

Gilbert Business Park

CLASS-A PROFESSIONAL OFFICE SPACE

963-979 N GILBERT RD | GILBERT, AZ 85234



AVAILABLE FOR LEASE

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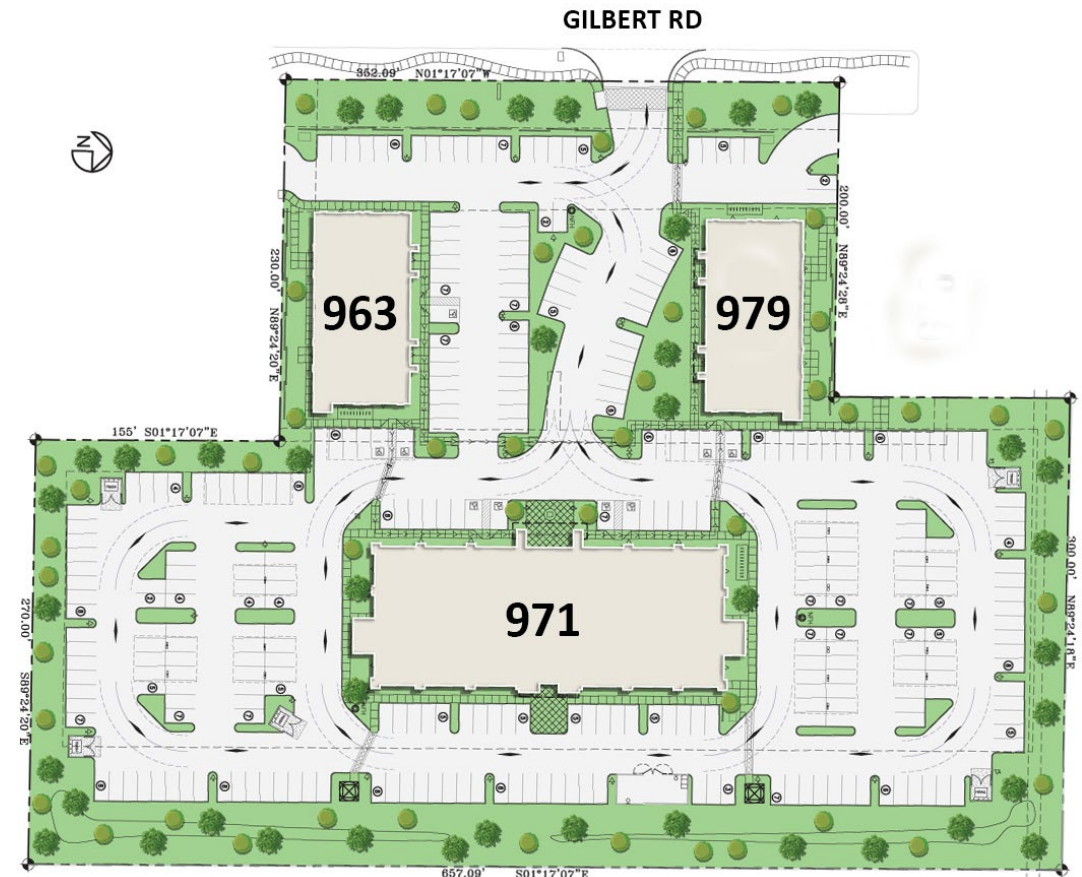
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Class-A Professional Office Space in a Prime Gilbert, AZ Location

AVAILABLE FOR LEASE

Built in 2008, **Gilbert Business Park** is a ±96,979 square foot, Class-A, fully integrated and fully scalable mixed use office complex located in the prestigious high growth Town of Gilbert. The project fronts Gilbert Road and is comprised of one (1) three-story office building and two (2) one-story retail/office buildings offering a range of available space.



