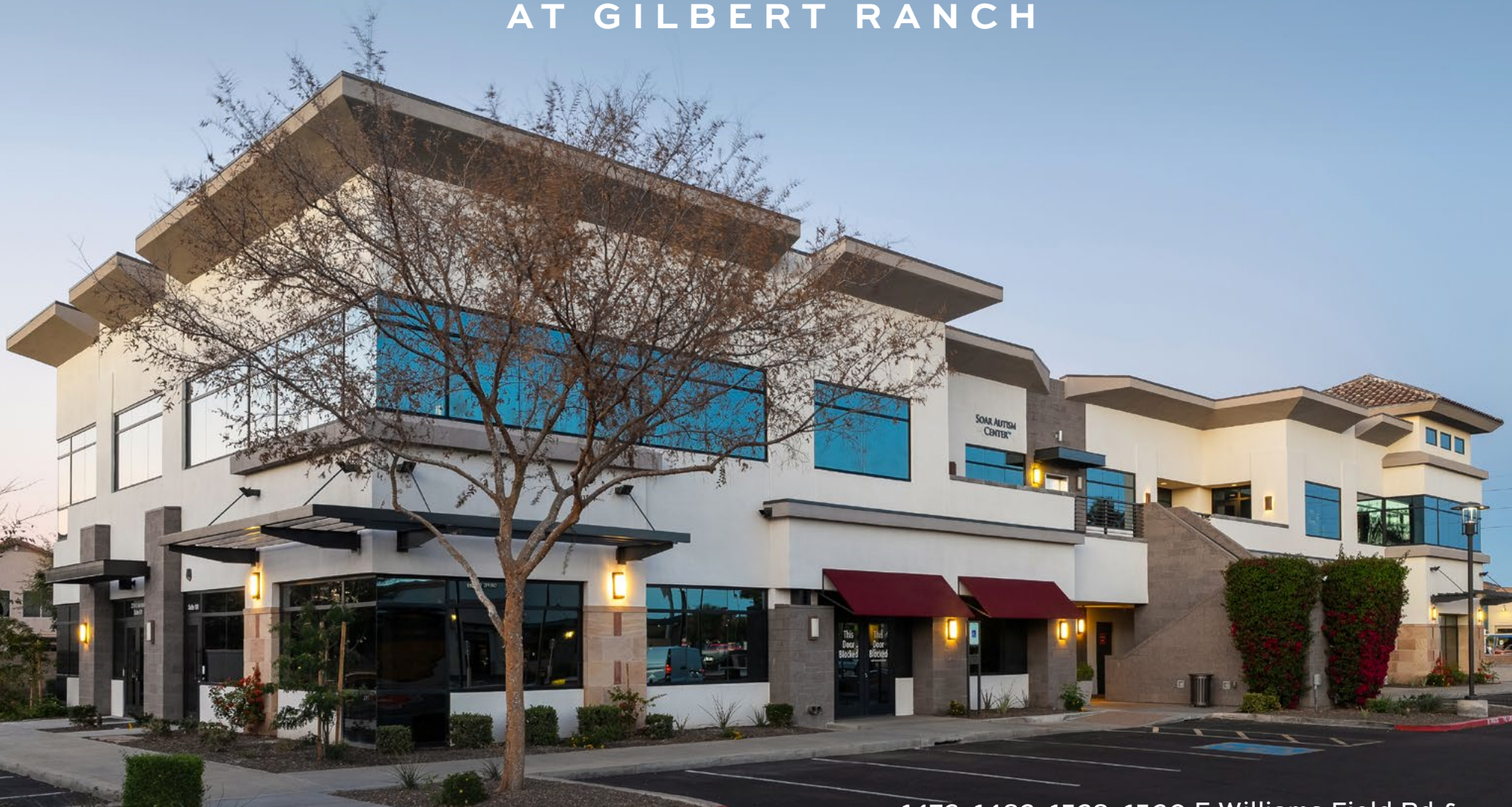


THE FORUM

AT GILBERT RANCH



Class A Office & Medical For Lease

1472, 1482, 1528, 1530 E Williams Field Rd &
2314 S Val Vista Dr | Gilbert, AZ 85295



Property Highlights

The Forum at Gilbert Ranch is a premier office and medical office campus positioned at the high visibility northwest corner of Val Vista Drive and Williams Field Road. This collection of five Class A, steel framed buildings feature modern construction, expansive glass lines, and a robust mix of on site amenities—creating an exceptional environment for today’s medical and professional users.

SPACE AVAILABLE & LEASE RATES

1482 E Williams Field Rd

Suite 201: $\pm 3,467$ SF

Lease Rate: \$30.00/SF NNN

1528 E Williams Field Rd

Suite 202: $\pm 8,176$ SF¹ Available 03-01-2027

Lease Rate: \$31.00/SF NNN

1528 E Williams Field Rd

Suite 205: $\pm 6,403$ SF¹

Lease Rate: \$31.00/SF NNN

1530 E Williams Field Rd

Suite 206: $\pm 1,688$ SF

Lease Rate: \$32.00/SF NNN

¹Contiguous to $\pm 14,579$ SF

NNNs

\$7.73/SF. In addition to \$7.73/SF NNNs, Tenant pays to clean their own suite and utilities.

