

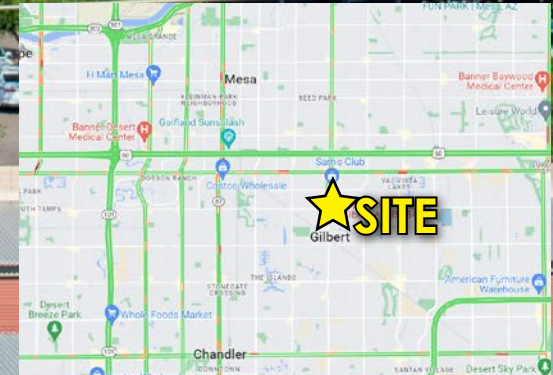
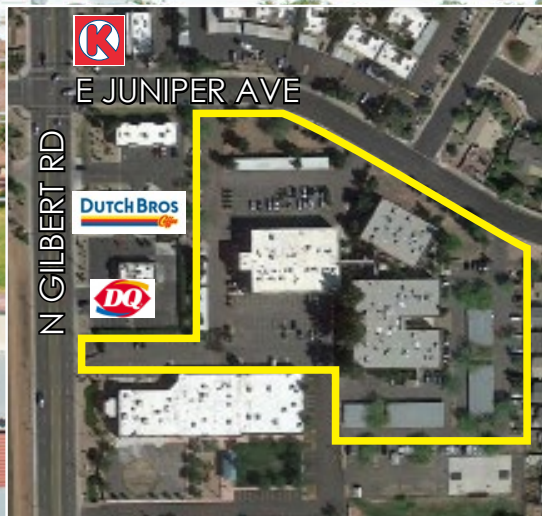
GILBERT COMMERCE CENTER

OFFICE SUITES AVAILABLE FOR LEASE | PART OF A ±74,559 SF MULTI-TENANT OFFICE COMPLEX

459 N GILBERT RD | GILBERT, AZ 85234



- Gilbert Rd Frontage
- Near Downtown Gilbert Amenities
- Zoning: HVC
- 4:1,000 Parking Ratio
- Covered Parking Spaces Available
- Less Than 2 Miles From U.S. 60 FWY



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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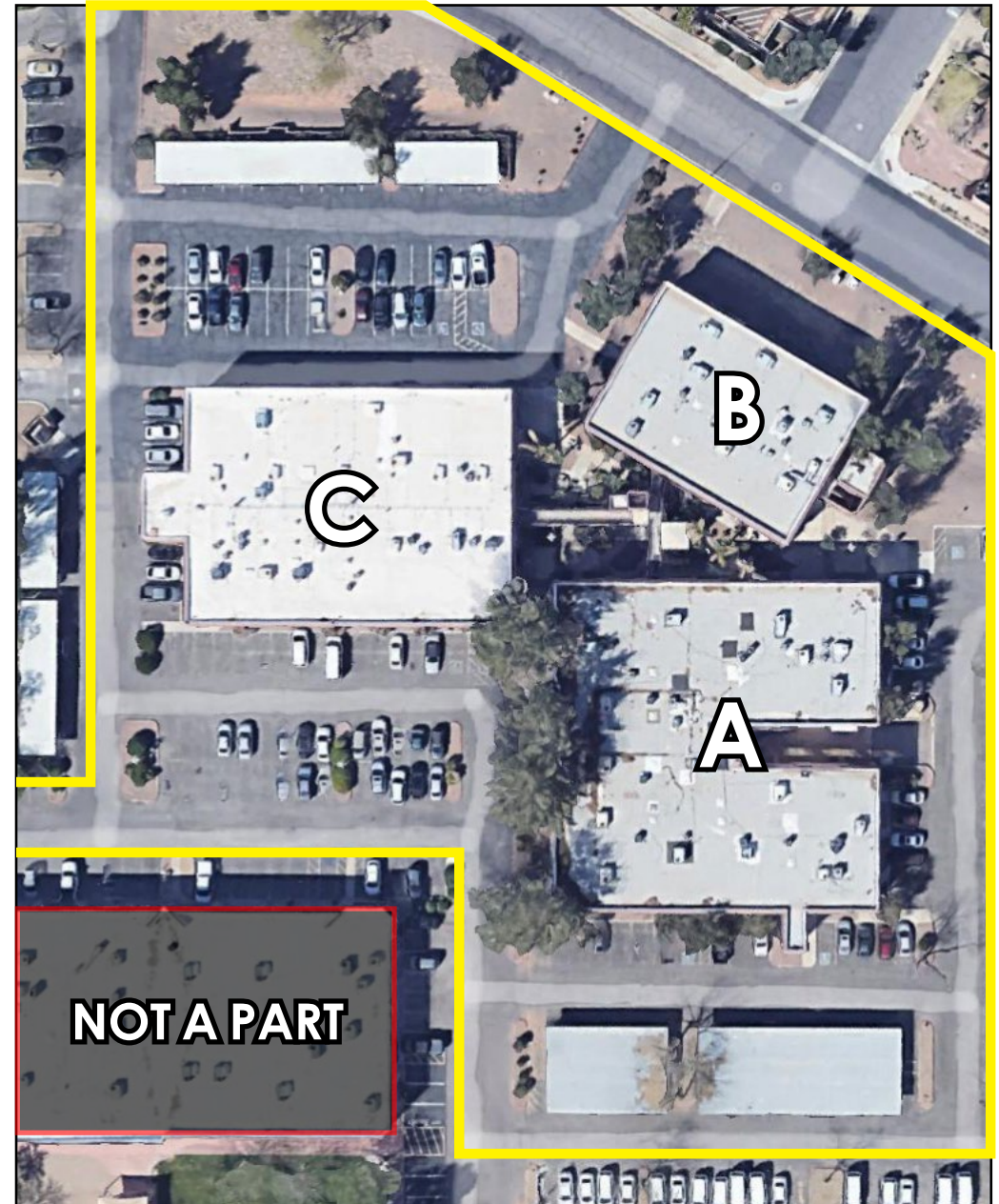
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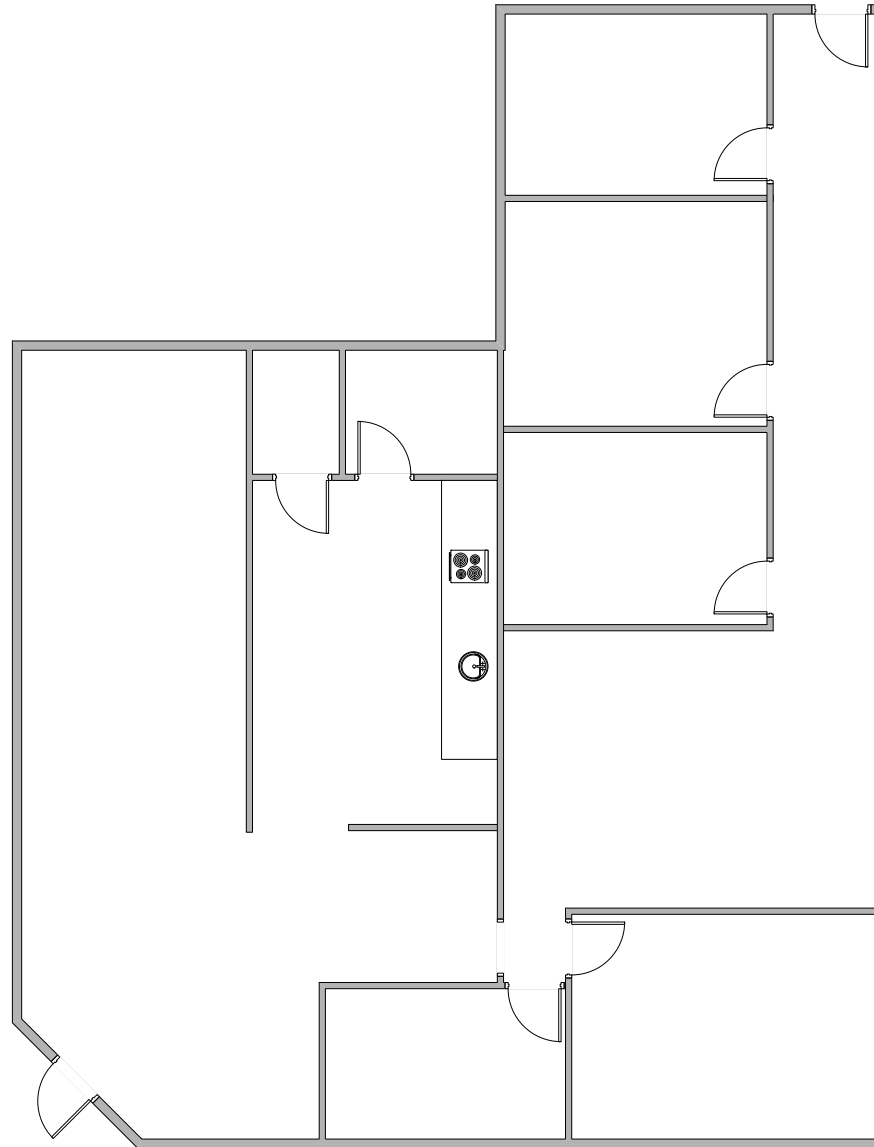
OFFICE SUITES AVAILABLE FOR LEASE