Property Summary

Address	963-979 N Gilbert Rd Gilbert, AZ 85234
Project Size	963: ±10,000 SF (2-Story) 971: ±76,979 SF (3-Story) 979: ±10,000 SF (2-Story) ±96,979 SF Total
Year Built	2008
Building Class	A
Zoning	GC
Parking Ratio	4/1,000
Lease Rate	\$26.95/SF/Year (Full Service)

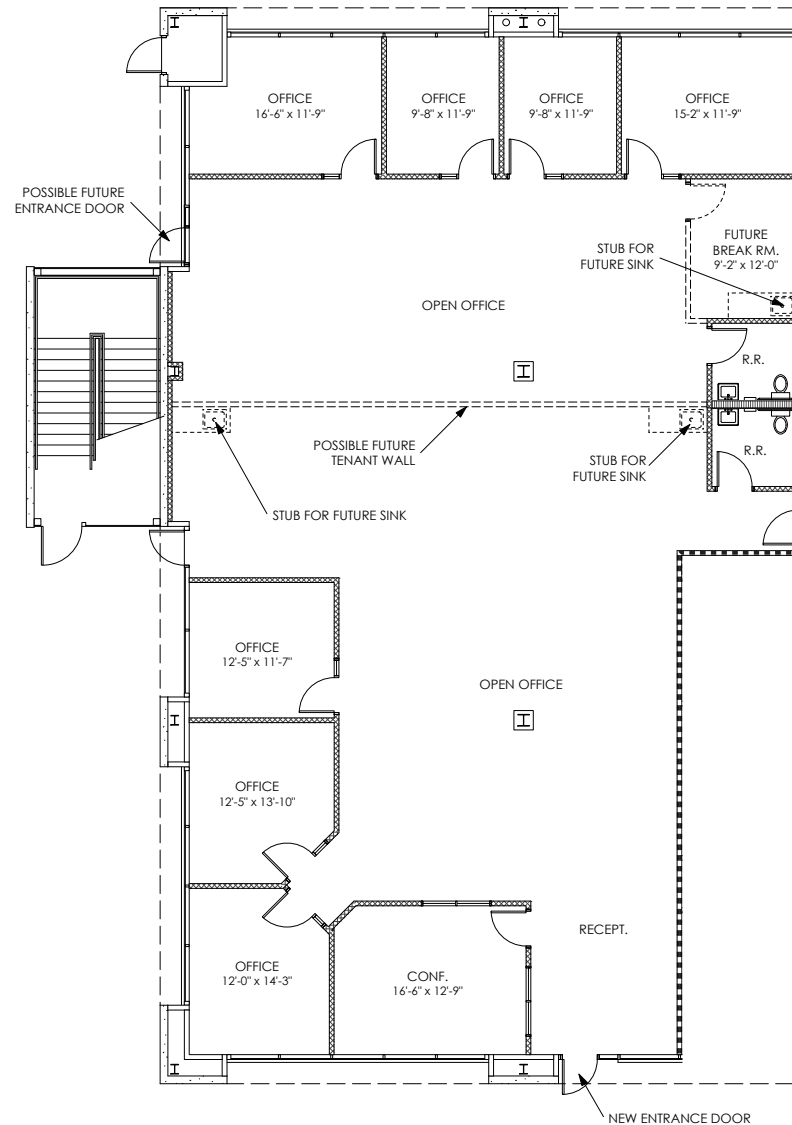
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971 - 1ST FLOOR

Suite 114

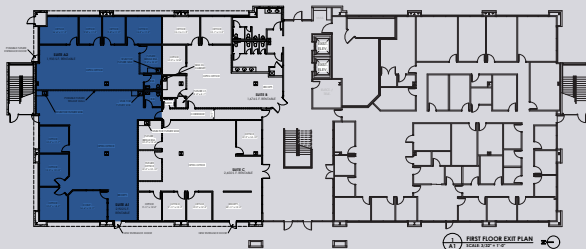
±4,855 SF | \$26.95/SF/Yr (FS)