PARKING RATIO

$\pm 4.5/1,000$ SF

PARKING RATES

Executive level underground

\$65.00/stall/mo

Canopy reserved \$45.00/stall/mo

SIGNAGE

Various building signage opportunities

AMENITIES

Several on-site and every surrounding corner also has retail & restaurant

FREEWAYS

5 Minutes to Loop 202

LOCATION

Premier Business Location

FRONTAGE

Val Vista & Williams Field direct access

MEDICAL DEMAND

Dignity Health’s Mercy Gilbert Campus
6 Minutes Away



THE FORUM AT GILBERT RANCH

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 an 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 are 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 \$164,674**.

Gilbert by the Numbers

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	19,182	119,071	323,697
2030 Projected Population	20,061	125,849	336,240
AGE			
2025 Median Age	33.2	35.7	35.9
HOUSEHOLD INCOME			
2025 Average Household Income	\$139,613	\$164,674	\$159,513
2030 Average Household Income	\$153,210	\$185,488	\$179,227
HOUSING VALUE			
2025 Median Value of Owner Occupied Housing Units	\$518,244	\$565,087	\$560,897
DAYTIME POPULATION			
2025 Daytime Population	22,421	107,775	282,409
Daytime Workers	65.0%	50.5%	47.1%
PLACE OF WORK			
2025 Businesses	871	3,293	8,014

WILLIAMS FIELD RD

TRAFFIC COUNTS:

