

4100 S. LINDSAY ROAD

GILBERT, ARIZONA



±2,625 SF USER OPPORTUNITY

Located within the Lindsay Groves professional office condominium development at **4100 S. Lindsay Road, Ste. 102 in Gilbert, Arizona**, this vacant office condo presents an exceptional opportunity for an owner-user, investor, or professional services tenant seeking a high-image presence in one of the Southeast Valley's most desirable commercial submarkets.

The property benefits from **excellent street frontage and visibility along Lindsay Road**, with convenient access to major regional transportation corridors, including the **Loop 202 Santan Freeway**, providing efficient connectivity to Gilbert, Chandler, Mesa, Queen Creek, and the broader Phoenix metropolitan area. Its strategic location is near major employment centers, medical users, retail amenities, and established residential communities, making it well-positioned for professional, medical, financial, real estate, legal, wellness, or executive office uses.

The surrounding area continues to benefit from Gilbert's strong residential growth, high household incomes, educated workforce, and family-oriented demographic profile. Gilbert has become one of Arizona's premier communities for business and quality of life, supported by sustained population growth, strong consumer

spending power, and a highly attractive mix of residential, retail, healthcare, and commercial development. Nearby destinations such as SanTan Village and surrounding retail centers provide abundant shopping, dining, service, and entertainment amenities for employees, clients, and visitors.

The suite itself is built out with high-end finishes well above typical office standards, creating a polished and professional environment from the moment clients enter. The layout includes a beautiful reception area, five private offices, a break room, a bathroom, and a prominent executive office with a private bathroom and shower. This configuration offers both functionality and prestige, supporting daily operations while projecting a strong brand image.

With its combination of **premium interior improvements, Lindsay Road frontage, strong freeway access, nearby retail and commercial amenities, and the favorable demographics of the Town of Gilbert**, this office condo represents a compelling opportunity in a high-demand East Valley location.

EXECUTIVE SUMMARY





ADDRESS	4100 S. Lindsay Road, Suite 102, Gilbert, AZ 85281
APN	304-58-581, 304-58-574, 304-58-580, 304-58-575
PARCEL/SUITE TOTAL	±2,625 SF
OCCUPANCY	Available
YEAR BUILT	2007
ZONING	NC, Town of Gilbert
OFFERING PRICE	\$1,320,000
LEASE RATE	\$34.00 NNN

INVESTMENT HIGHLIGHTS



PROMINENT GILBERT LOCATION
with Lindsay Road frontage



EASY LOOP 202 ACCESS
to the Southeast Valley



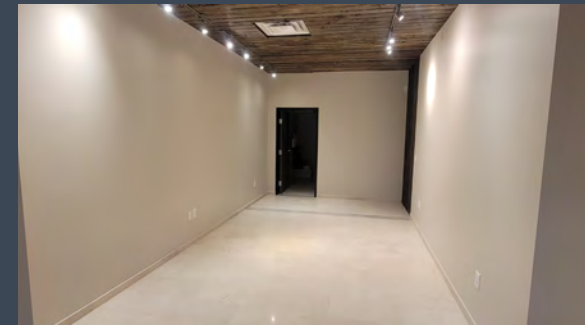
HIGH-END OFFICE FINISHES
above typical market standards

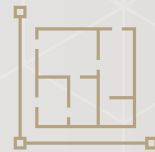


EXECUTIVE SUITE
with private bathroom and shower



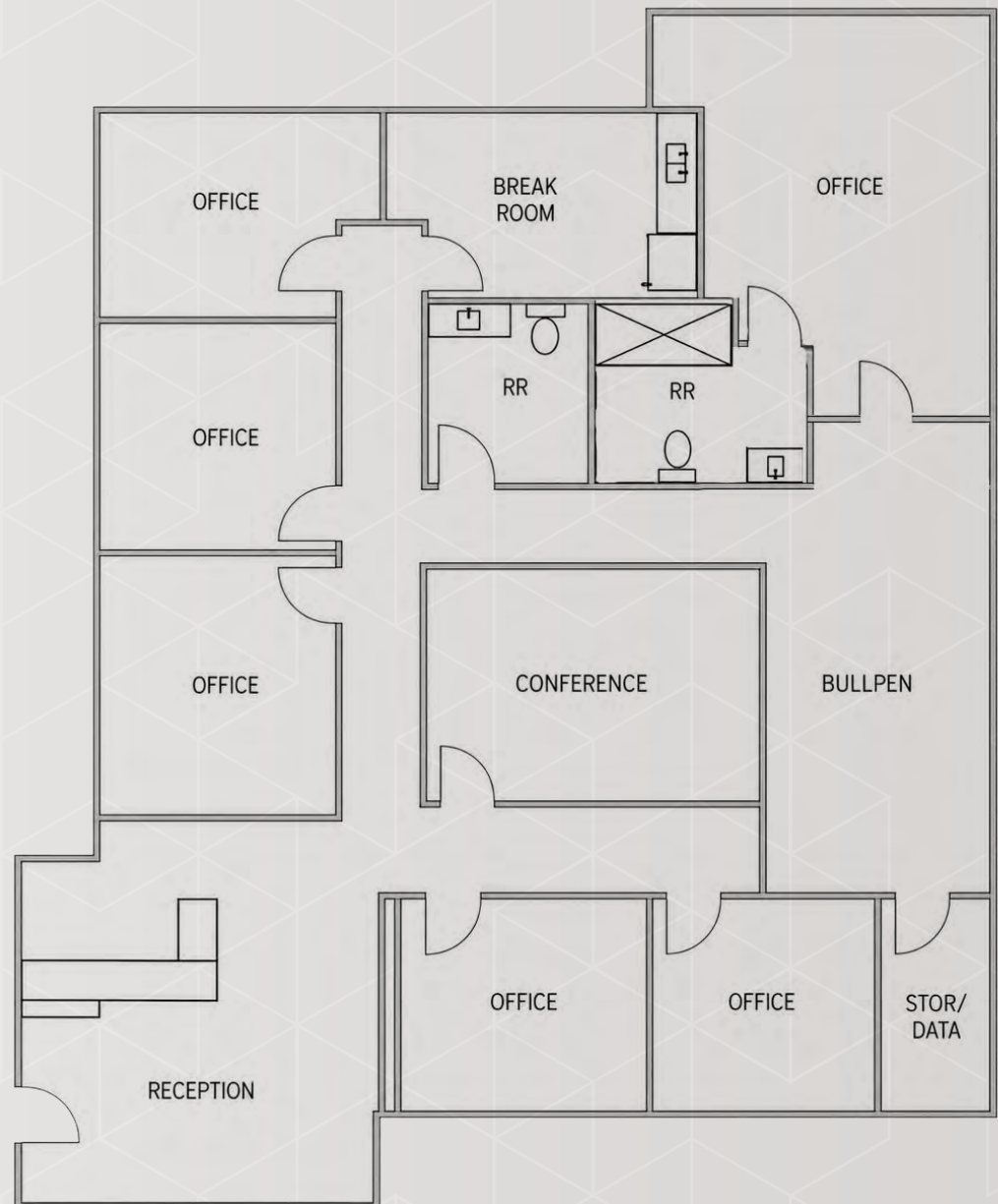
STRONG AREA DEMOGRAPHICS
with nearby retail, residential and
commercial growth