- Reception
- 7 Offices
- Conference Room
- 2 Restrooms



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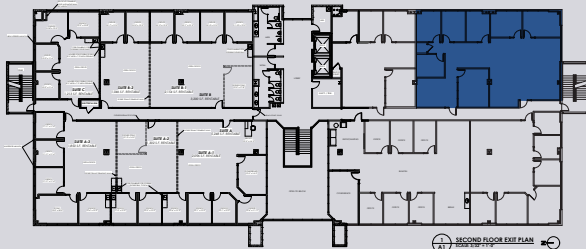
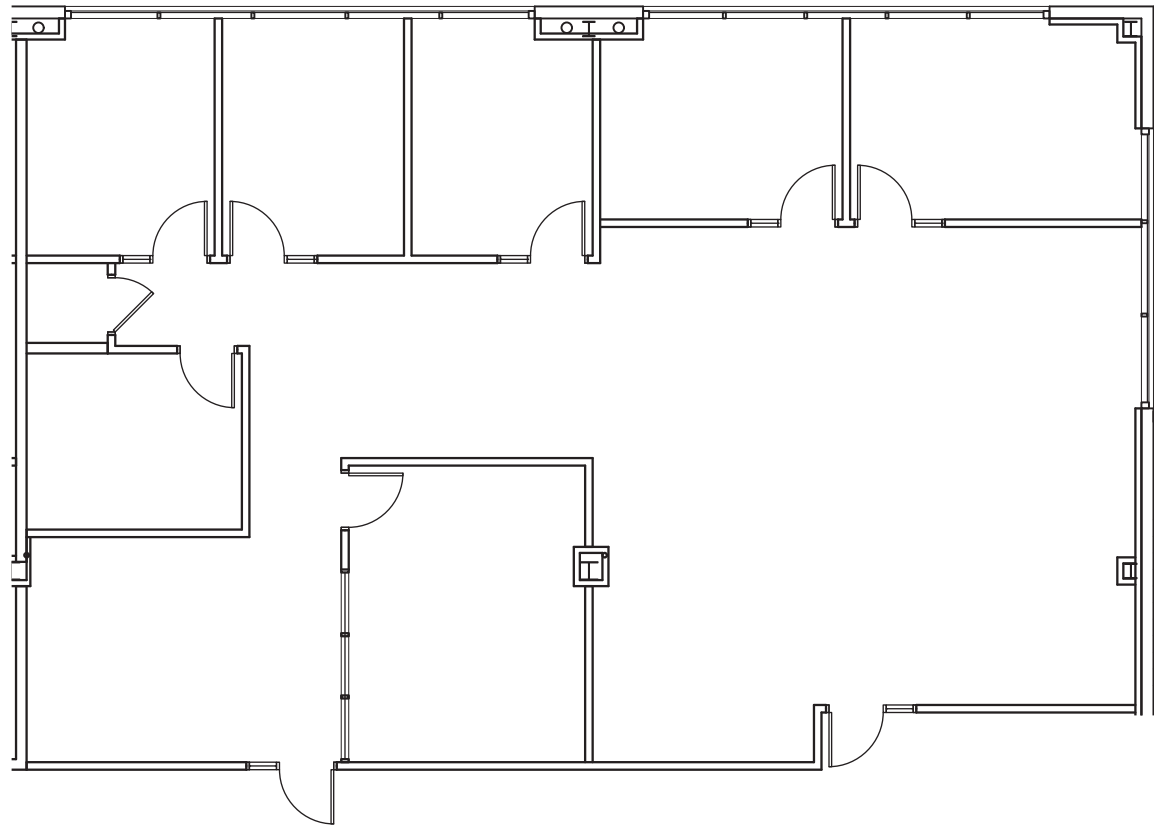
971 - 2ND FLOOR

Suite 203/205

±2,967 SF | \$26.95/SF/Yr (FS)