E Williams Field Rd @ S Val Vista: 19,256 VPD

S Val Vista @ Williams Field Rd: 26,155 VPD

Source: 2025 TrafficMetrix

VAL VISTA DR

Site Plan



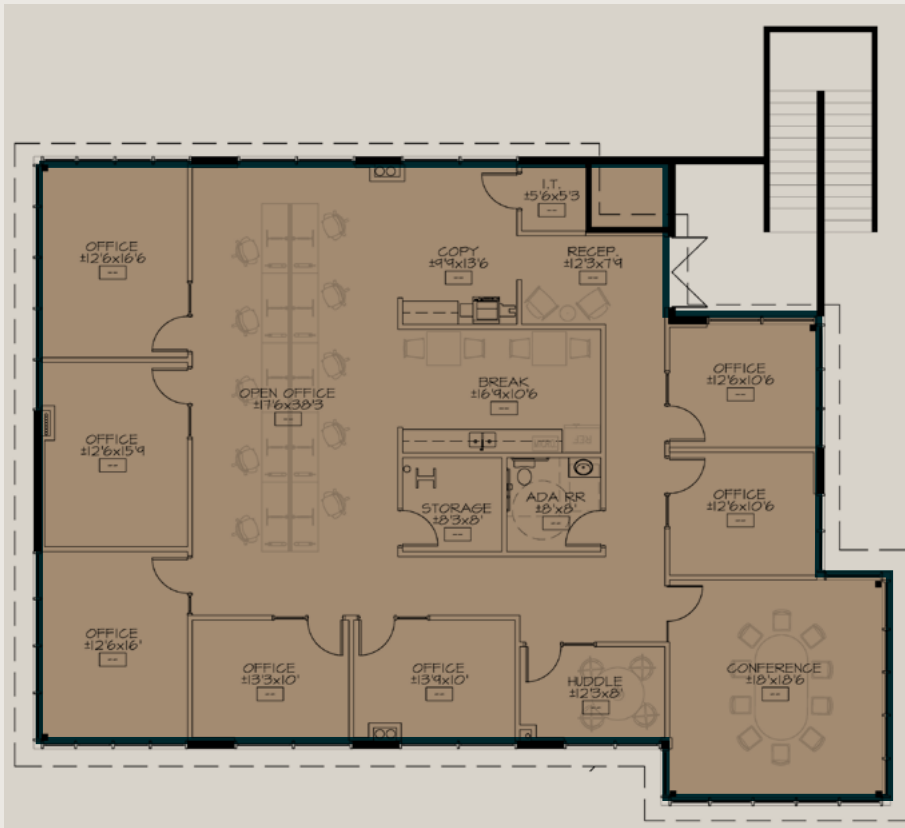
Available Suites

1482 E WILLIAMS FIELD RD

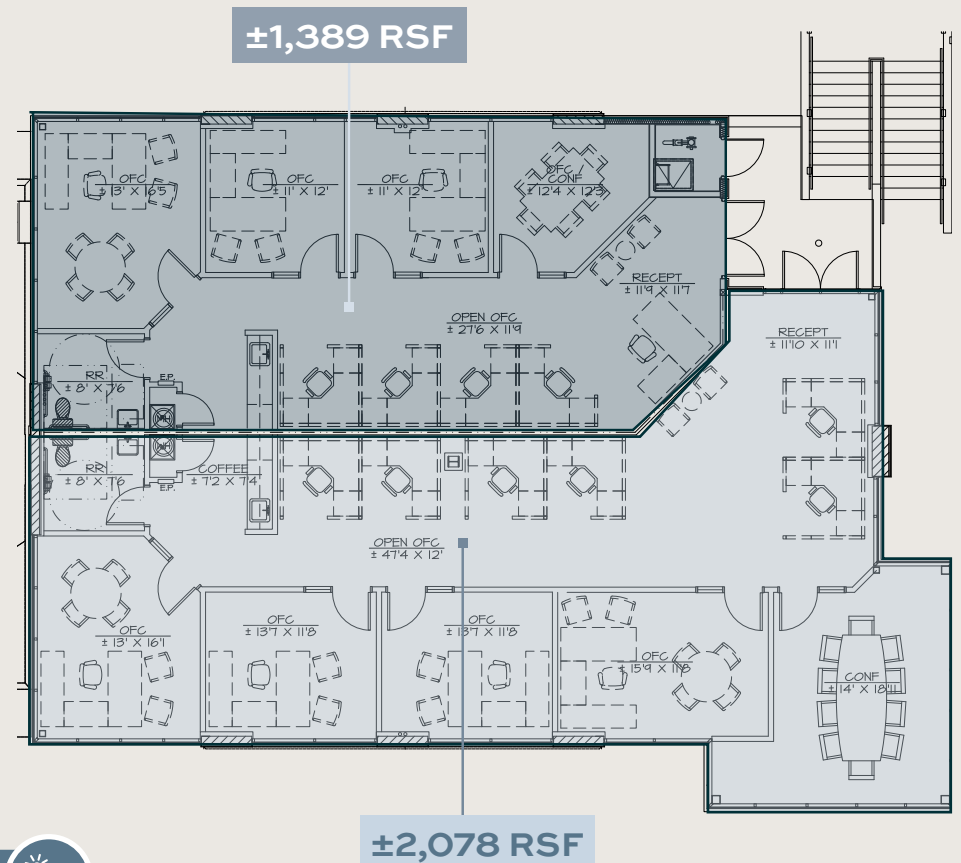
SUITE 201: $\pm 3,467$ SF | \$30.00 SF NNN

Space is in shell condition. Located on the 2nd floor with stair access only.
There is no elevator to this space.

CONCEPTUAL FLOOR PLAN



CONCEPTUAL DEMISED FLOOR PLAN



[Click Here For Virtual Tour](#)



Available Suites

1528 E WILLIAMS FIELD RD

SUITE 202: $\pm 8,176$ SF¹ (AVAILABLE 03/01/2027)

