

Gilbert Medical/Professional Plaza | For Lease

201 W Guadalupe Road, Gilbert, AZ 85233



- Office Suite Available for Lease
- Suite 318: +/- 1,398 SF
- \$19.00 PSF MG
- Parking Ratio: 4.78/1,000
- Close proximity to downtown Gilbert's Heritage Market
- Monument Signage Available
- Well-maintained Landscape
- Close to Major Hospitals & Easy Access to Freeways
- Near Major Retail Centers & Senior Living Communities

www.menlocre.com/property

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Executive Summary

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OFFERING SUMMARY

Building Size: +/- 35,142 SF

Available For Lease: +/- 1,398 SF

Office Lease Rate: \$19.00 PSF

Lease Type: Modified Gross

Lot Size: 3.49 Acres

Year Built: 1986

Zoning: NO, Gilbert

PROPERTY OVERVIEW

The Gilbert Medical Center is located on Guadalupe Road just west of Gilbert Road in Gilbert, Arizona. This two-building, 35,142 Sq. Ft. Multi-Tenant Office Center offers ample surface and covered parking, monument signage, and beautifully landscaped common areas. Medical Center has only one floor, 35,142 Sq. Ft. Multi-Tenant Office Center offers ample surface and covered parking, monument signage, and beautifully landscaped common areas. Close access to all major freeways, 101, 60 and 202.

PROPERTY HIGHLIGHTS

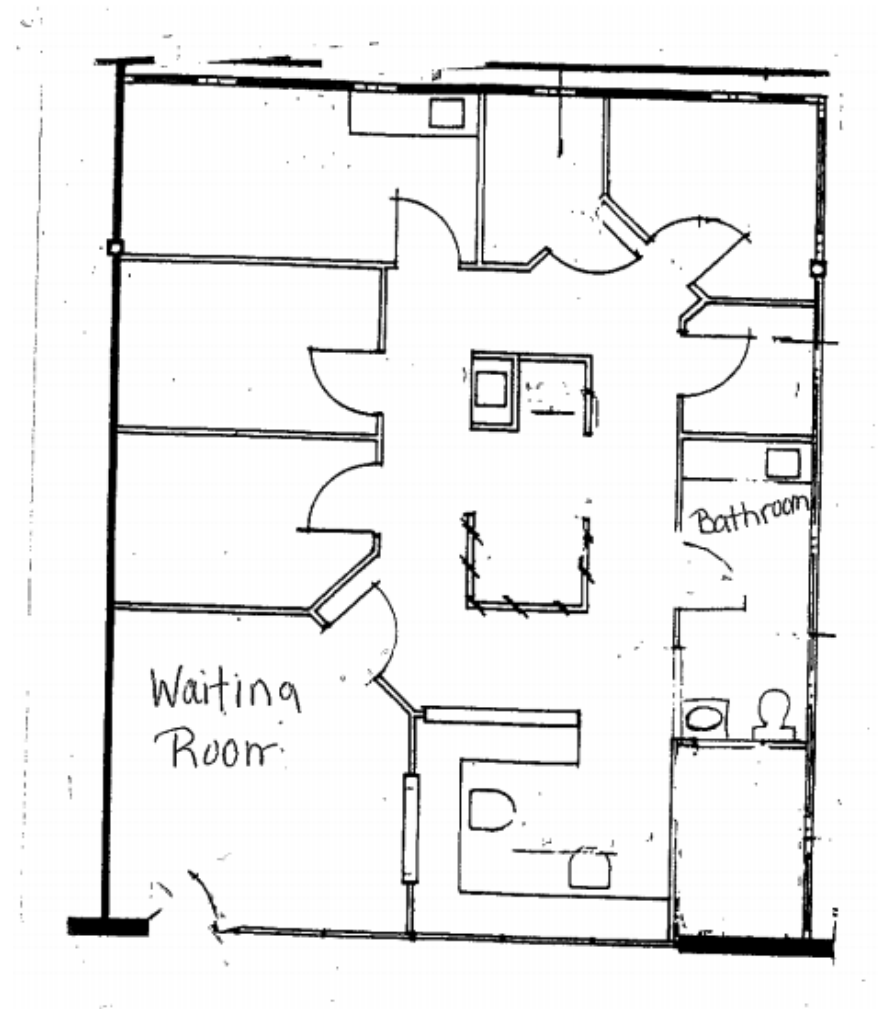
- Suite 318: +/- 1,398 SF

Gilbert Medical Center

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Floor Plans

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1 SUITE 318
+/- 1,398 SF

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 **Menlo Group**
COMMERCIAL REAL ESTATE

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Site Details

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,738	43,666	129,219
Total Population:	13,369	130,287	368,603
Average HH Income:	\$72,466	\$78,930	\$71,341

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