

Warner Plaza

CLASS-B PROFESSIONAL OFFICE BUILDING

690 E WARNER RD, BLDG 9 | GILBERT, AZ 85296



AVAILABLE FOR LEASE

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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

AVAILABLE FOR LEASE

Building 9 at **Warner Plaza** presents an exceptional leasing opportunity for businesses seeking a professional and highly functional workspace. This Class-B office building features a thoughtfully designed interior that perfectly balances private, focused work environments with flexible, collaborative areas. Welcoming clients with a dedicated reception space, the layout flows seamlessly to accommodate a variety of professional uses. With ample parking to comfortably accommodate staff and visitors, the property provides an ideal and scalable solution for growing teams looking to establish a strong presence.

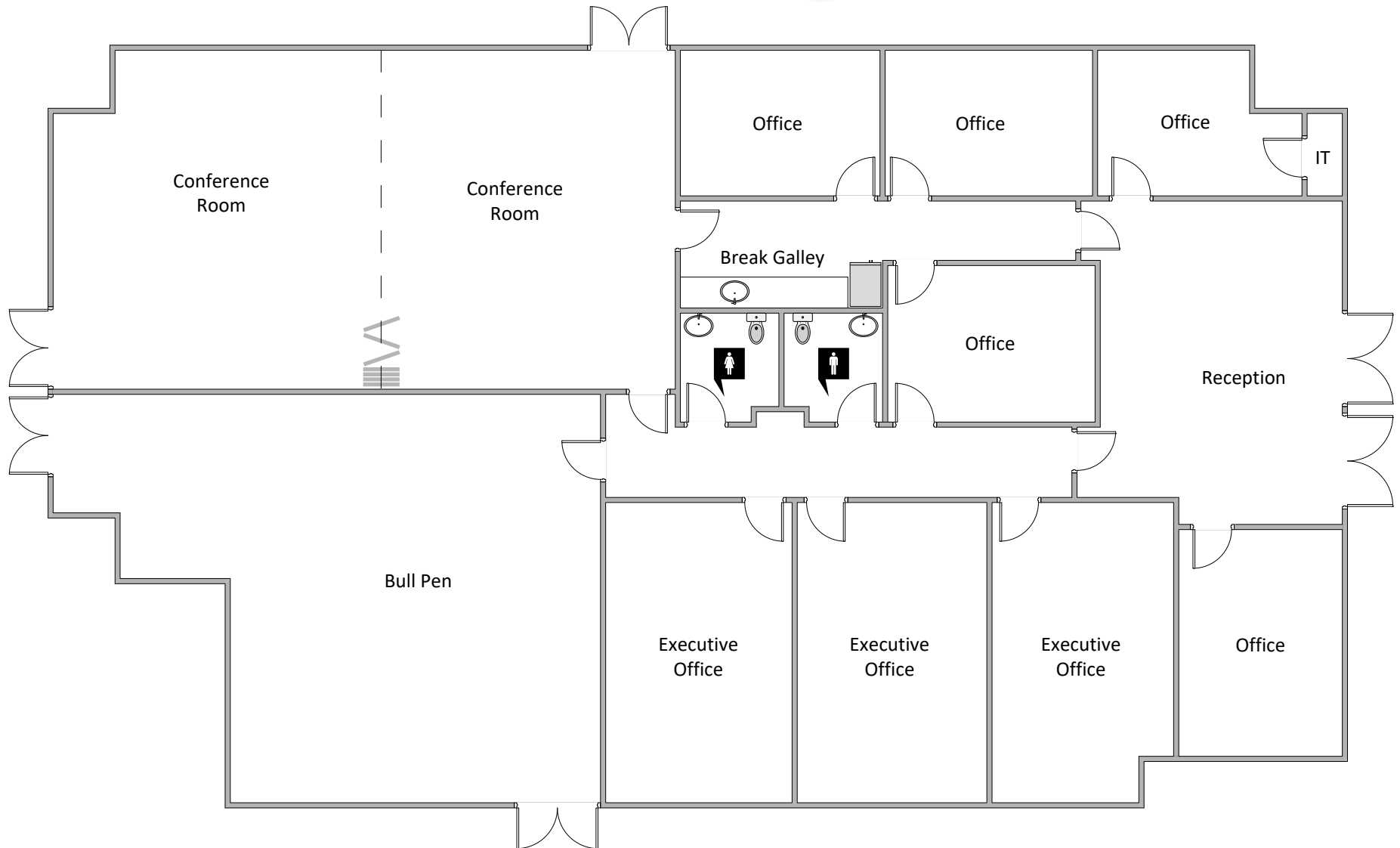
Strategically positioned in a prime Gilbert corridor, the property benefits from excellent connectivity and surrounding economic strength.



