



Available For Lease

# The Offices at SanTan Village



**Steve Berghoff, SIOR, CCIM**  
steve@menlocre.com

**Tanner Milne, MBA, SIOR, CCIM**  
tanner@menlocre.com



Class A

# Office Space

*2218 E Williams Field Rd, Gilbert, AZ 85295*

- Office above retail available for lease
- Offices ranging from 1,511 - 8,792 SF
- Vibrant, mixed-use environment
- Easy access to Loop 202
- Total project includes 1.2+ million SF
- Built in 2007
- Professionally managed by Macerich



**MACERICH**<sup>®</sup>



**Menlo Group**  
COMMERCIAL REAL ESTATE

**Steve Berghoff, SIOR, CCIM**  
steve@menlocre.com

**Tanner Milne, MBA, SIOR, CCIM**  
tanner@menlocre.com



**Did you know?**  
8.8 million customers  
visit SanTan Village  
each year!

# Available Spaces

Lease Type: **Full Service**

Lease Term: **Negotiable**

Suite	Size	Lease Rate	Comments
Bldg 4	4,926 SF	\$35.00 SF/yr	Shell: to be built
Bldg 11, Ste 220	1,511 SF	\$35.00 SF/yr	Available 2/1/2027
Bldg 12, Ste 200	8,792 SF	\$35.00 SF/yr	Shell: to be built

**Steve Berghoff, SIOR, CCIM**  
steve@menlocre.com

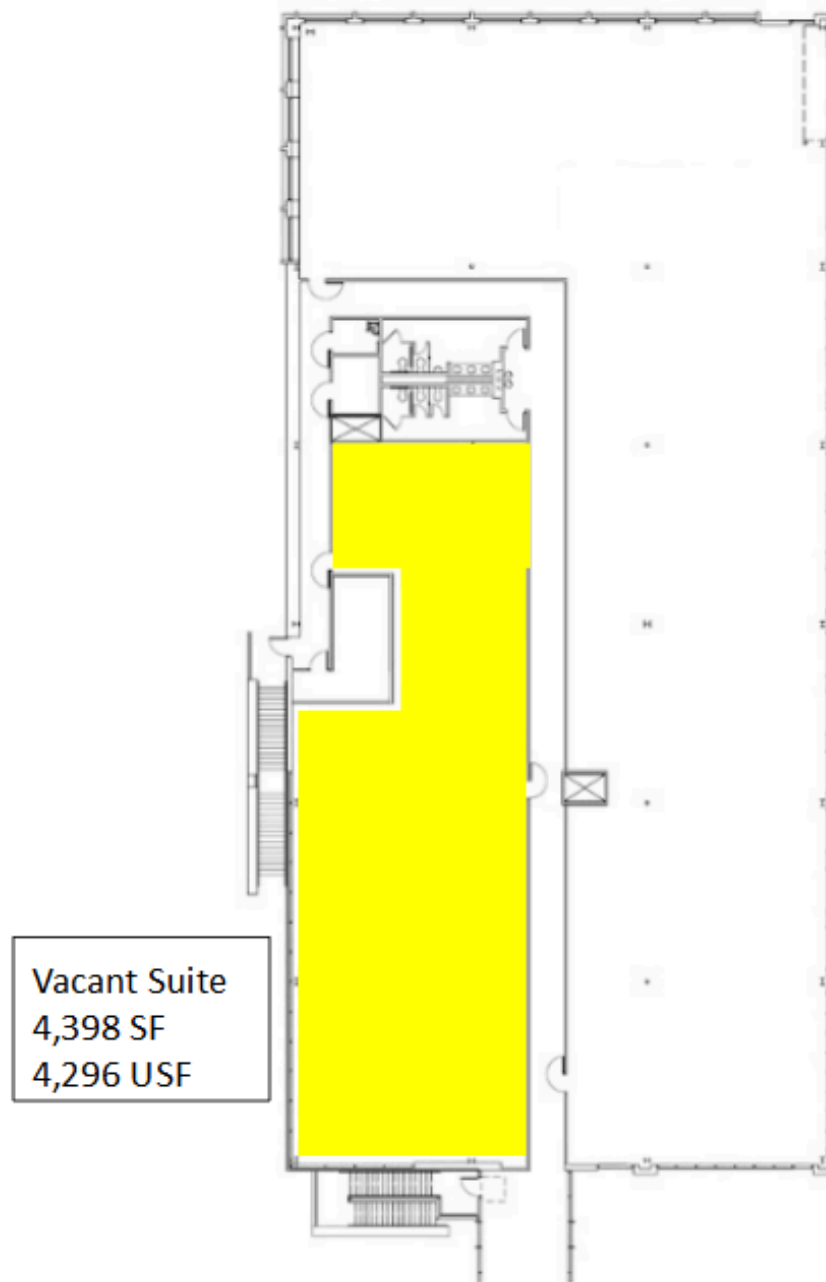
**Tanner Milne, MBA, SIOR, CCIM**  
tanner@menlocre.com



