

HIGLEY PARK COMMONS

1489 S HIGLEY RD, BUILDING 1 | GILBERT, AZ 85296

MULTI-TENANT MEDICAL OFFICE CONDO



\$1,456,620

(\$330 PSF)

Gilbert Medical Office Condo Available For Sale
Off Loop 202 San Tan Freeway & Higley Rd

EXCLUSIVE CONTACTS:

Michael Douglas
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COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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AVAILABLE	Suite 101: ±2,925 SF
	Suite 102: ±1,489 SF
	Total: ±4,414 SF
SALE PRICE	\$1,456,620 (\$330 PSF)
BUILD OUT	Medical Office
YEAR BUILT	2008
PARKING RATIO	5:1,000 (Covered Parking Available)
FRONTAGE	S Higley Rd
PARCELS	304-28-777, 803



FEATURES

Located off Loop 202 San Tan Freeway & Higley Rd

Suite 101/102 Layout Includes: Reception/Waiting Area, 14 Plumbed Exam Rooms, 5 Staff Offices, Several Nurse Stations, Lab, 3 Storage Rooms & Blood Draw Area

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
2020 Population	16,046	108,206	261,253
2020 Households	5,528	35,003	87,670
Median HH Income	\$96,552	\$99,498	\$92,652



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. 04 20 21

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SUITE 101

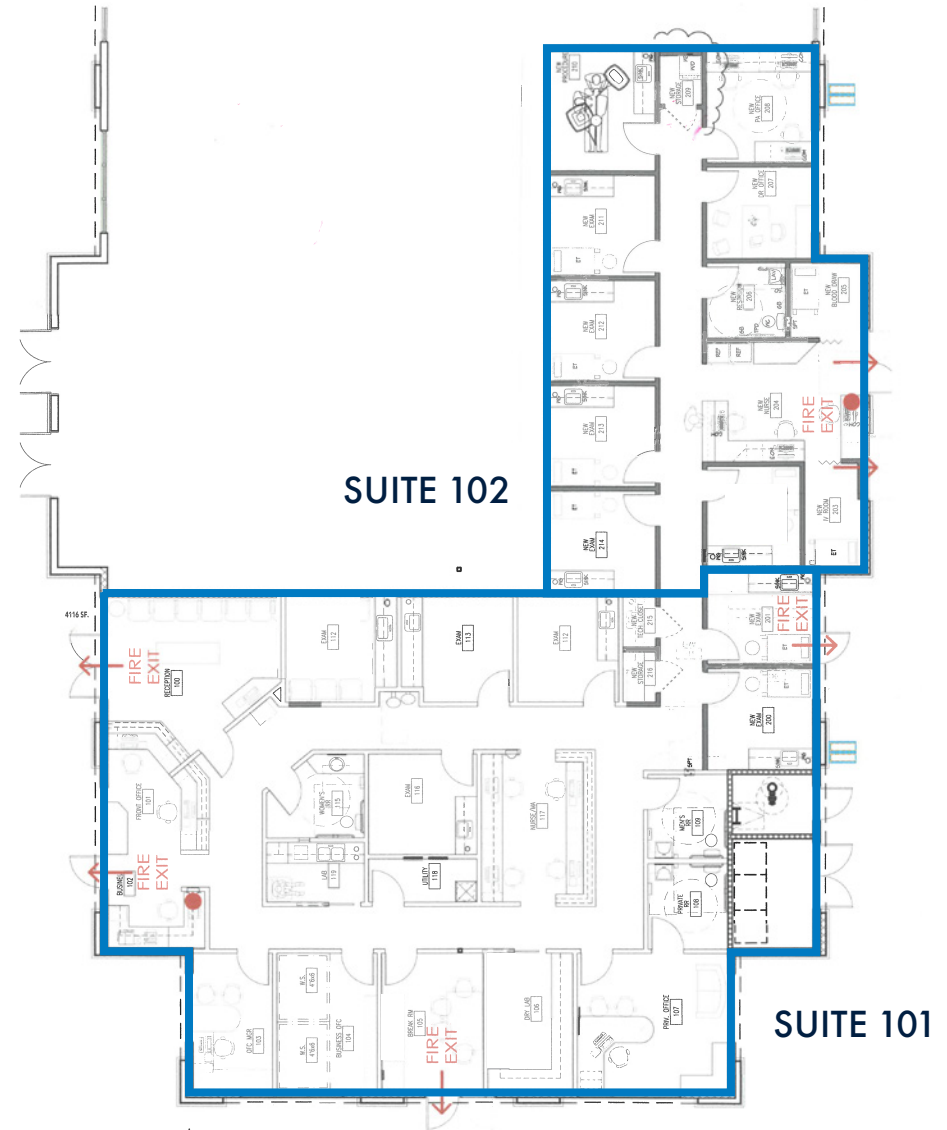
±2,925 SF *Contiguous up to ±4,414 SF

Build Out Includes: Reception, 5 Offices, 5 Plumbed Exam Rooms & Lab Room

SUITE 102

±1,489 SF *Contiguous up to ±4,414 SF

Build Out Includes: Reception, Office, Break Room, Restroom & 5 Plumbed Exam Rooms



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