Property Summary

Address	690 E Warner Rd, Bldg 9 Gilbert, AZ 85296
Size	±5,271 SF
Year Built	2007
Building Class	B
Zoning	CC
Parking Ratio	5/1,000
Lease Rate	Contact Agent

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. 06 30 26

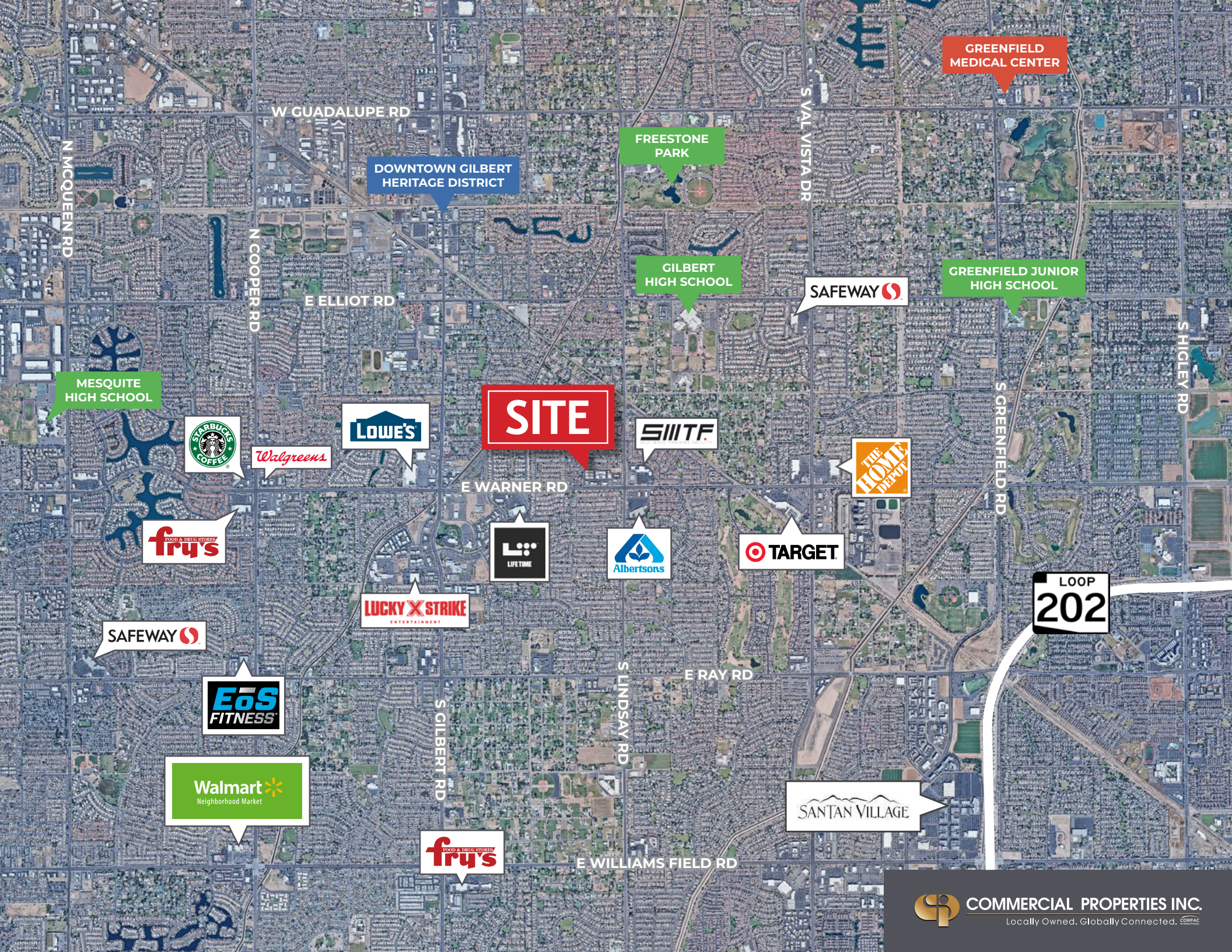


BLDG 9 | ±5,271 SF

Layout Includes: Reception, 7 Offices, 2 Conference Rooms, Bull Pen, Work/Copy Room, 2 Restrooms