SUITE 205: $\pm 6,403$ SF¹ $\pm 14,579$ SF

¹CONTIGUOUS TO $\pm 14,579$ SF | \$31.00 SF NNN

AS-BUILT FLOOR PLAN

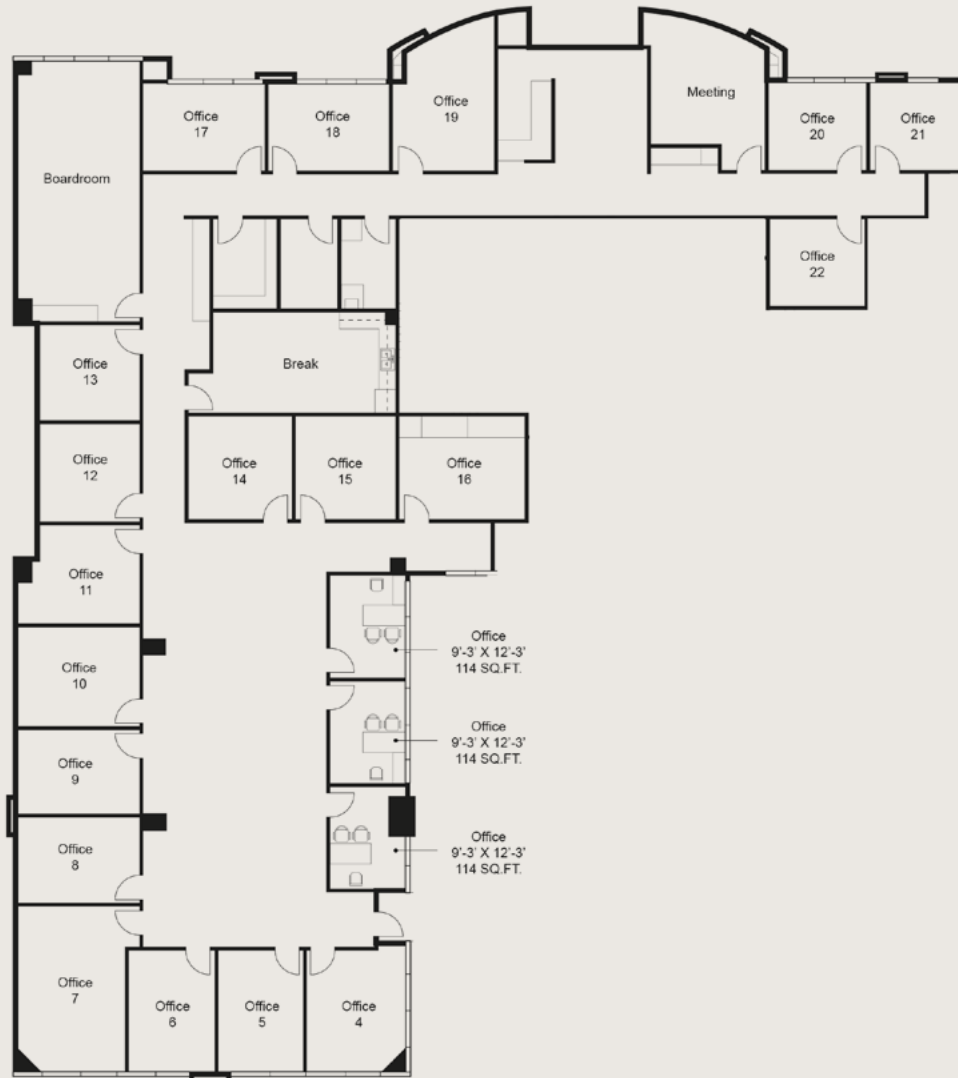


Available Suites

1528 E WILLIAMS FIELD RD

SUITE 202: $\pm 8,176$ SF¹ (AVAILABLE 03/01/2027) | \$31.00 SF NNN | ¹CONTIGUOUS TO $\pm 14,579$ SF

AS-BUILT FLOOR PLAN

