



Menlo Group  
COMMERCIAL REAL ESTATE



# OFFICE INVESTMENT

+/- 5,102 SF AVAILABLE FOR SALE  
EXECUTIVE SUITE FOR LEASE

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

*Exclusively listed by:*  
Grafton Milne, SIOR, CCIM  
Jessie Moorman, MBA  
(480) 659-1777  
grafton@menlocre.com  
jessie@menlocre.com

## CONFIDENTIALITY & DISCLAIMER

---

All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.





## PROPERTY SUMMARY

SALE PRICE	\$2,750,000
SALE PRICE PER SF	\$539.00
LEASE RATE	\$1,400/mo
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
- Executive Suite Available for Lease at \$1,400/month
- 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

*Do not disturb tenants. Please call or email Grafton Milne or Jessie Moorman for tours.* 4

# EXECUTIVE SUITES



## 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



[CLICK HERE FOR VIRTUAL TOUR](#)



# FLOOR PLAN

**Executive Suite**  
Available for  
Lease @  
\$1,400/mo

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
Vacant	101.1	-	-	-	-	-	-	-
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
<b>TOTALS</b>		<b>4,095</b>		<b>\$15,904</b>	<b>\$190,848</b>			



**AERIAL MAP**



**W ELLIOT RD**

**S COOPER RD**

# Aerial Map

