



FOR LEASE | OFFICE

920 E WILLIAMS FIELD RD STE 102

Gilbert, AZ 85295

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	2,617 SF
Lease Rate:	\$26.00 SF/yr (NNN)
Building Class:	A
Year Built:	2003
Cross Streets:	Lindsay Rd & Williams Field Rd

PROPERTY OVERVIEW

Welcome to 920 E Williams Field Rd Ste 102, Gilbert, AZ, 85295 - a premier lease opportunity for your medical business. The buildout includes: Lobby, Reception, 2 Dr Offices, 8 Exam Rooms, Lab/Nurses Station, Break Room, Storage Room, Restrooms and 4 Covered Parking Stalls. With a negotiable Tenant Improvement allowance, you have the flexibility to customize your space to fit your specific business needs. This desirable location offers the perfect blend of accessibility and functionality, making it an ideal choice for businesses seeking a medical space. Building and Door signage available.

PROPERTY HIGHLIGHTS

- Buildout includes: Lobby, Reception, 2 Dr Offices, 8 Exam Rooms, Lab/Nurses Station, Break Room, Storage Room, Restrooms
- 4 covered parking stalls
- Building and Door signage available
- Negotiable TI allowance
- Medical lease opportunity
- Prime location in Gilbert, AZ

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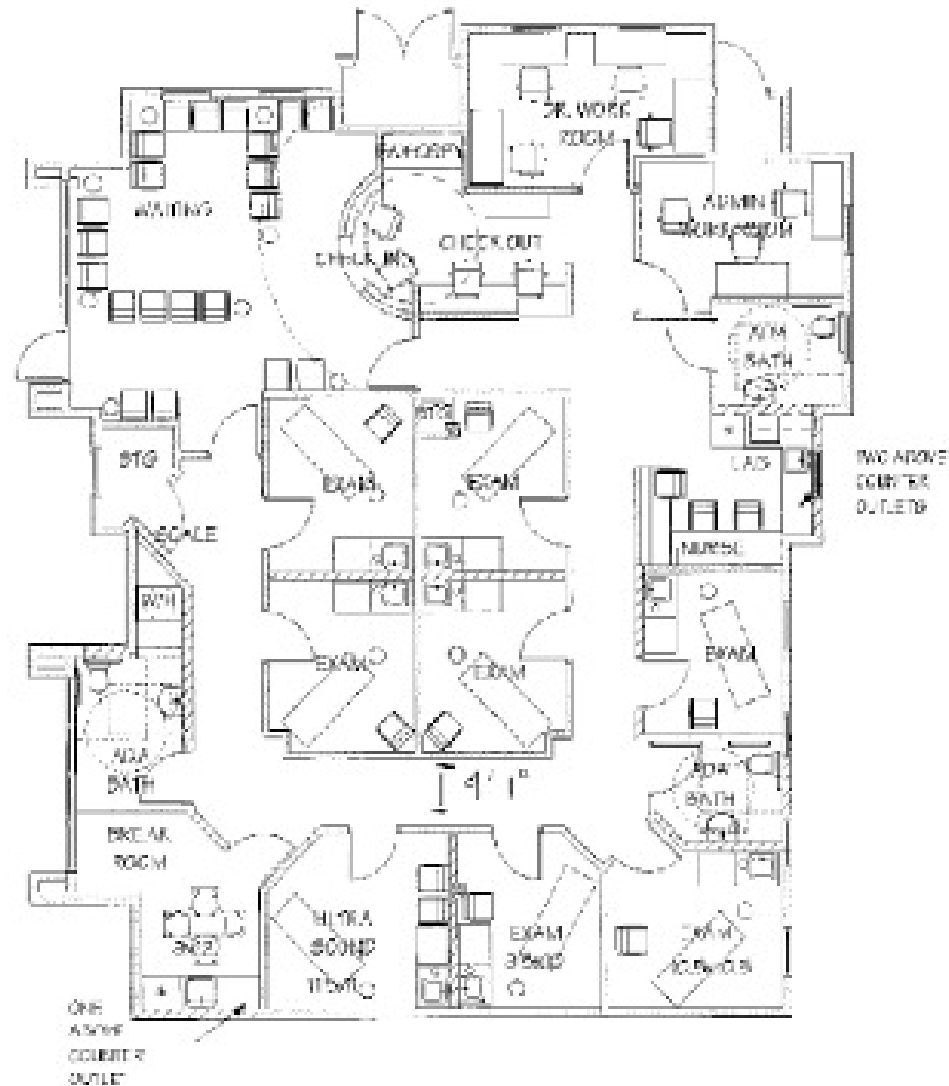
