

FIESTA TECH CENTRE

*±4,000 SF - 9,627 SF
AVAILABLE FOR LEASE*

1580 North Fiesta Boulevard - Gilbert, Arizona 85233



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ORION 
INVESTMENT REAL ESTATE

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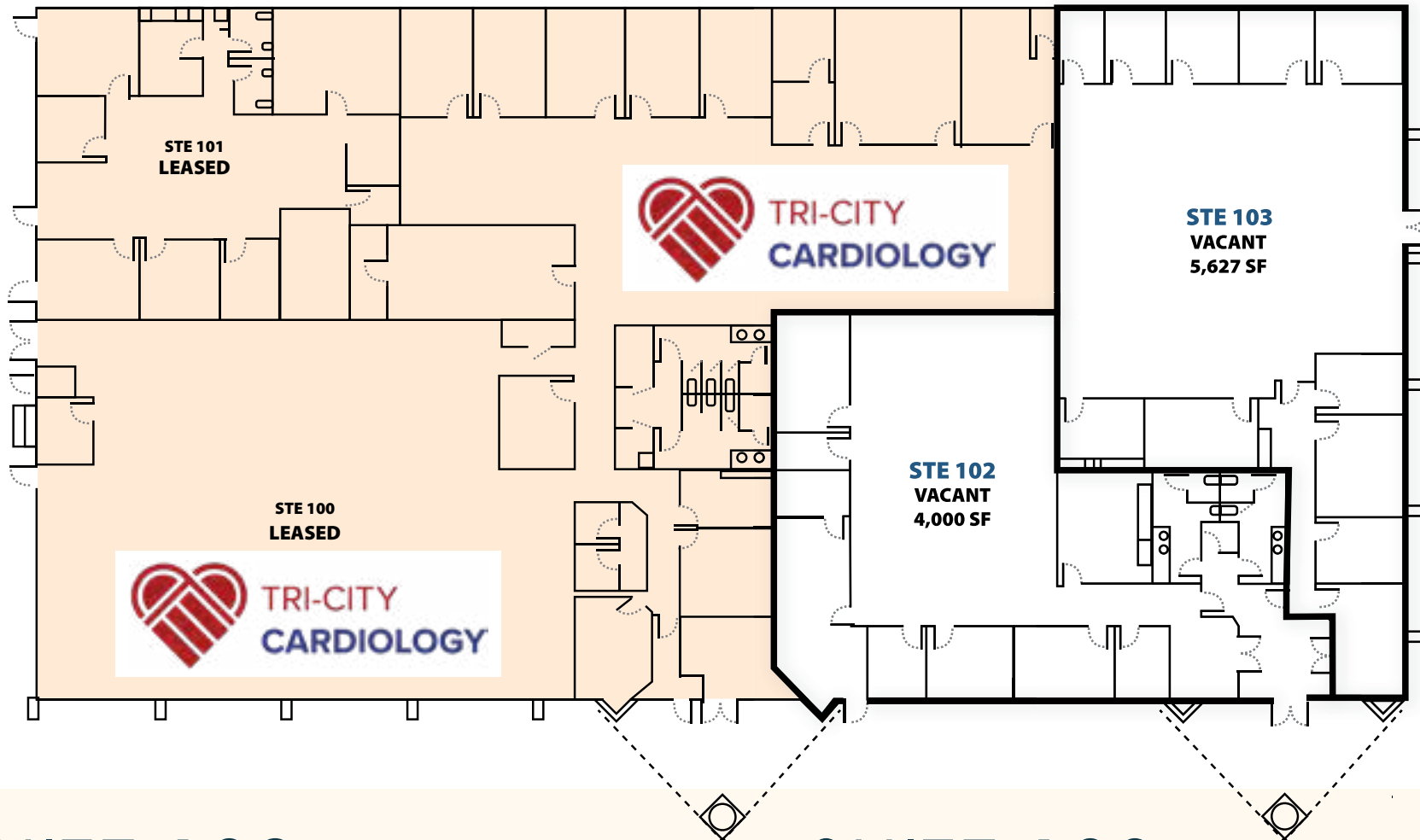
TRI-CITY
CARDIOLOGY
OCCUPIES SUITES
100 & 101



JUST SOUTH
OF THE US 60
FREEWAY



4 MILES EAST
OF THE LOOP
101 FREEWAY



SUITE 102

2nd Generation built-out with 4 private offices, conference room, bullpen and kitchen. Can be combined w/ suite 103 total contiguous 9,627 SF

SUITE 103

2nd generation built-out with 7 private offices, conference room, bullpen and break room. Can be combined with suite 102 for a combined 9,627 SF