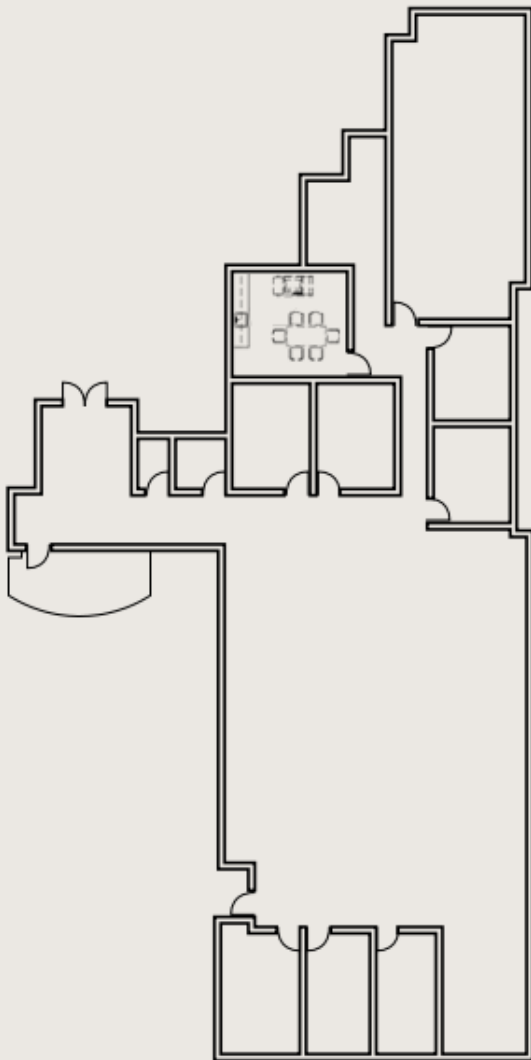


Available Suites

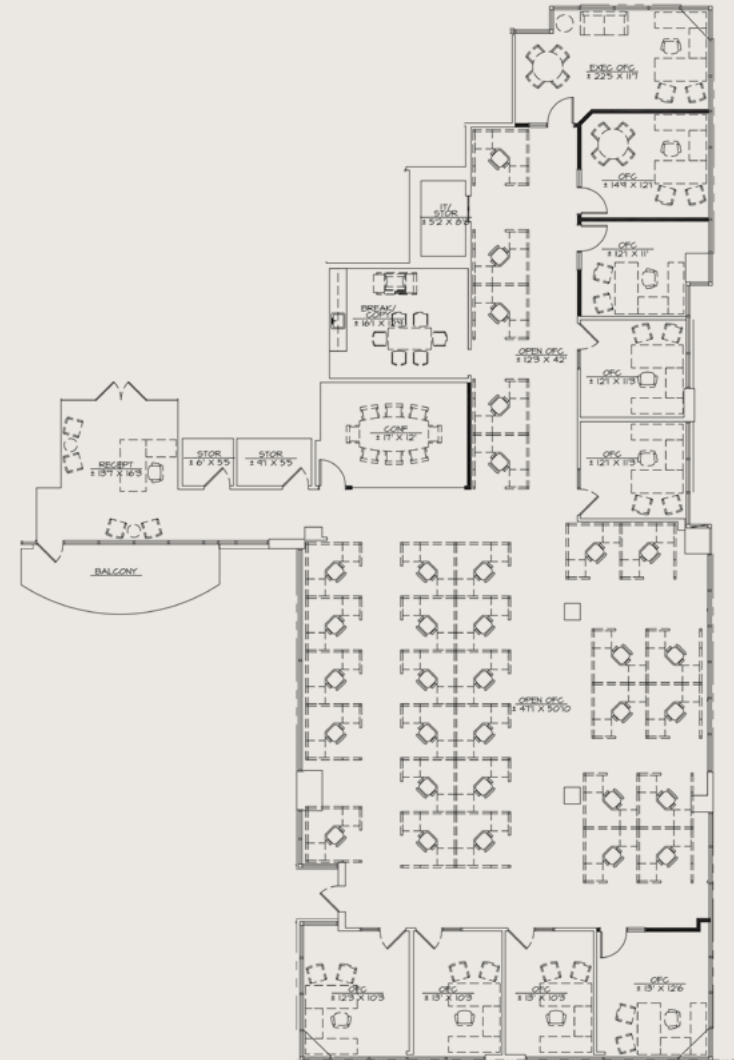
1528 E WILLIAMS FIELD RD

SUITE 205: $\pm 6,403$ SF¹ | \$31.00 SF NNN | ¹CONTIGUOUS TO $\pm 14,579$ SF

AS-BUILT FLOOR PLAN



CONCEPTUAL OFFICE FLOOR PLAN: OPEN LAYOUT



[Click Here For
Virtual Tour](#)