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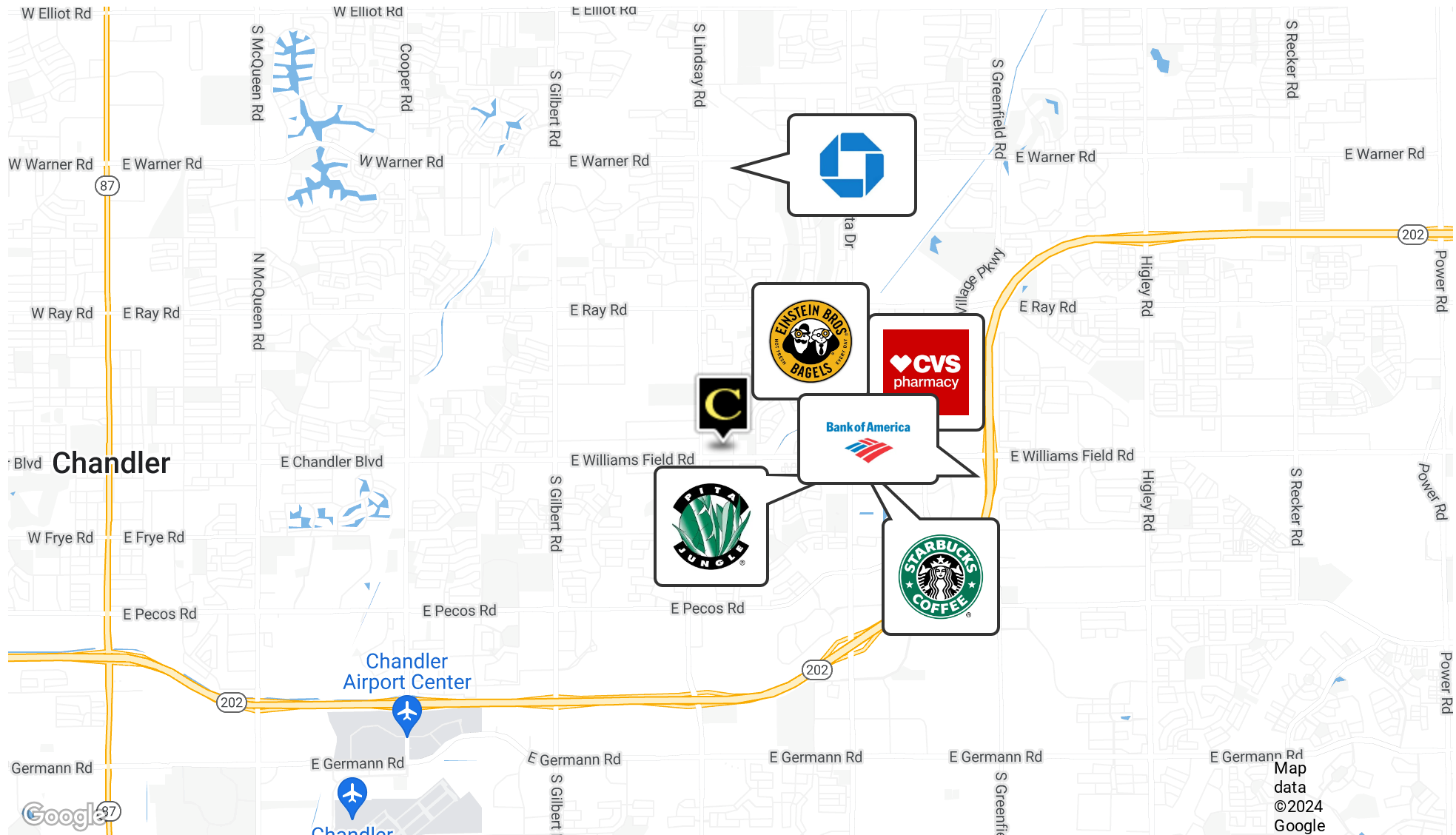
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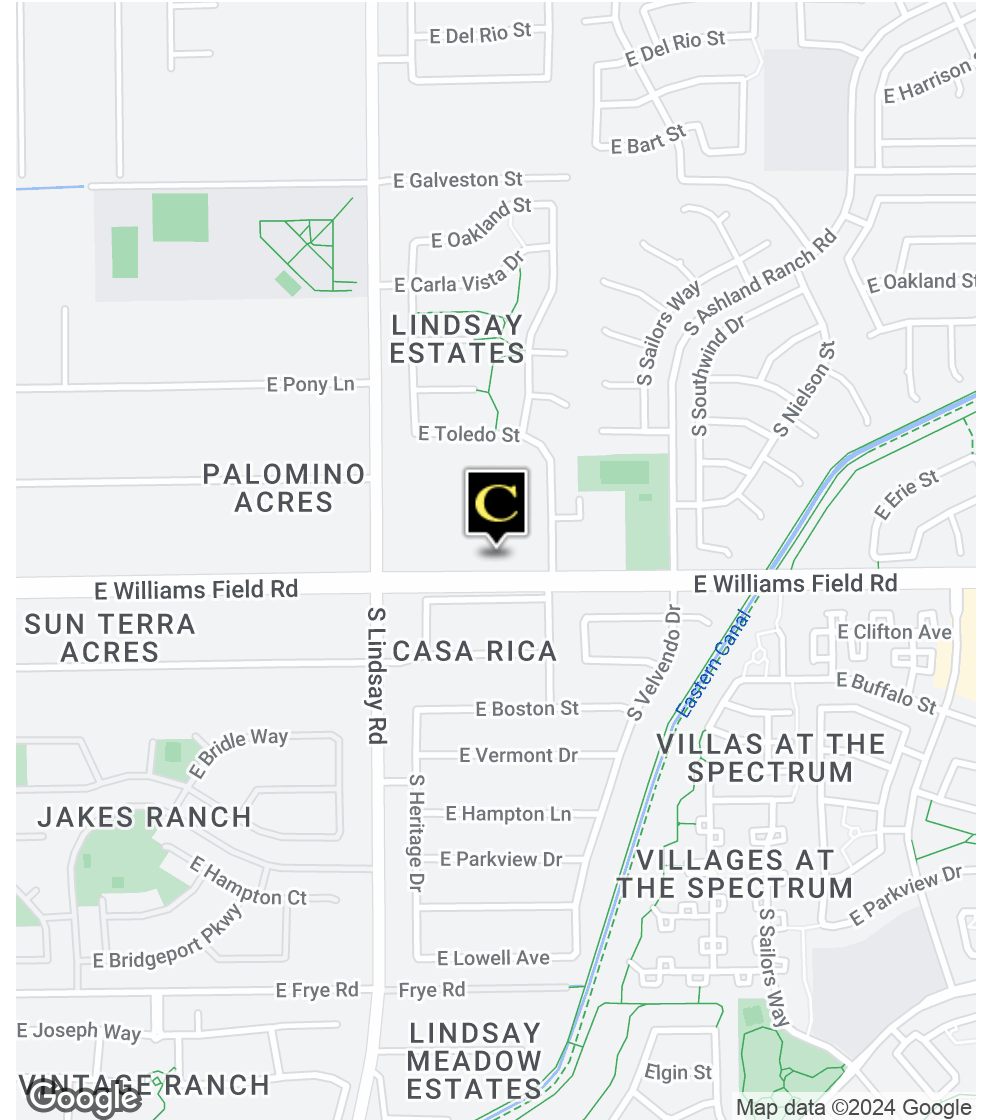
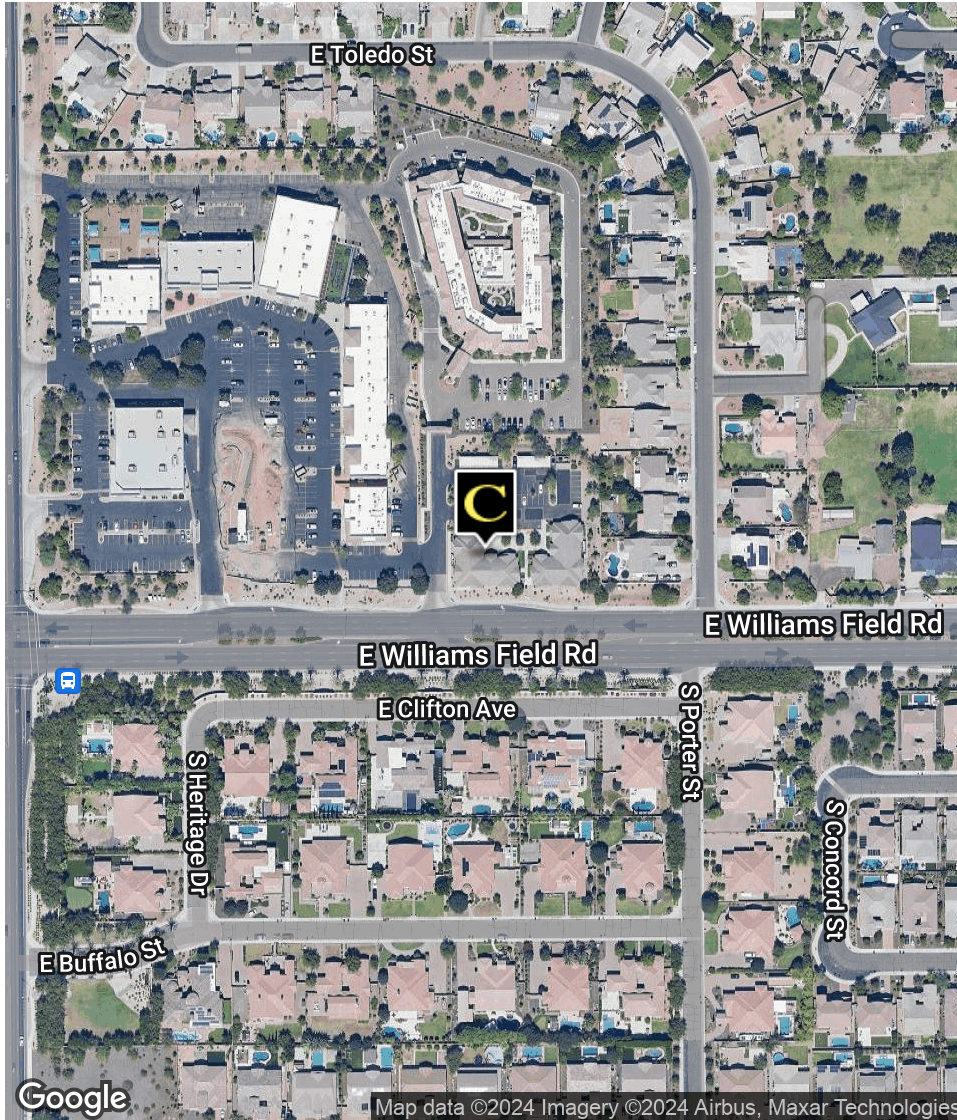
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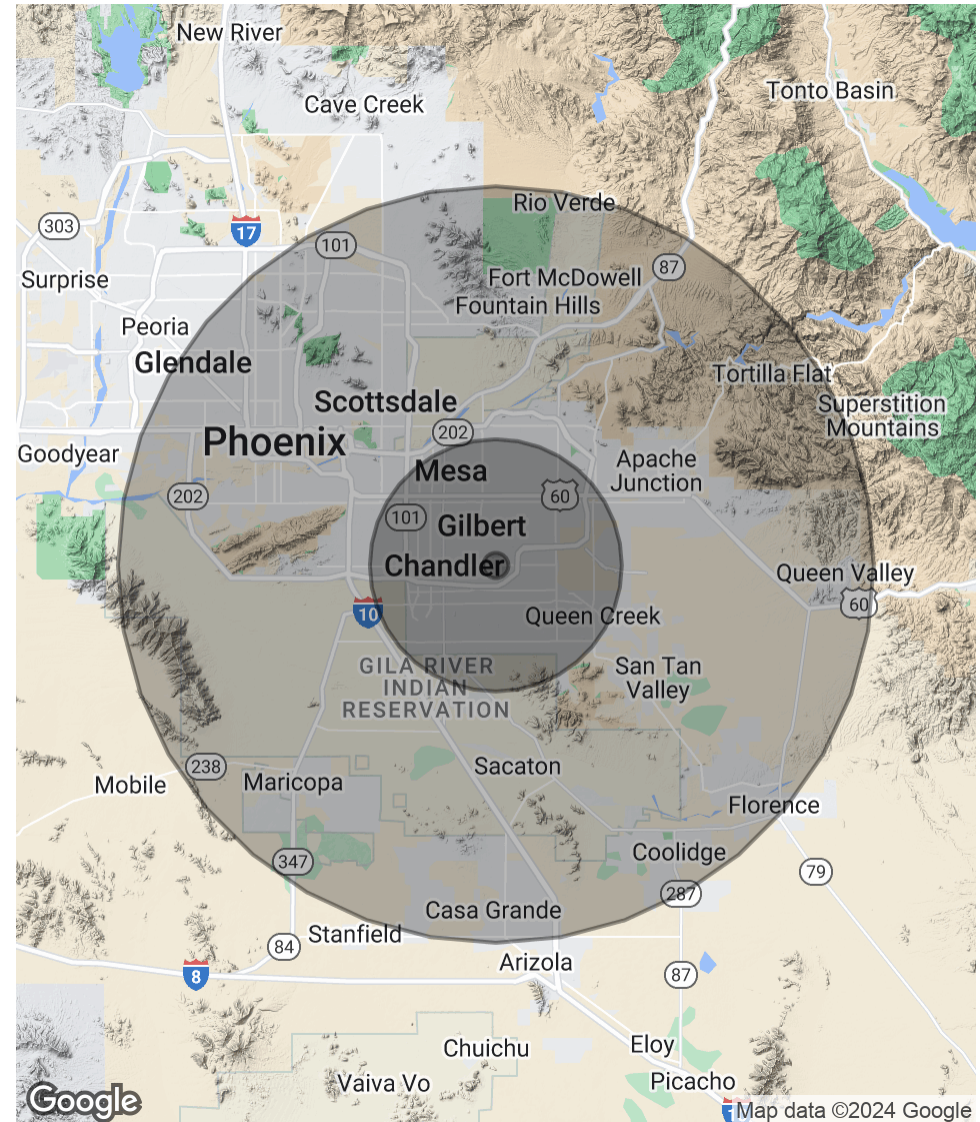
POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	10,136	992,319	3,459,809
Average Age	36.2	37.7	37.1
Average Age (Male)	34.7	36.8	36.3
Average Age (Female)	38.5	38.8	38.0

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	3,166	395,317	1,395,387
# of Persons per HH	3.2	2.5	2.5
Average HH Income	\$138,495	\$87,911	\$82,545
Average House Value	\$408,071	\$282,631	\$281,852

2020 American Community Survey (ACS)



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