

OWNER/USER OPPORTUNITY **GILBERT BUSINESS CENTER**

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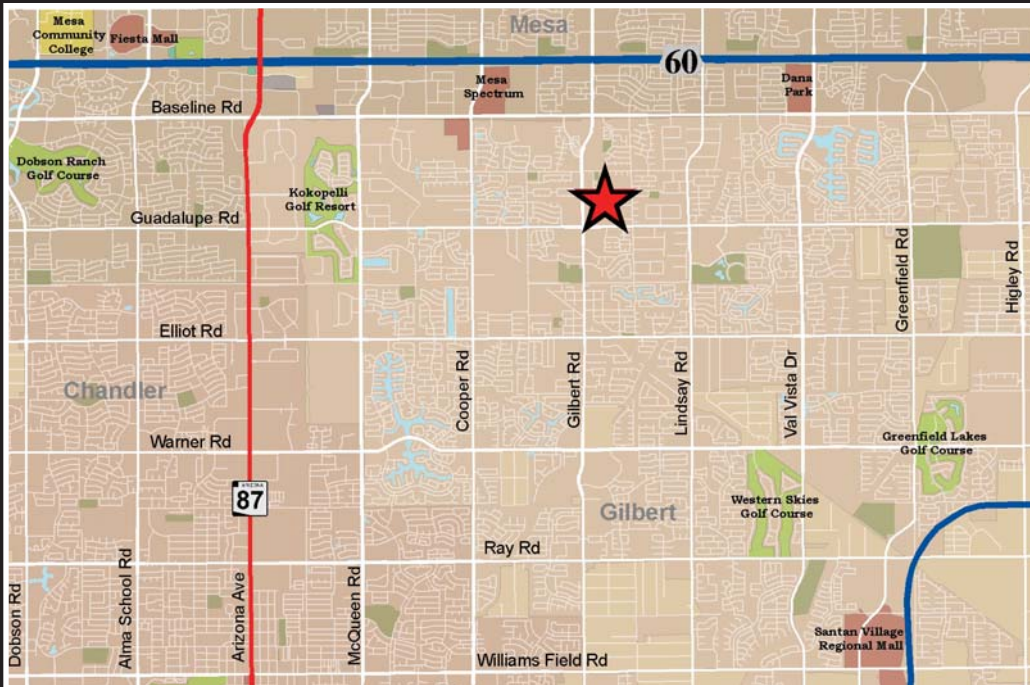
Property Solutions Worldwide

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GILBERT BUSINESS CENTER



Building Features:

- **Property Address:** 971 North Gilbert Road
Gilbert, Arizona
 - **Property Type:** Class A, 3-Story Office Building
 - **Size:** ±63,000 RSF
 - **Available to User:** Up to ±63,000 RSF
 - **Year Built:** 2008
 - **Price:** \$10,000,000
 - **Price/SF:** \$159/SF
- Located in explosive high-growth area of Gilbert
 - Ideal opportunity for Owner/User
 - Excellent freeway access to SR-60
 - Generous parking ratio of ±5.0:1,000/SF