- Reception
- 7 Offices
- Conference Room
- Break Room

Common Restrooms & Elevators



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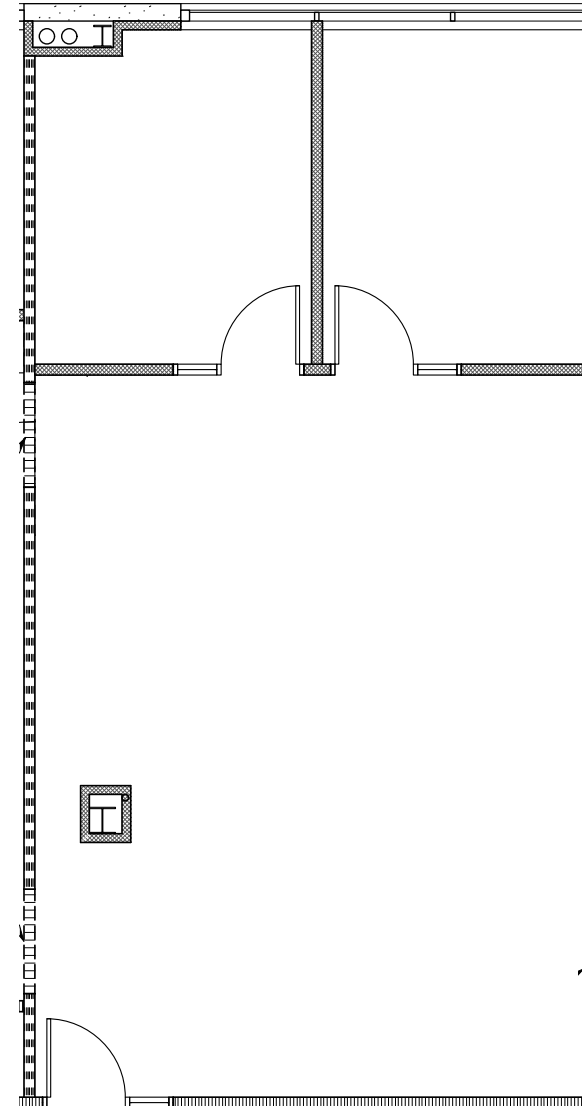
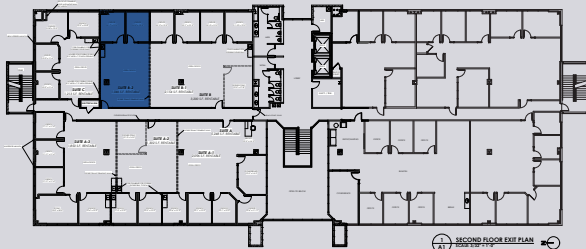
971 - 2ND FLOOR

Suite 213

±1,046 SF | \$26.95/SF/Yr (FS)

- 2 Offices
- Bull Pen

Common Restrooms & Elevators



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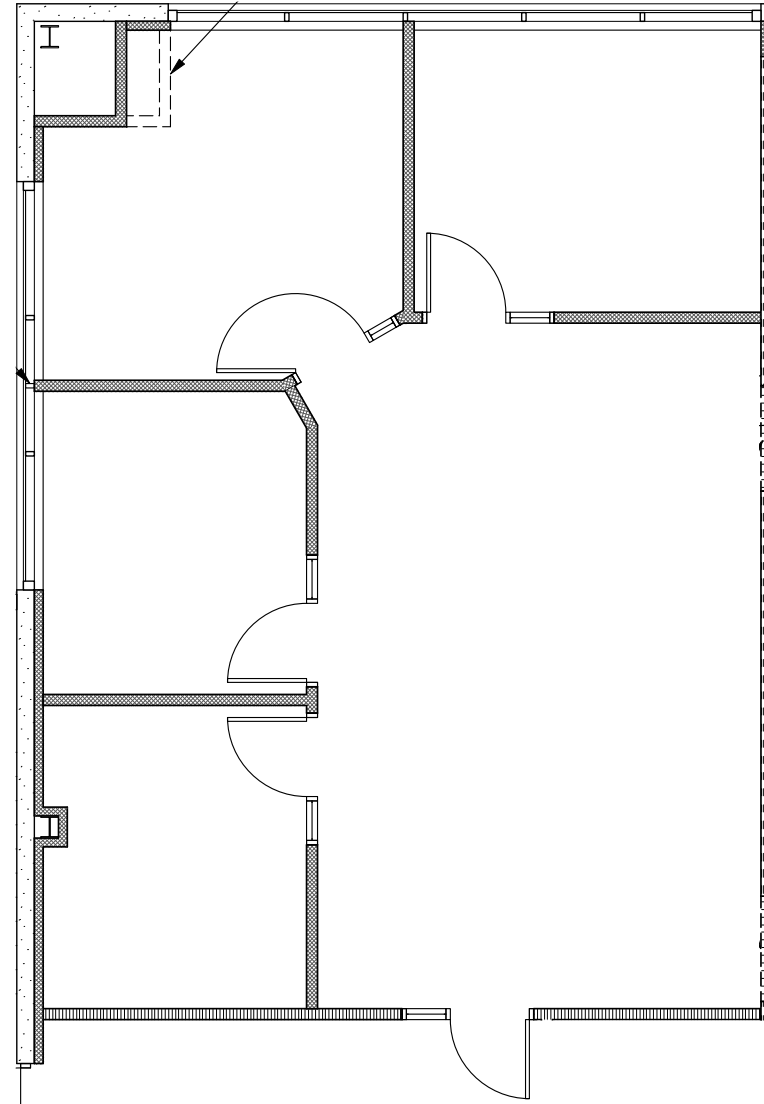
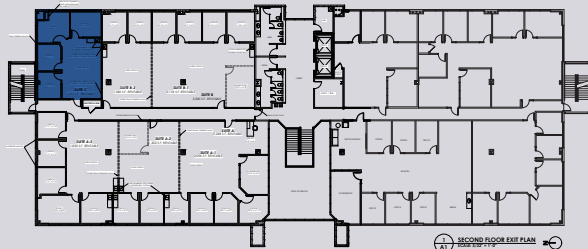
971 - 2ND FLOOR