Address	459 N Gilbert Rd Gilbert, AZ 85234
Project Size	±74,559 SF
Lot Size	±5.14 Acres
Year Built	1986
Tenancy	Multi-Tenant
Parcel	304-12-973
Zoning	HVC
Frontage	Gilbert Rd



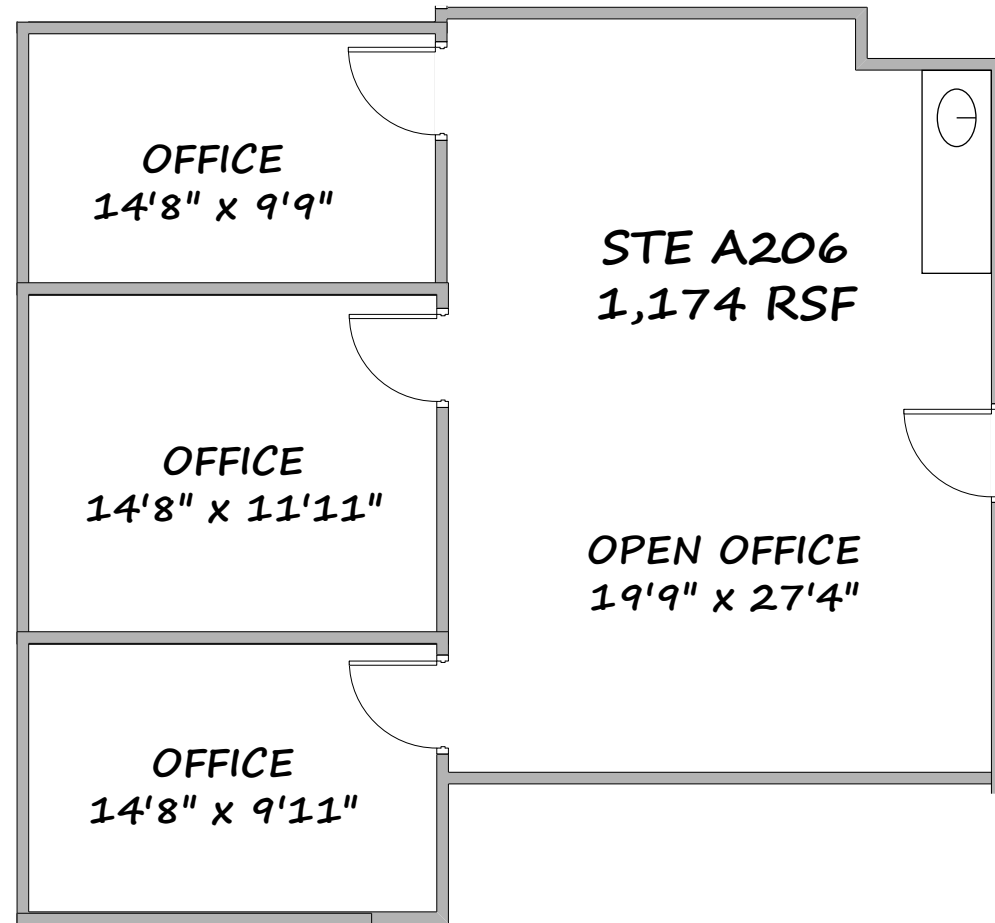