**Menlo Group**  
COMMERCIAL REAL ESTATE

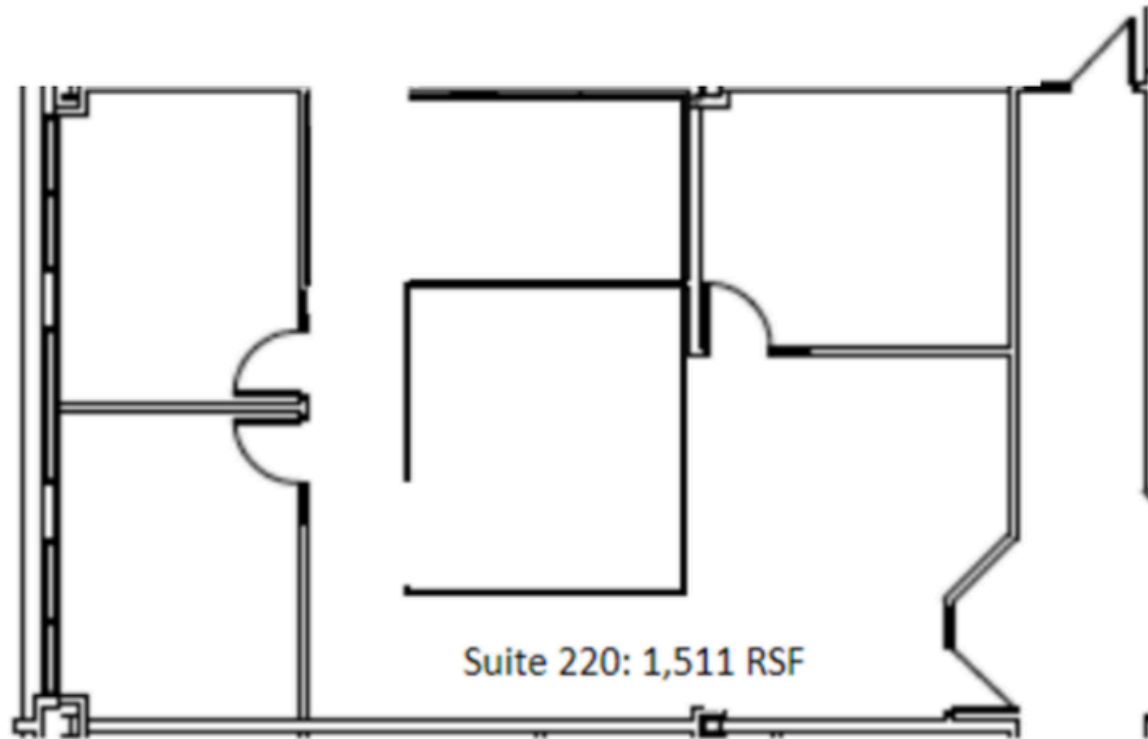
# 2174 E Williams Field Rd, Bldg 4, Gilbert, AZ 85295

*4,926 SF shell space*



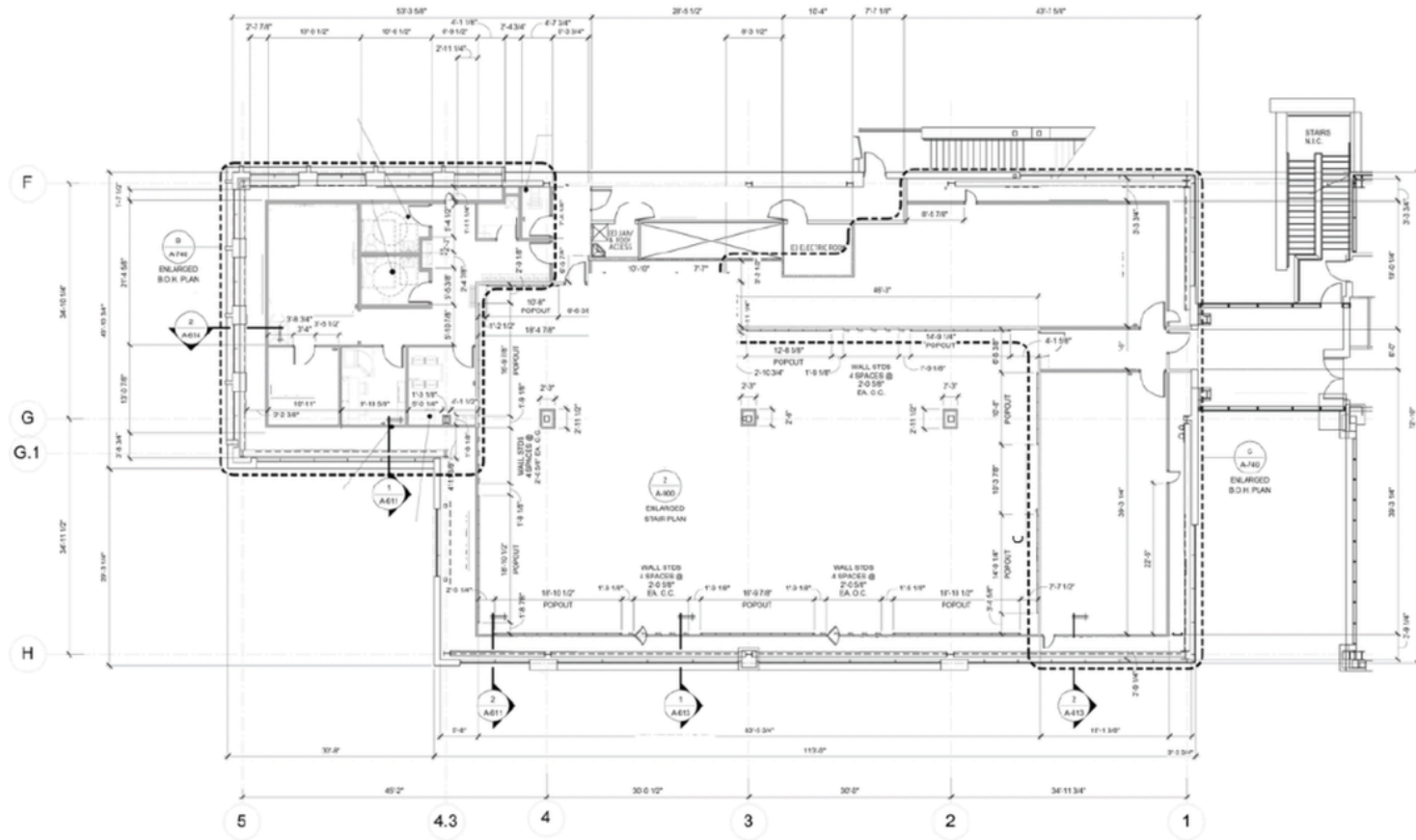
2212 E Williams Field Rd, Bldg 11, Ste 220  
Gilbert, AZ 85295