Suite 214

±1,220 SF | \$26.95/SF/Yr (FS)

- 4 Offices
- Conference Room

Common Restrooms & Elevators



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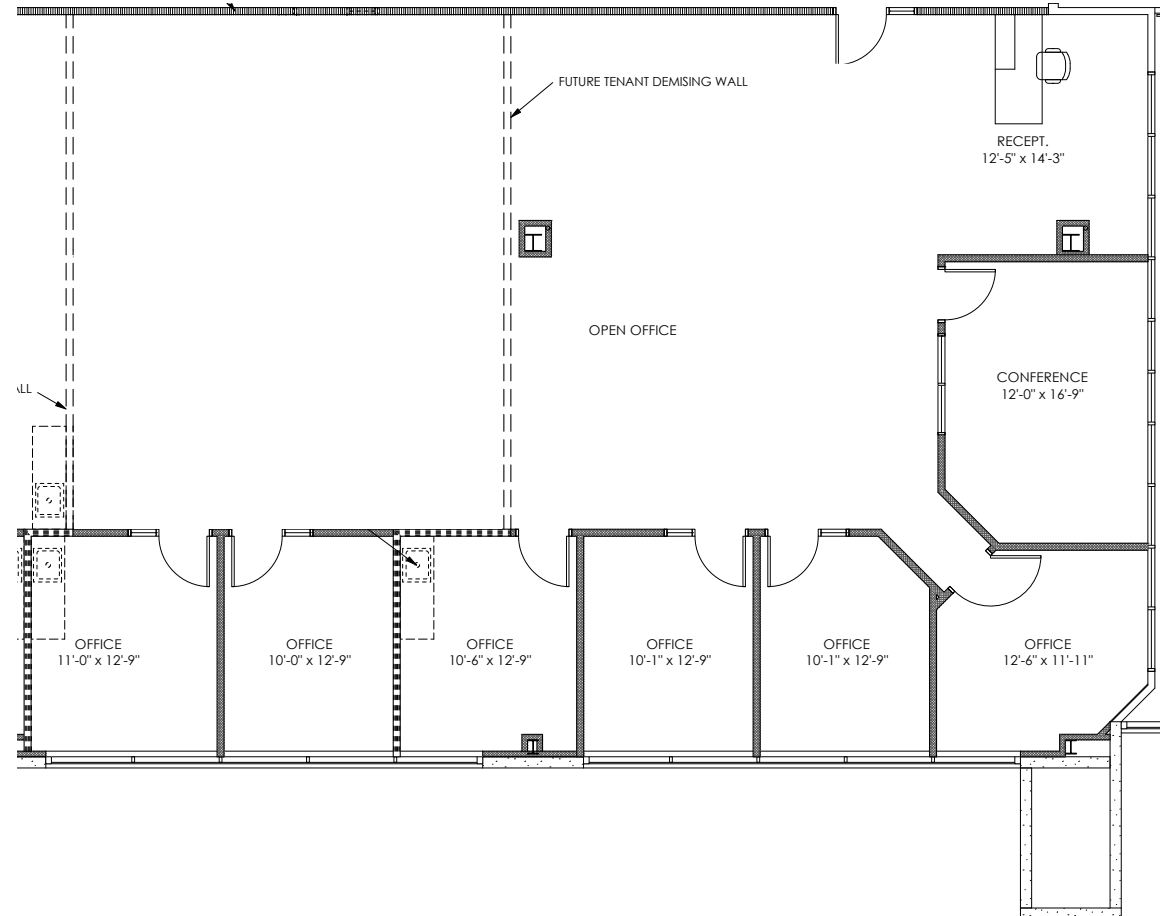
971 - 2ND FLOOR