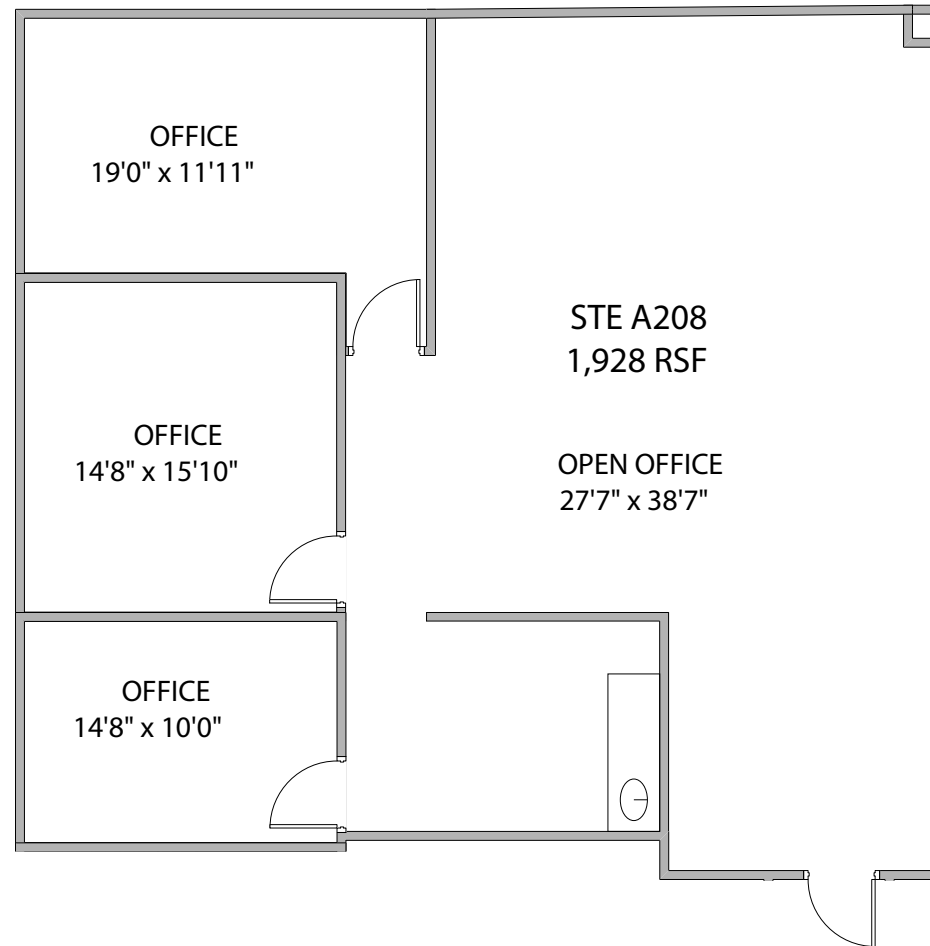
STE A145 | $\pm 2,238$ SF | \$21.95 PSF/YR FS





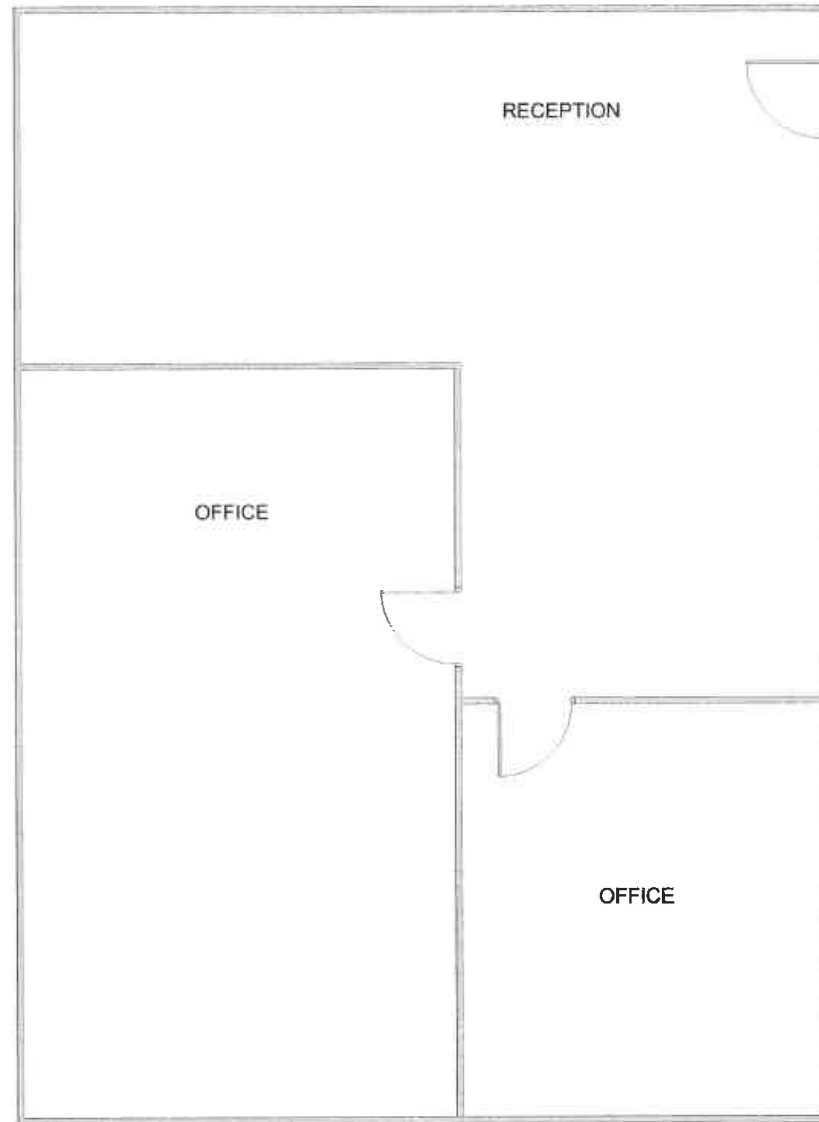
STE A206 | $\pm 1,174$ SF | \$22.95 PSF/YR FS