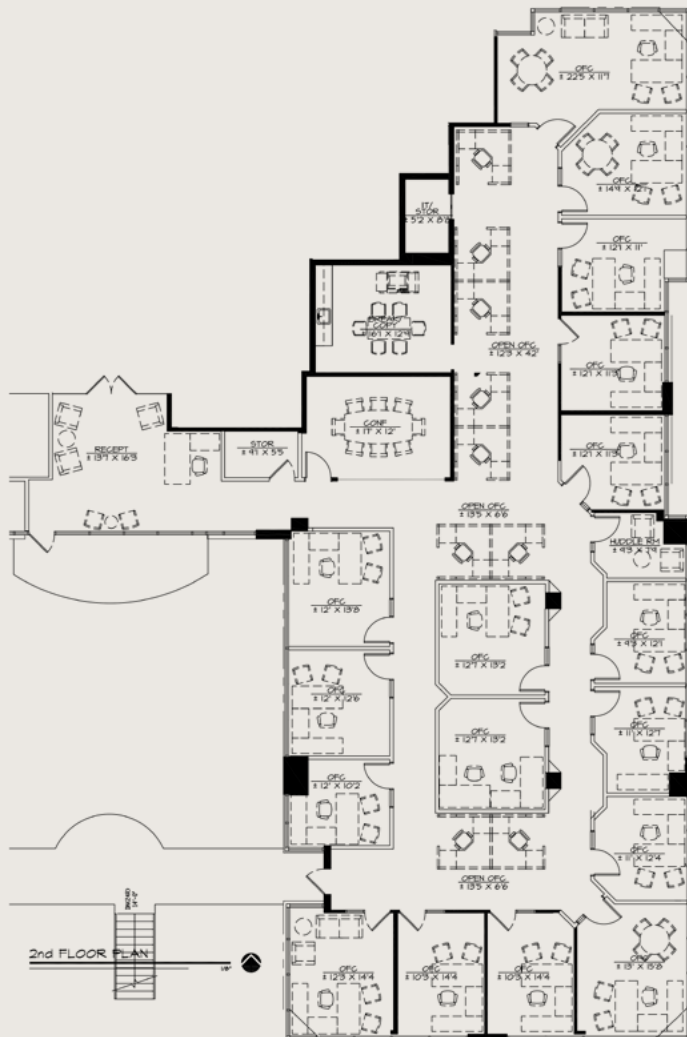


Available Suites

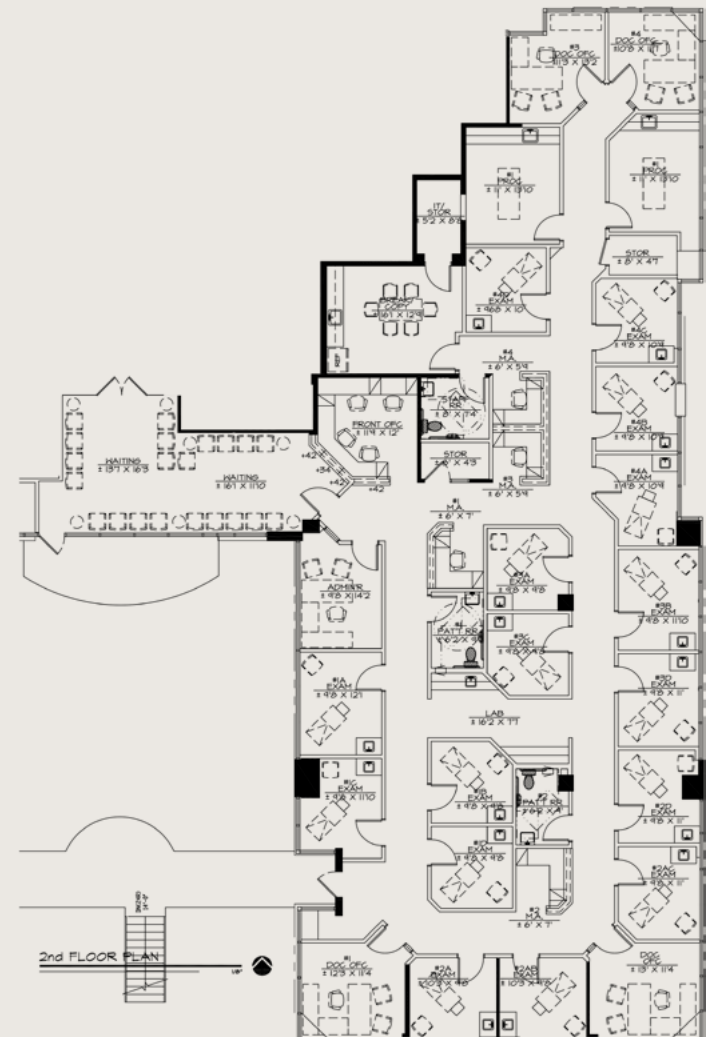
1528 E WILLIAMS FIELD RD

SUITE 205: $\pm 6,403$ SF¹ | \$31.00 SF NNN | ¹CONTIGUOUS TO $\pm 14,579$ SF

CONCEPTUAL OFFICE FLOOR PLAN: PRIVATE OFFICES LAYOUT



CONCEPTUAL MEDICAL FLOOR PLAN

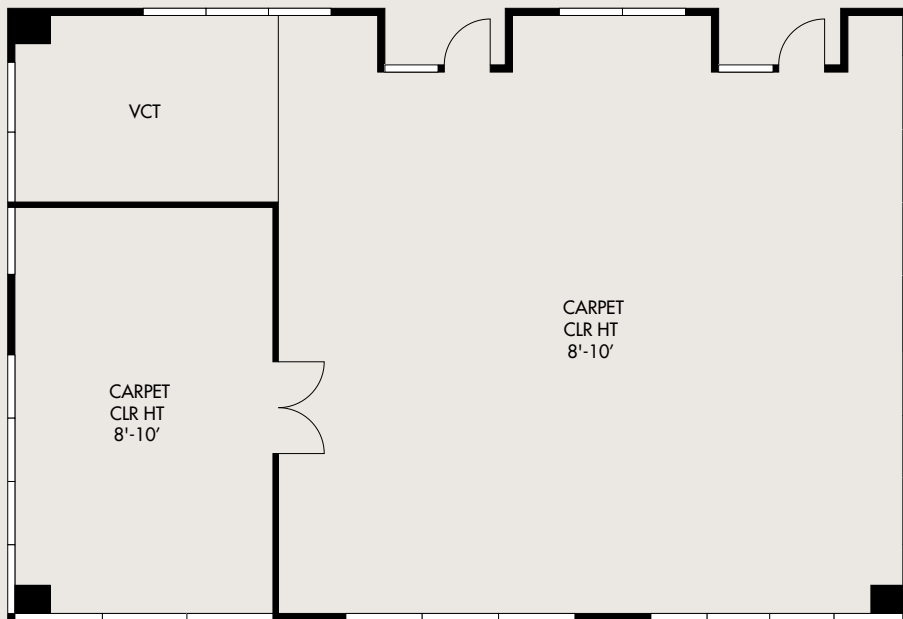


Available Suites

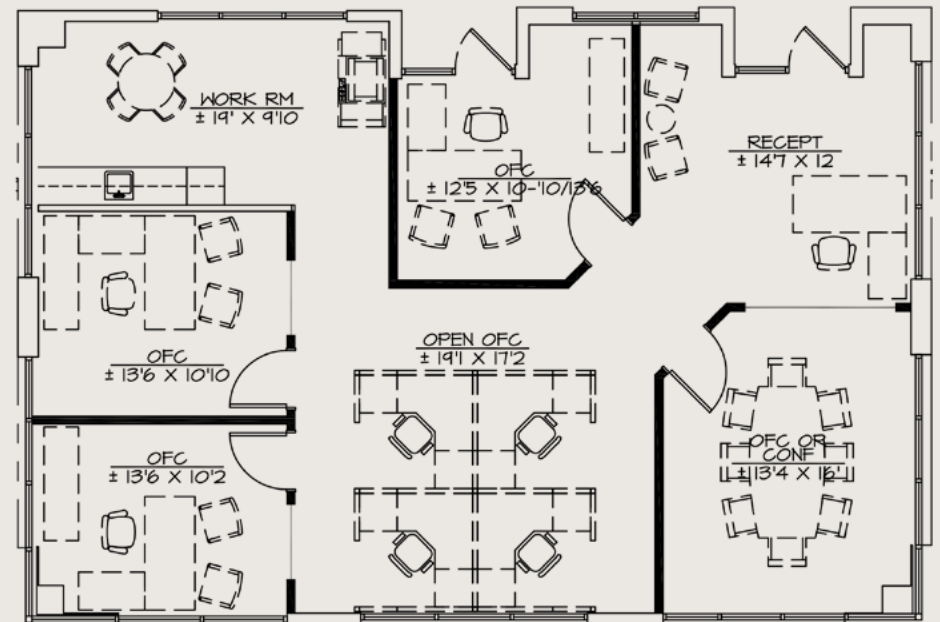