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GREENFIELD MEDICAL CENTER

W GUADALUPE RD

DOWNTOWN GILBERT HERITAGE DISTRICT

FREESTONE PARK

GILBERT HIGH SCHOOL

GREENFIELD JUNIOR HIGH SCHOOL

SAFEGWAY

MESQUITE HIGH SCHOOL

SITE

SIITF

THE HOME DEPOT



Walgreens

LOWE'S

E WARNER RD

FRUITS

LIFE TIME

Albertsons

TARGET

LOOP 202

LUCKY STRIKE ENTERTAINMENT

SAFEGWAY

EoS FITNESS

E RAY RD

Walmart Neighborhood Market

SANTAN VILLAGE

FRUITS

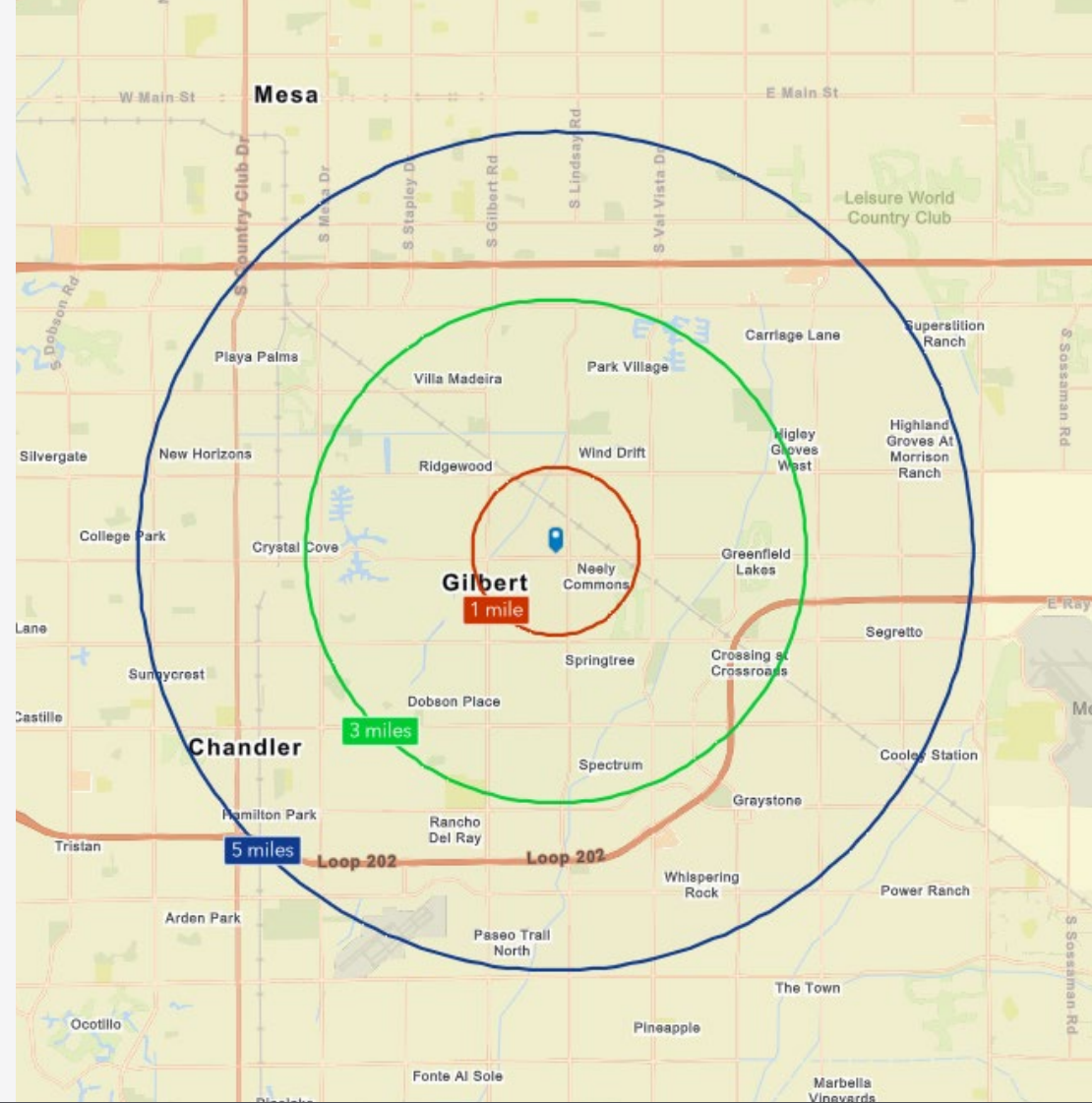
E WILLIAMS FIELD RD



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Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	15,256	128,977	352,177
Annual Growth 2020 - 2025	0.1%	0%	0.3%
2025 Households	5,272	45,380	122,070
Median Age	38.3	37.9	36.1
Bachelor's Degree or Higher	44%	41%	37%
Avg HH Income	\$141,477	\$138,575	\$127,915
Total Consumer Spending	\$221.7M	\$1.8B	\$4.7B
Daytime Employment	4,540	37,037	142,360
Businesses	723	5,752	18,059
Median Home Value	\$574,395	\$541,854	\$492,984



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