**STE A208 | $\pm 1,928$ SF | \$21.95 PSF/YR FS**

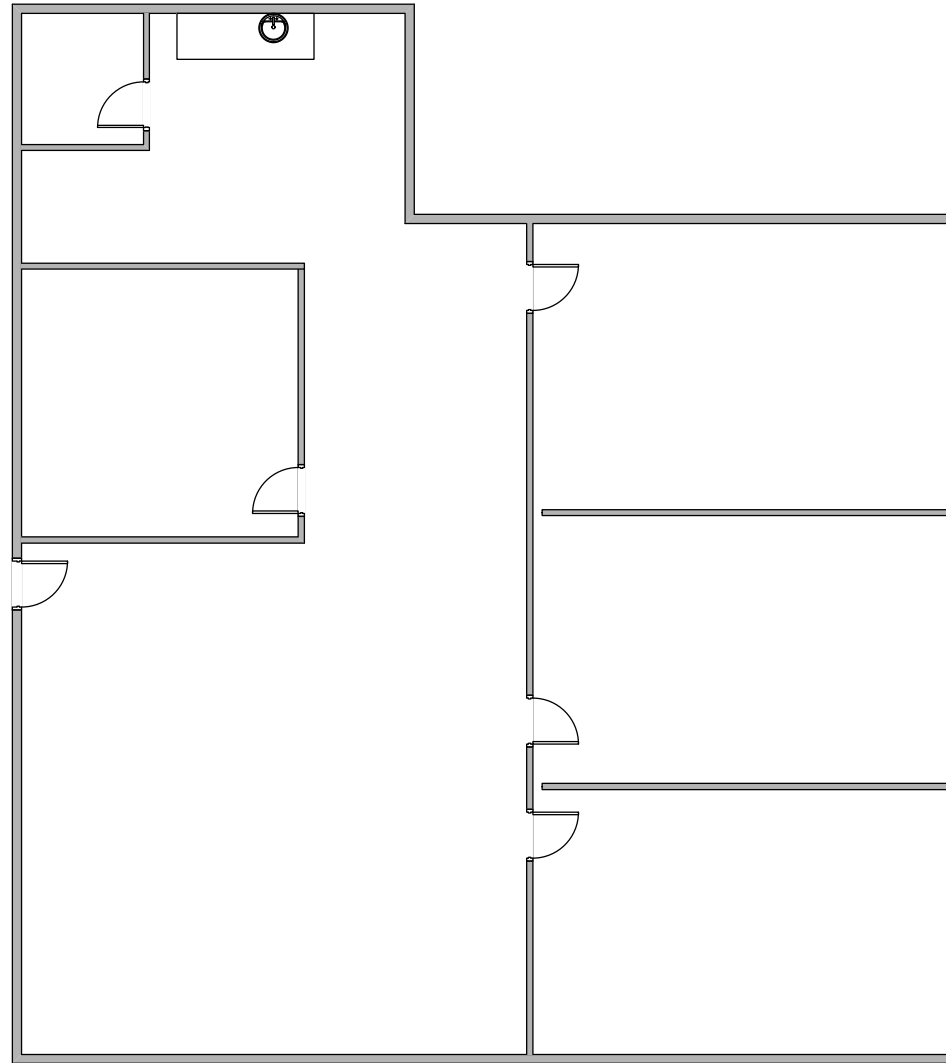


STE A240 | ±700 SF | \$22.95 PSF/YR FS



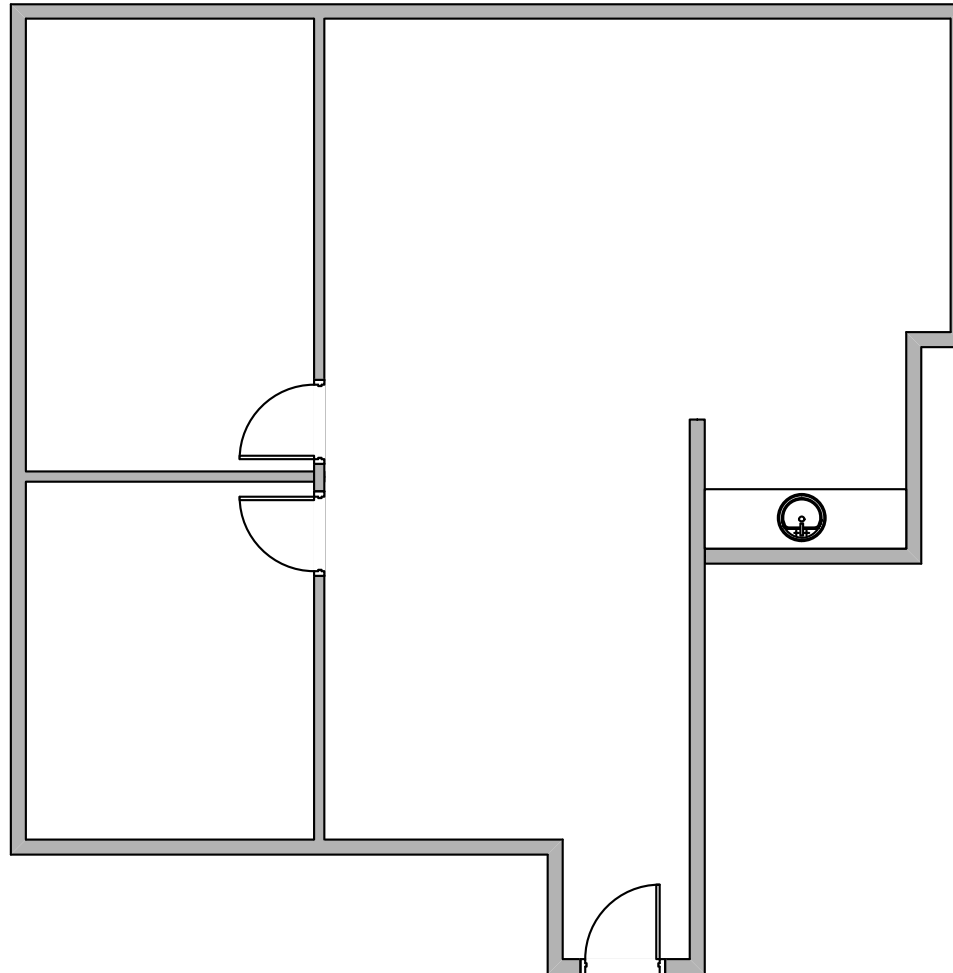


STE A275 | $\pm 1,393$ SF | \$22.95 PSF/YR FS



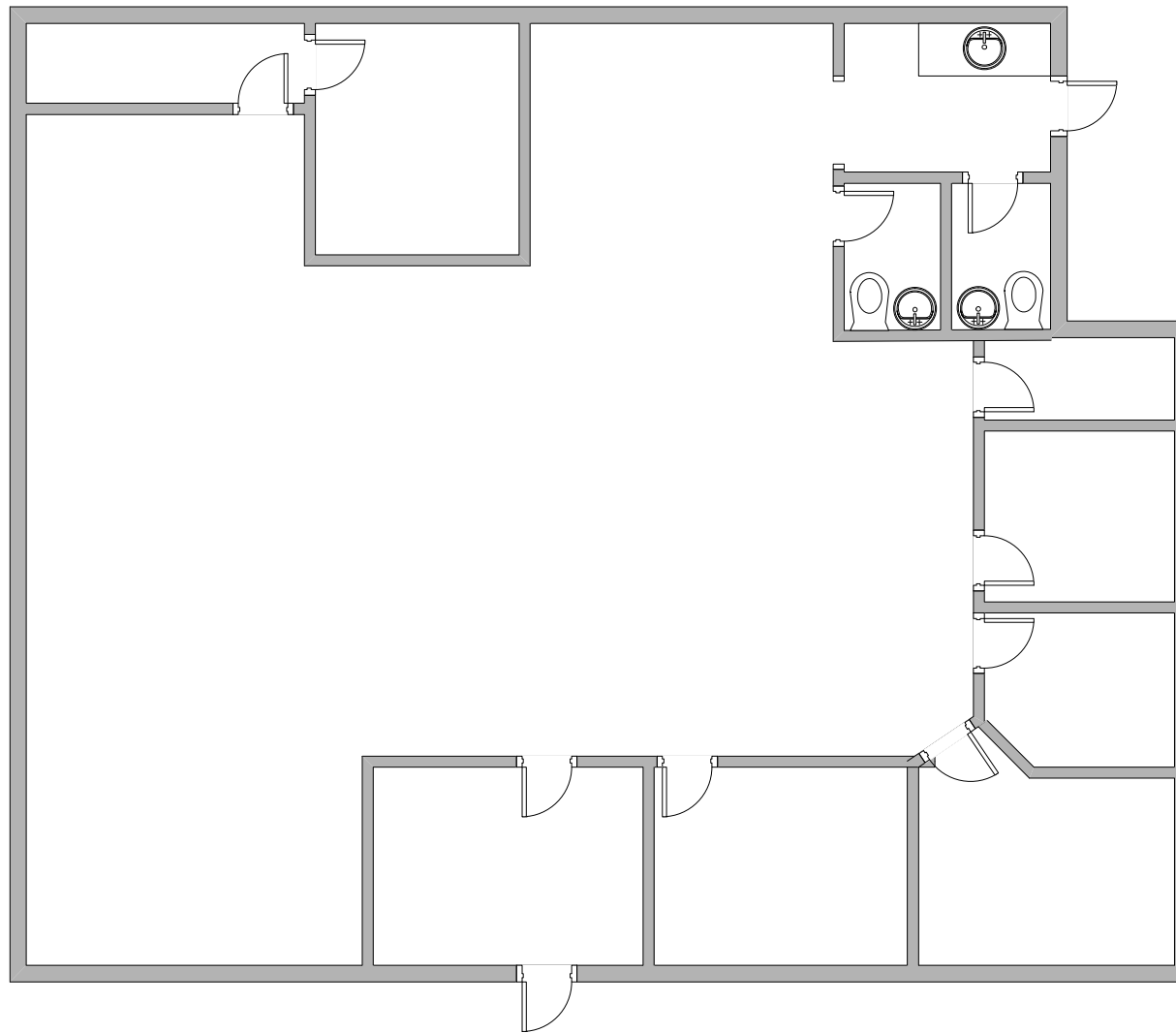


STE A280 | $\pm 1,500$ SF | \$21.95 PSF/YR FS



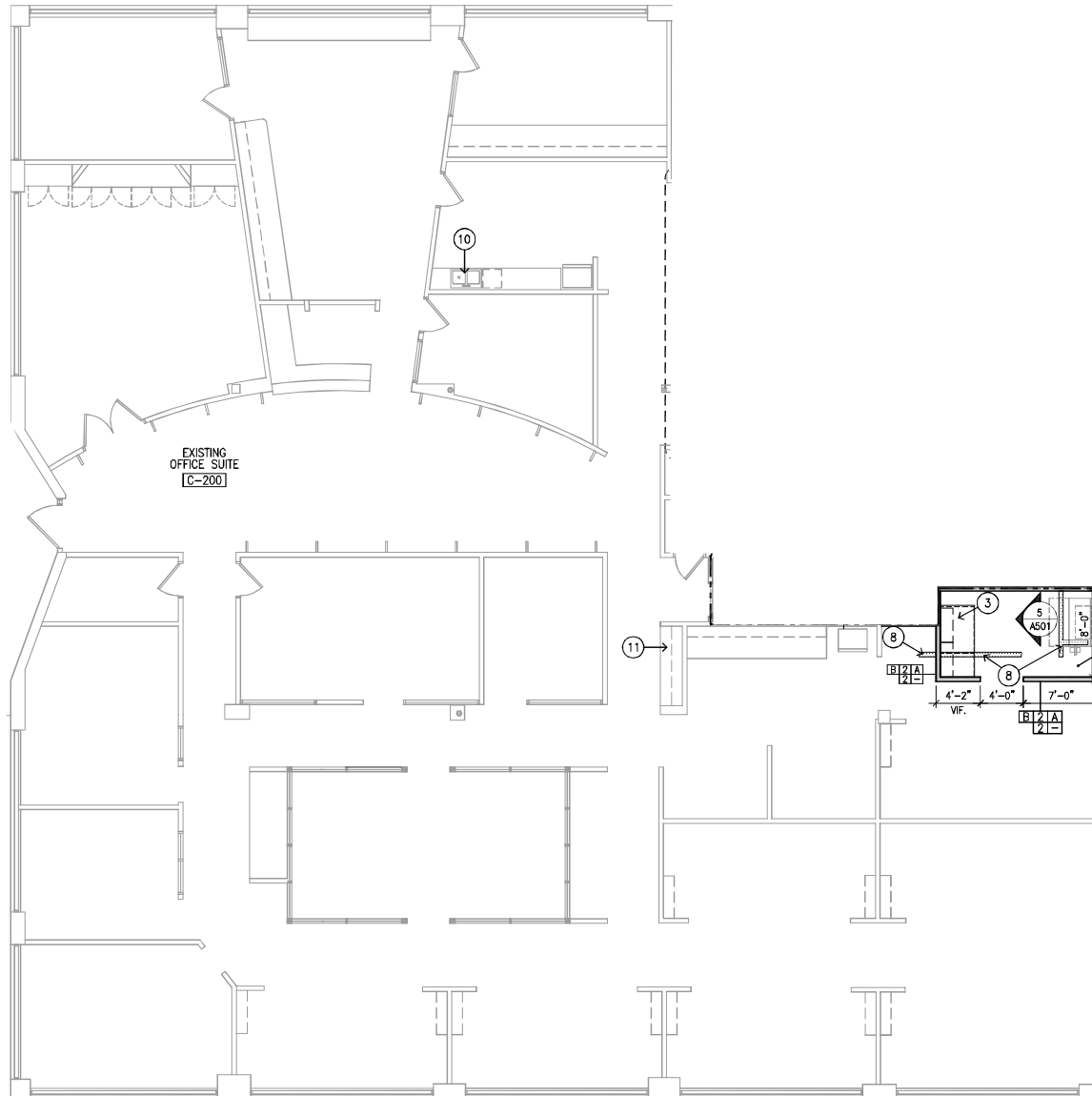


STE B100 | $\pm 4,483$ SF | \$19.95 PSF/YR FS



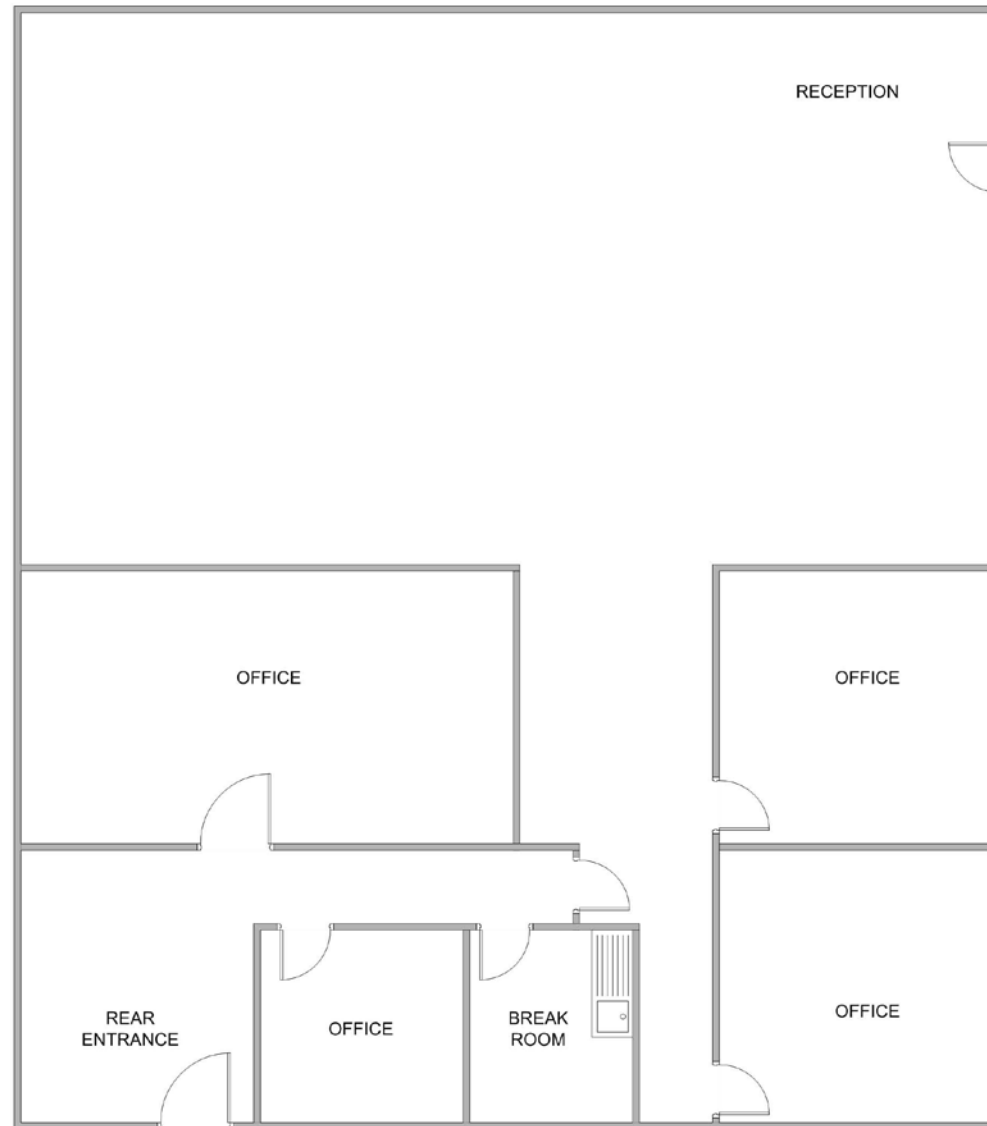


STE C200 | $\pm 9,022$ SF | \$19.95 PSF/YR FS
CONTIGUOUS TO 14,142 SF



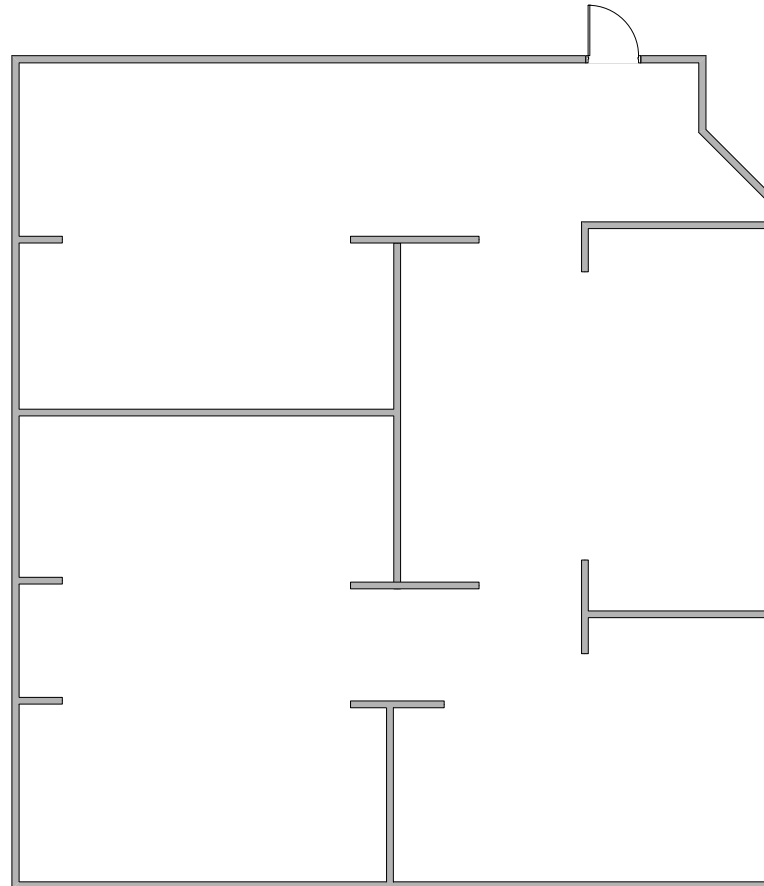


STE C210 | $\pm 3,082$ SF | \$21.95 PSF/YR FS
CONTIGUOUS TO 14,142 SF





STE C220 | $\pm 2,038$ SF | \$21.95 PSF/YR FS