1530 E WILLIAMS FIELD RD

SUITE 206: $\pm 1,688$ SF | \$32.00 SF NNN

AS-BUILT FLOOR PLAN



CONCEPTUAL OFFICE FLOOR PLAN

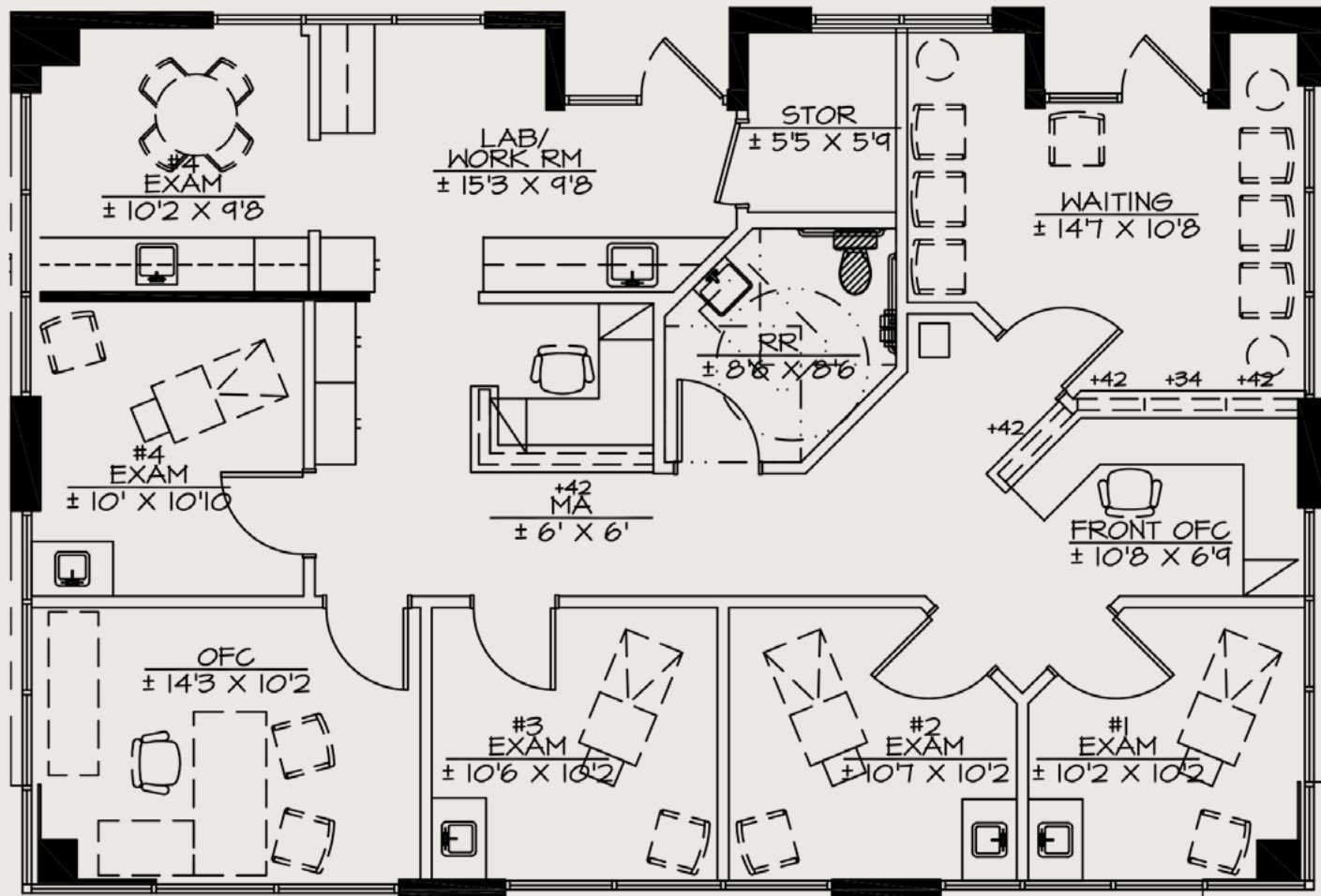


Available Suites

1530 E WILLIAMS FIELD RD

SUITE 206: ±1,688 SF | \$32.00 SF NNN

CONCEPTUAL MEDICAL FLOOR PLAN



THE FORUM
AT GILBERT RANCH
Amenity Map

Subject Site

Major Roads and Traffic Volume Data (VPD):