*1,511 SF Office*



# 2218 E Williams Field Rd, Bldg 12, Ste 200 Gilbert, AZ 85295

8,792 SF shell space



DIMENSION PLAN

SCALE: 1/8" = 1'-0"

1



# Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	7,575	74,783	212,420
Median Age	29.9	31.6	31.2
Households	1 Mile	3 Miles	5 Miles
Total Households	2,503	24,076	69,586
Persons per Household	3.0	3.1	3.1
Average Household Income	\$91,645	\$99,434	\$93,931



## Major Retailers

- Apple
- Barnes & Noble
- Best Buy
- Dick's Sporting Goods
- Dillard's
- Harkins Theatres
- HomeGoods
- Lovesac
- lululemon
- Macy's
- Nordstrom Rack
- Sephora
- ...and more!

## Restaurants

- Bourbon & Bones
- Fired Pie
- Kona Grill
- Red Robin
- Shake Shack
- Thirsty Lion
- ...and more!



# Market Fact Sheet

## The Ranch

Approximately 5 miles from the center, The Ranch is a visionary master-planned development. Spanning 311 acres, it boasts a dynamic blend of industrial, retail and 750 multi-family units. This project promises to redefine the landscape with construction slated to begin in the summer of 2024.

## LG Energy Solutions

LG Energy Solutions will begin construction of its \$5.5B standalone battery manufacturing facility in nearby Queen Creek in 2024. The plant is expected to be operational in 2025 and provide approximately 3,000 jobs.

## Gateway Airport

The second largest airport in the Phoenix metro area, the Phoenix-Mesa Gateway Airport, serves 1.9M+ passengers on flights to more than 45 cities, generating \$1.8B in annual economic revenue. Located less than 5 miles from the center, the airport includes a new \$28M, 30,000 SF concourse.

## Notable Gilbert Employers

- Banner Health: Banner Gateway Medical Center & MD Anderson
- Dignity Health: Mercy Gilbert Medical Center
- Deloitte
- Footprint
- Merrill Lynch
- Morgan Stanley
- Northrop Grumman
- GoDaddy
- Silent-Air

## Gilbert Fast Facts

- 288K residents
- Median home price: \$554K in December 2023
- #2 Fastest-Rising U.S. City
- #2 Best City for Renters
- 48% of residents age 25+ hold a bachelor's degree or higher

## Nearby Schools

Within 10 miles of the center, there are 49 private elementary and high schools with an average tuition of \$10,678 and a student-teacher ratio of 15:1. There are 6 colleges, universities and technical schools:

- ASU's Polytechnic Campus
- NAU at Chandler-Gilbert Community College
- Park University Gilbert
- University of Arizona Gilbert
- Chandler-Gilbert Community College
- East Valley Institute of Technology



# Secure Your Space at The Offices at SanTan Village



Steve Berghoff, SIOR, CCIM  
[steve@menlocre.com](mailto:steve@menlocre.com)

Tanner Milne, MBA, SIOR, CCIM  
[tanner@menlocre.com](mailto:tanner@menlocre.com)