Suite 218

±3,398 SF | \$26.95/SF/Yr (FS)

- Reception
- 6 Offices
- Conference Room
- Bull Pen

Common Restrooms & Elevators



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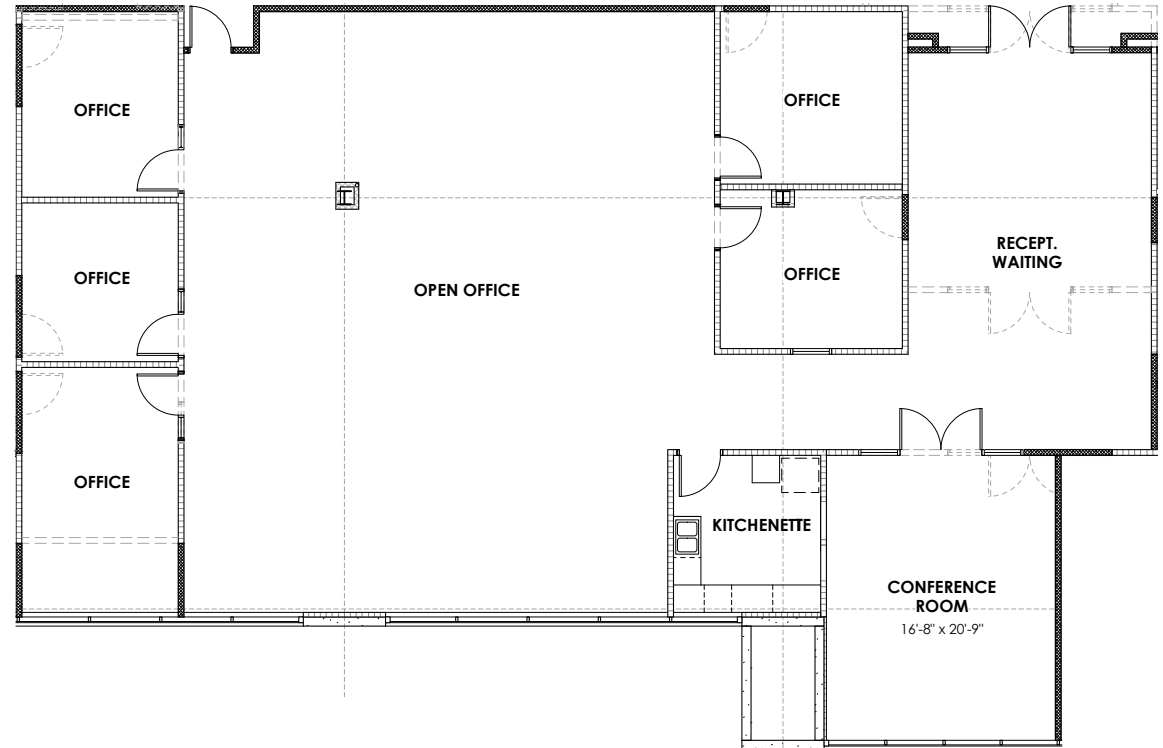
971 - 3RD FLOOR

Suite 317

±4,432 SF | \$26.95/SF/Yr (FS)

