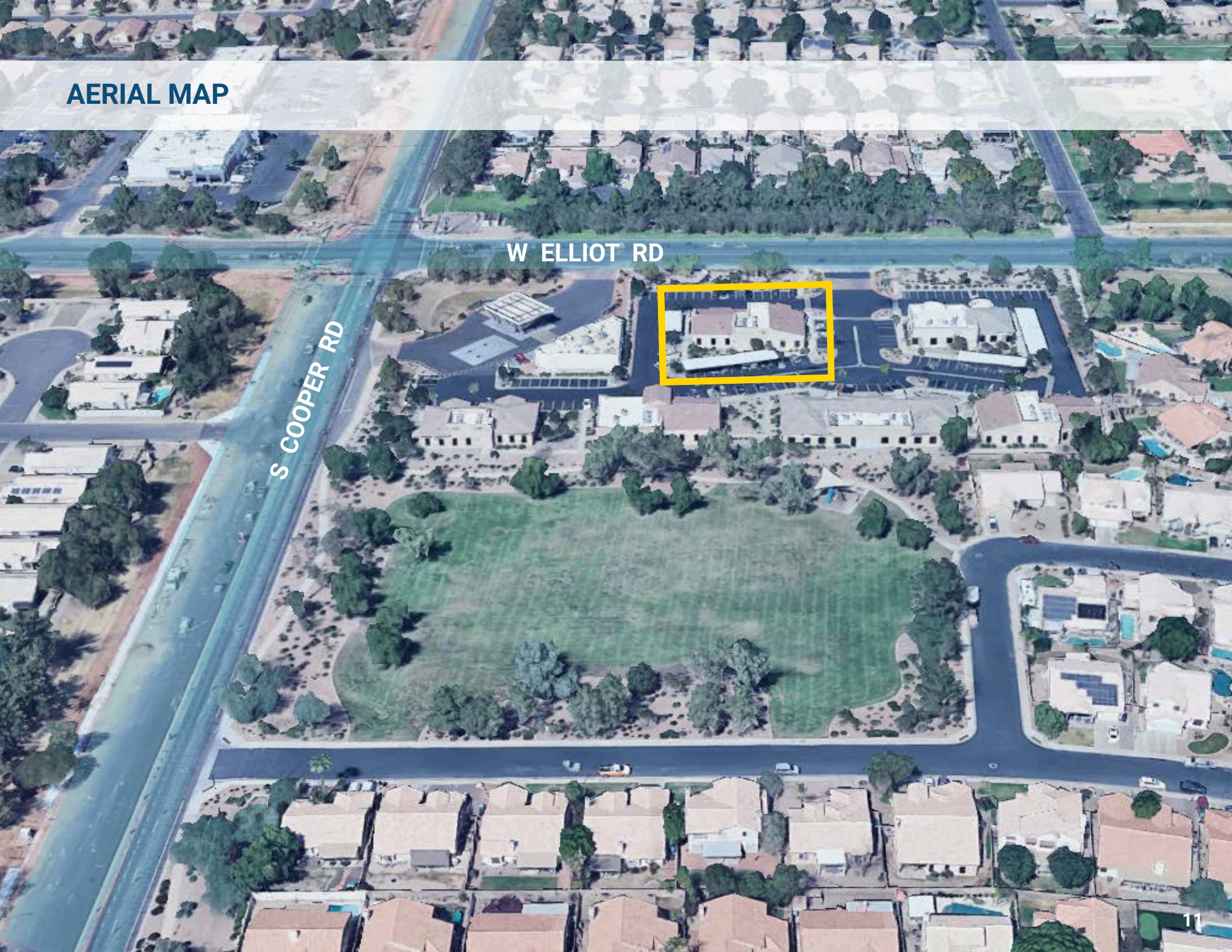


RENT ROLL

Tenant	Suite Number	Size (SF)	Lease Type	Monthly Rent	Annual Rent	Security Deposit	Lease Start	Lease End
Arizona Ins Group, LLC	101.1	343	Full Service	\$1,250	\$15,000	\$1,250	6/15/26	5/31/27
Virtual Suites	-	-	-	\$100	\$1,200	-	MTM	MTM
Balance Holistic Hair Studio	101.2 101.6	697	Full Service	\$2,424	\$29,088	\$2,500	2/1/25	1/31/30
Metro Valley Insurance	101.3	514	Full Service	\$1,530	\$18,360	\$1,500	11/1/24	10/31/26
The Beauty Clinic LLC	101.4	624	Full Service	\$1,350	\$16,200	\$1,250	1/1/24	12/31/26
Spinehouse	101.5	380	Full Service	\$1,750	\$21,000	\$1,150	6/1/25	5/31/28
Tax Gilbert	101.8	178	Full Service	\$2,750	\$33,000	None	3/1/22	2/28/27
Getaway Propertes AZ	102	1,500	Full Service	\$6,000	\$72,000	None	MTM	MTM
TOTALS		4,236		\$17,154	\$205,848			



AERIAL MAP





Aerial Map