CONTIGUOUS TO 14,142 SF



HERITAGE DISTRICT OVERVIEW GILBERT, AZ



W GUADALUPE RD



N GILBERT RD



True Value

JUNIPER AVE



DUTCH BROS



SITE

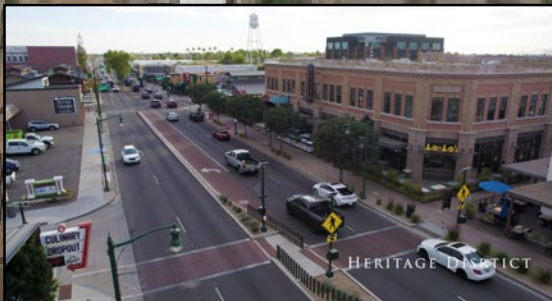
Gilbert Self Storage



Heritage Marketplace



E Vaughn Ave



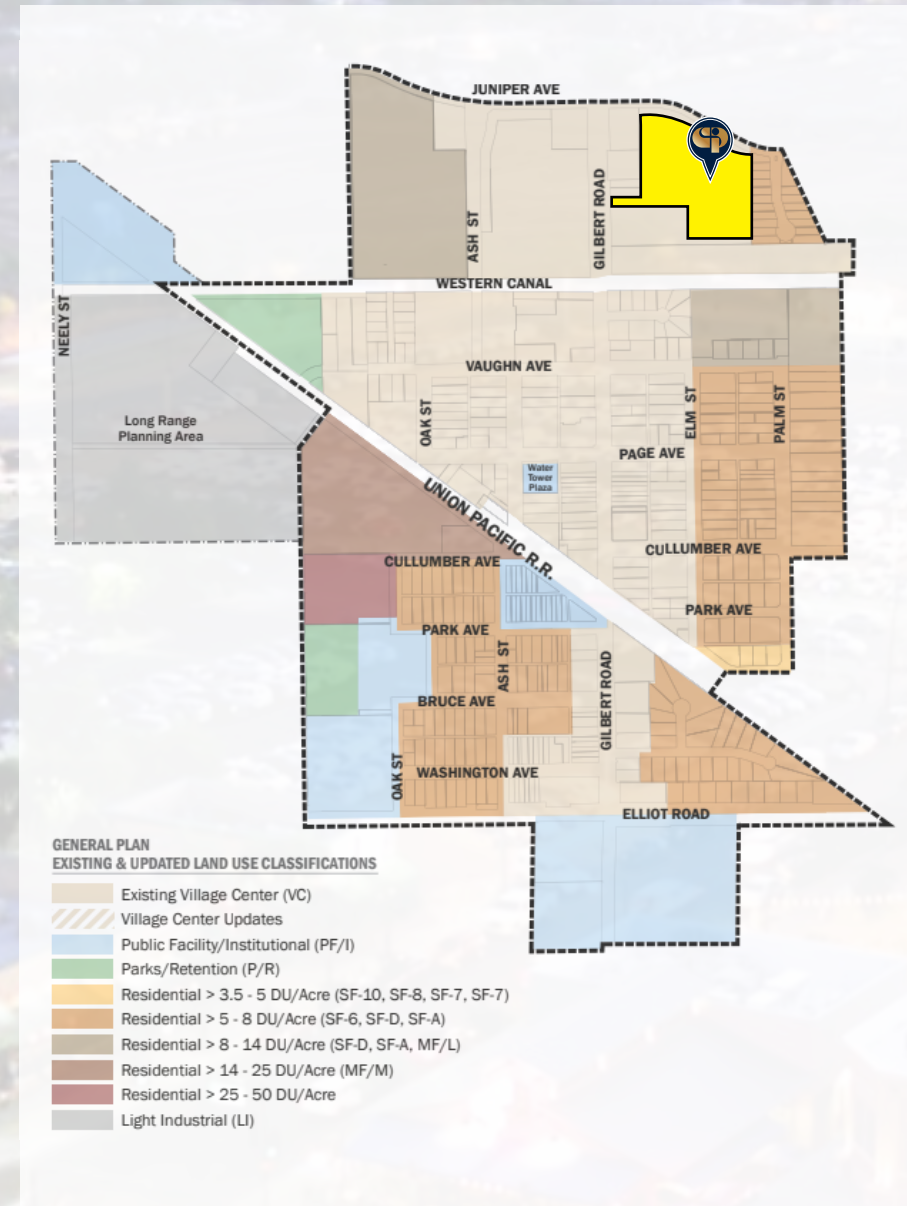
gilbert HERITAGE DISTRICT

About This Project

Overview

The City of Gilbert has been hard at work reinvigorating its Heritage District in order to create a downtown area that will serve as the heart of the community, providing a family-friendly environment that offers desirable places to work, gather, dine, shop, and more while retaining a small-town feeling in