- 12,110 VPD
- 24,247 VPD
- 15,452 VPD
- 37,501 VPD
- 12,727 VPD
- 13,995 VPD
- 5,374 VPD
- 62,369 VPD

Key Amenities and Landmarks:

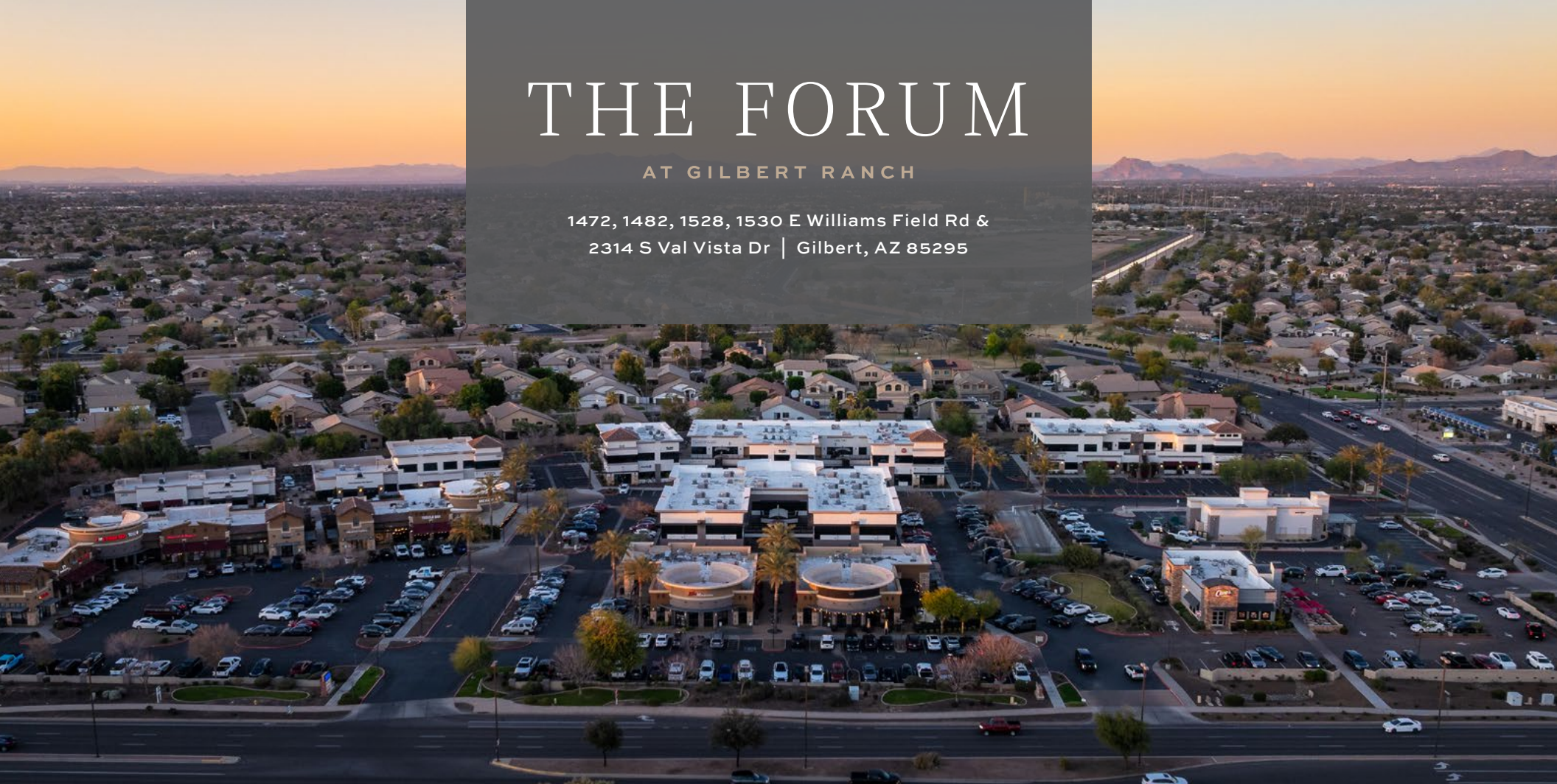
- ACE Hardware
- Fry's
- Wal-Mart
- Target
- Albertsons
- Tru by Hilton
- SpringHill Suites
- San Tan Village SC
- Kohl's
- Hyatt Place
- Home Depot
- WinCo Foods
- Williams Field Rd
- 202
- 201



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CBRE

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