- 5 Offices
- Conference Room
- Break Room / Kitchenette
- Bull Pen

Common Restrooms & Elevators



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Prime Gilbert Location

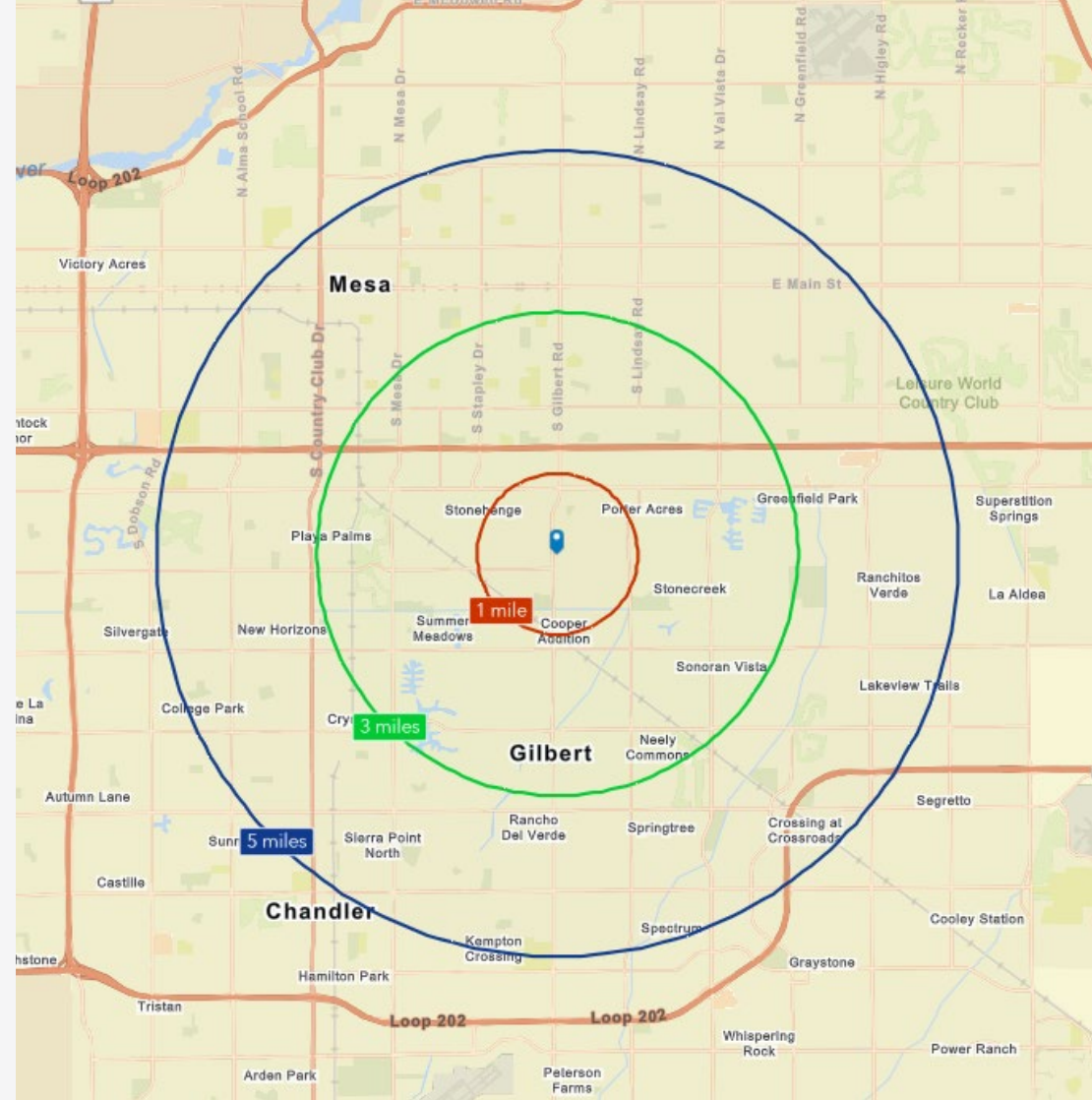
Positioned in the prestigious, high-growth Town of Gilbert, Gilbert Business Park offers a premier Class-A office environment. Fronting Gilbert Road, the property provides outstanding connectivity to the broader East Valley via its immediate proximity to the US 60. This prime location sits just north of the vibrant Downtown Gilbert Heritage District, offering tenants and clients highly attractive surrounding amenities, including nearby Greenfield Medical Center, Banner Health, and abundant retail and dining options.



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Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	15,093	131,818	402,675
Annual Growth 2020 - 2025	0.1%	-0.2%	0.2%
2025 Households	5,662	45,741	147,567
Median Age	35.9	36.3	36.8
Bachelor's Degree or Higher	36%	33%	30%
Avg HH Income	\$118,877	\$120,148	\$107,066
Total Consumer Spending	\$206.2M	\$1.7B	\$5B
Daytime Employment	7,207	58,445	158,436
Businesses	1,043	7,731	20,049
Median Home Value	\$502,837	\$472,274	\$444,520



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