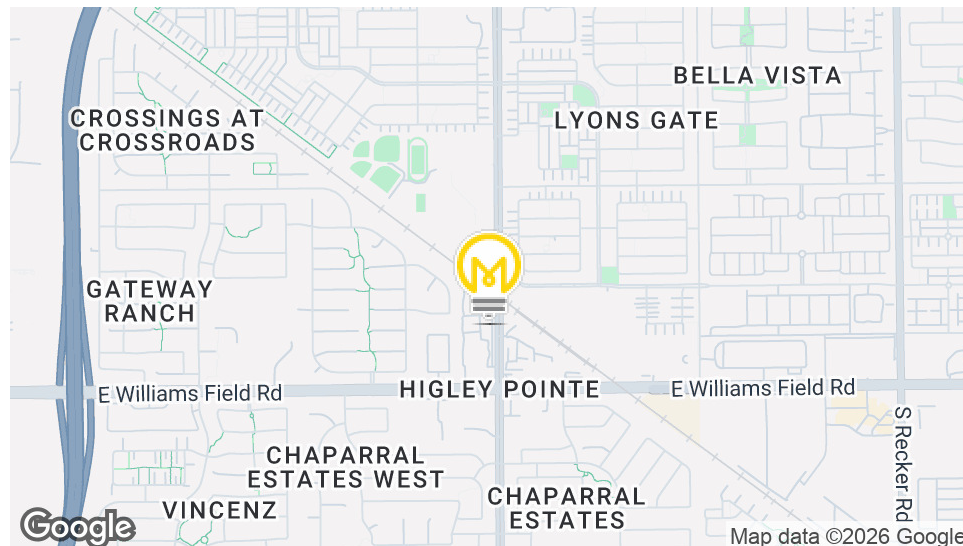


For Lease | Multi Tenant Medical/Office Building

NWC Williams Field Rd & S Higley Rd, Gilbert, AZ 85295

Property Summary



PROPERTY DESCRIPTION

Introducing a brand new multi-tenant medical/office building at the prime intersection of NWC Williams Field Rd & S Higley Rd in Gilbert, AZ. This 5,000 SF space is demisable to 2,500 SF, offering flexible options for retail users or medical practitioners seeking a modern, customizable office environment. With a competitive lease rate of \$46.00 NNN and a generous tenant improvement (TI) allowance available, tenants can tailor the space to their exact needs. 5,000 SF of the building has already been leased to a pediatric and general dentist, making it an ideal location for medical professionals to establish their practice. Embrace the opportunity to join this professional community in a well-maintained property, offering ample parking, high visibility, and close proximity to amenities and services.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500-5,000 SF
Building Size:	10,000 SF
Nearby Amenities	Starbucks Quik Trip Cobblestone Auto Spa Self Storage KFC

MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

RYAN EDWARDS
480.760.5044
ryan@menlocre.com

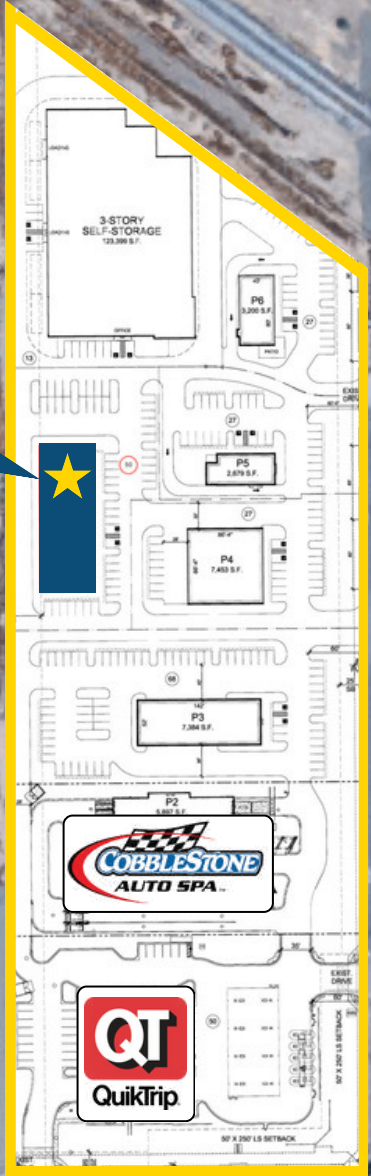
RICH ANDRUS, MBA, CCIM, SIOR
480.659.1777
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ALEX BLUTH
480.659.1777
alex@menlocre.com



2,500-5,000 SF Available

Join a general dental & pediatric dental practice coming soon



S Higley Rd

E Williams Field Rd



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NWC Williams Field Rd & S Higley Rd, Gilbert, AZ 85295

Building Renderings



SOUTH PERSPECTIVE



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



NORTH PERSPECTIVE



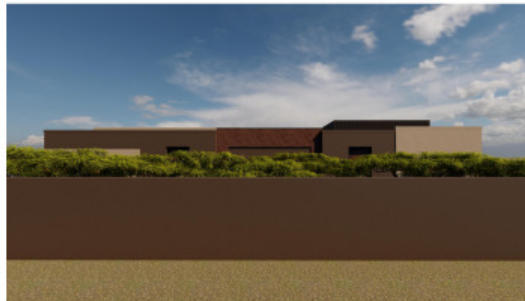
NORTH WEST PERSPECTIVE - 50' ABOVE FFE



WEST PERSPECTIVE - 50' ABOVE FFE



SOUTH WEST PERSPECTIVE



WEST PERSPECTIVE FROM RESIDENTIAL - 66' ABOVE FFE



EAST PERSPECTIVE - APPROACH