an urban setting. In doing so the city has been able to provide a variety of unique, attractive, vibrant and peaceful public plazas, parks, and paseos while still reflecting the town's railroad and agricultural heritage. The City of Gilbert has laid out a comprehensive Master Plan comprised of 6 redevelopment goals to promote this vision.

[To learn more click here to access the official Heritage District Redevelopment Plan.](#)



Heritage District



Sotol Modern Cocktail Kitchen

Locally sourced ingredients, experience-driven cocktail program, and an artfully curated food menu focusing on the spectacular highlights of the State of Arizona and Sonoran Desert. Modern design and one-of-a-kind atmosphere provide a space for an after-work cocktail.



The Porch

The Porch is an upscale yet relaxed restaurant featuring comfortable food and atmosphere, an extensive cocktail menu, countless craft beers, and a hearty wine list.



Gilbert Farmers Market

The Gilbert Farmers Market is located in Downtown Gilbert just West of the iconic Water Tower and is open every Saturday. With over 60 vendors during the summer season and over 100 vendors in the fall/spring, the Gilbert Farmers Market offers a wide variety.



Level 1 Arcade Bar

Level 1 Arcade Bar is the passion project of a group of arcade fanatics wanting to bring the joy and history of the retro arcade era to the local community of Gilbert. Providing a family-friendly environment for all ages to relive the golden age of video gaming.



Culinary Dropout

Culinary Dropout at The Yard in Gilbert is for anyone who loves good food and drinks. It is a modern and trendy venue perfect for date night or group gatherings. Yard games, interesting cocktails and local brews, and delicious comfort food are a few things you'll enjoy.



OHSO Brewery + Distillery

Outrageous Homebrewer's Social Outpost (OHSO) is a restaurant, local nano-brewery, distillery, and dog-friendly social hot-spot, and has over 40+ beers on tap as well as wine and house cocktails.