PROPERTY OVERVIEW



| | |
|----------------------------|---|
| Property Address: | 1580 North Fiesta Boulevard Gilbert, Arizona 85233 |
| Availability: | 4,000 - 5,627 SF |
| Lease Rate: | \$22 PSF |
| Lease Type: | Modified Gross |
| Building GBA: | 25,555 SF |
| Year Built: | 1998 |
| Parking: | 5.00/1,000 SF |
| Zoning Designation: | I-1, Gilbert |
| Traffic Counts: | Baseline Road: 29,045 VPD Country Club Drive: 48,726 VPD |



BE IN THE CENTER
OF IT ALL IN GILBERT,
ARIZONA

FIESTA TECH CENTRE | GILBERT, ARIZONA

CLASS B OFFICE

9,627 SF Contiguous Available For Lease

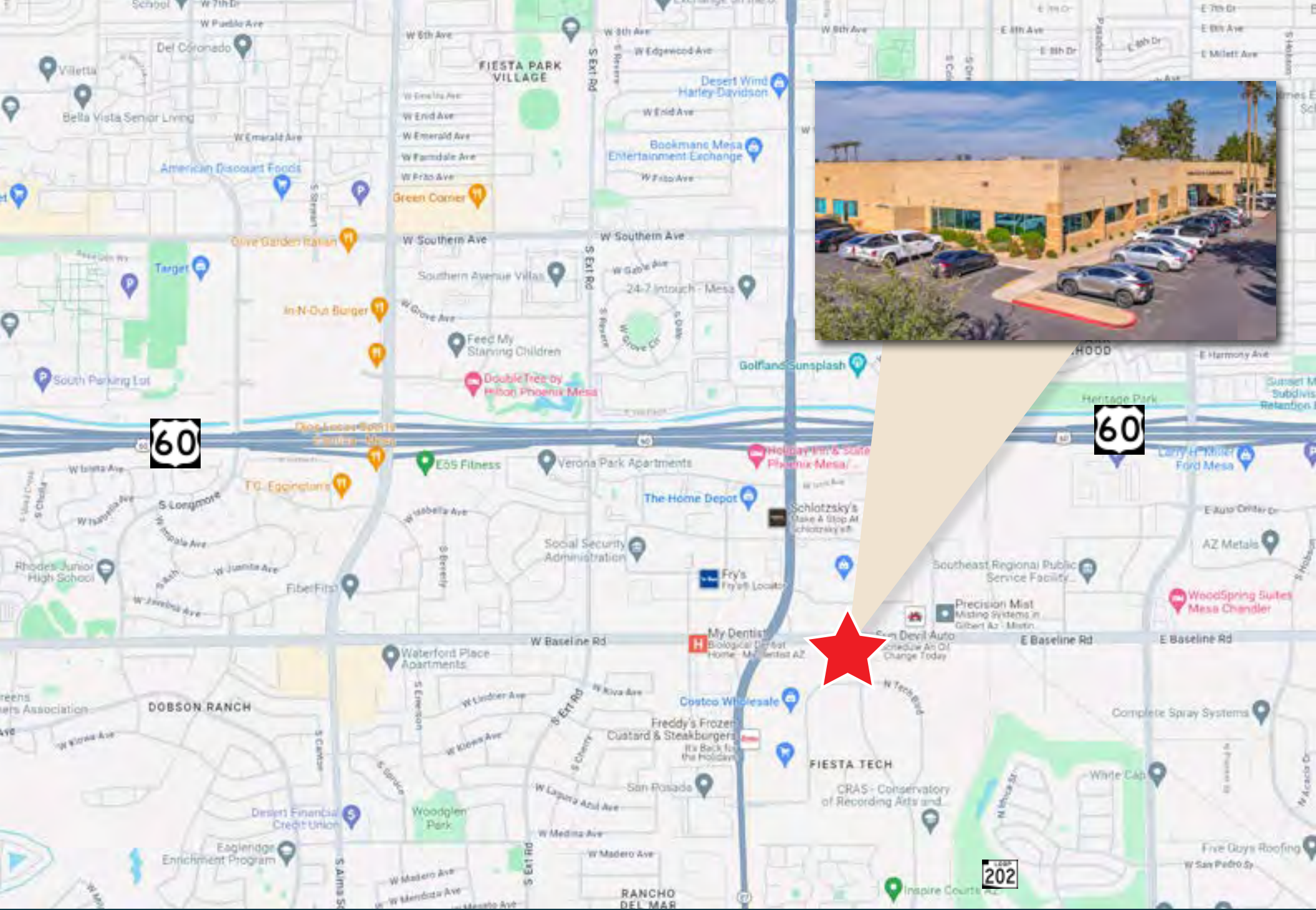
These shops & restaurants are conveniently located around Fiesta Tech Centre:



COUNTRY CLUB DRIVE 48,726 VPD

BASELINE ROAD 29,045 VPD





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