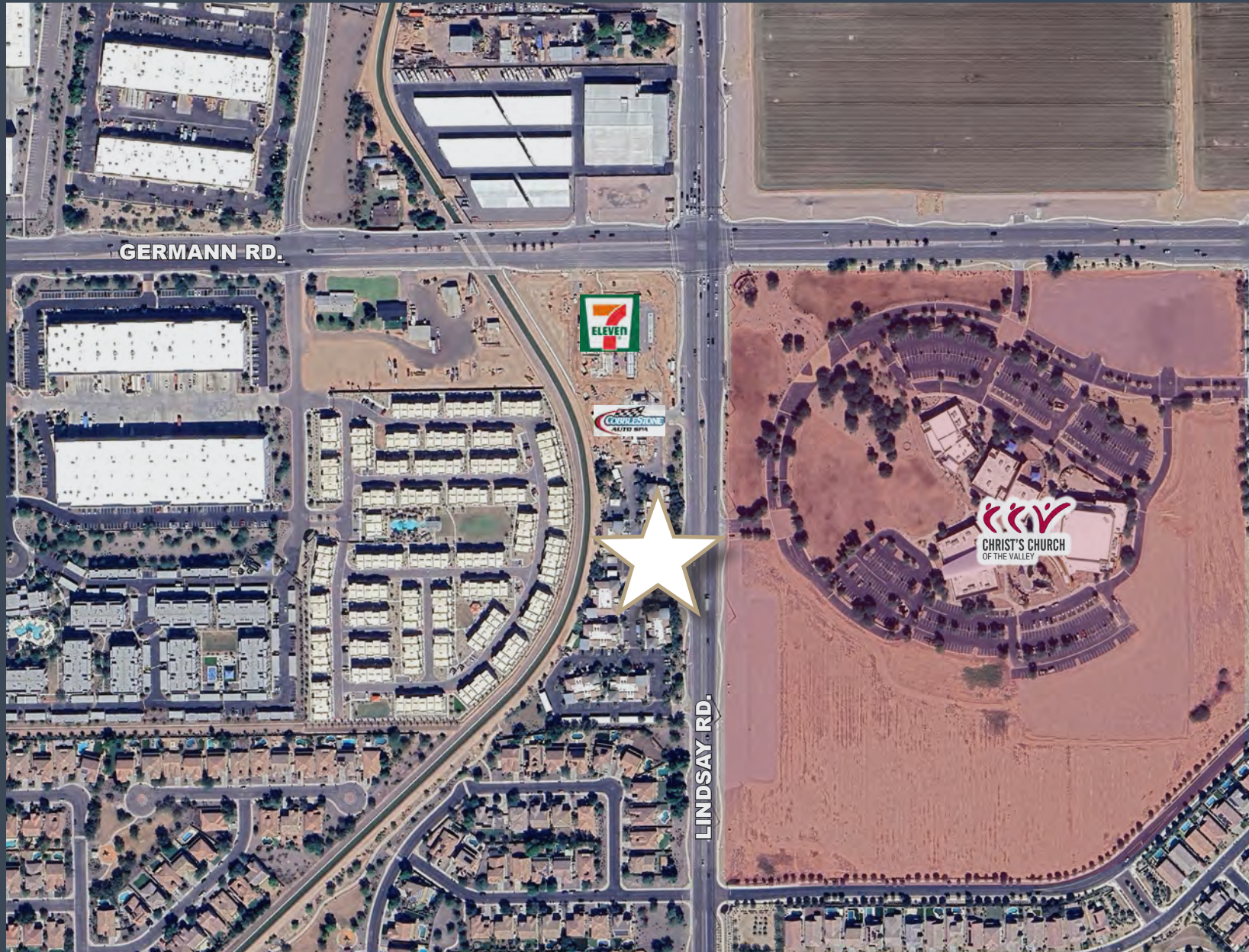


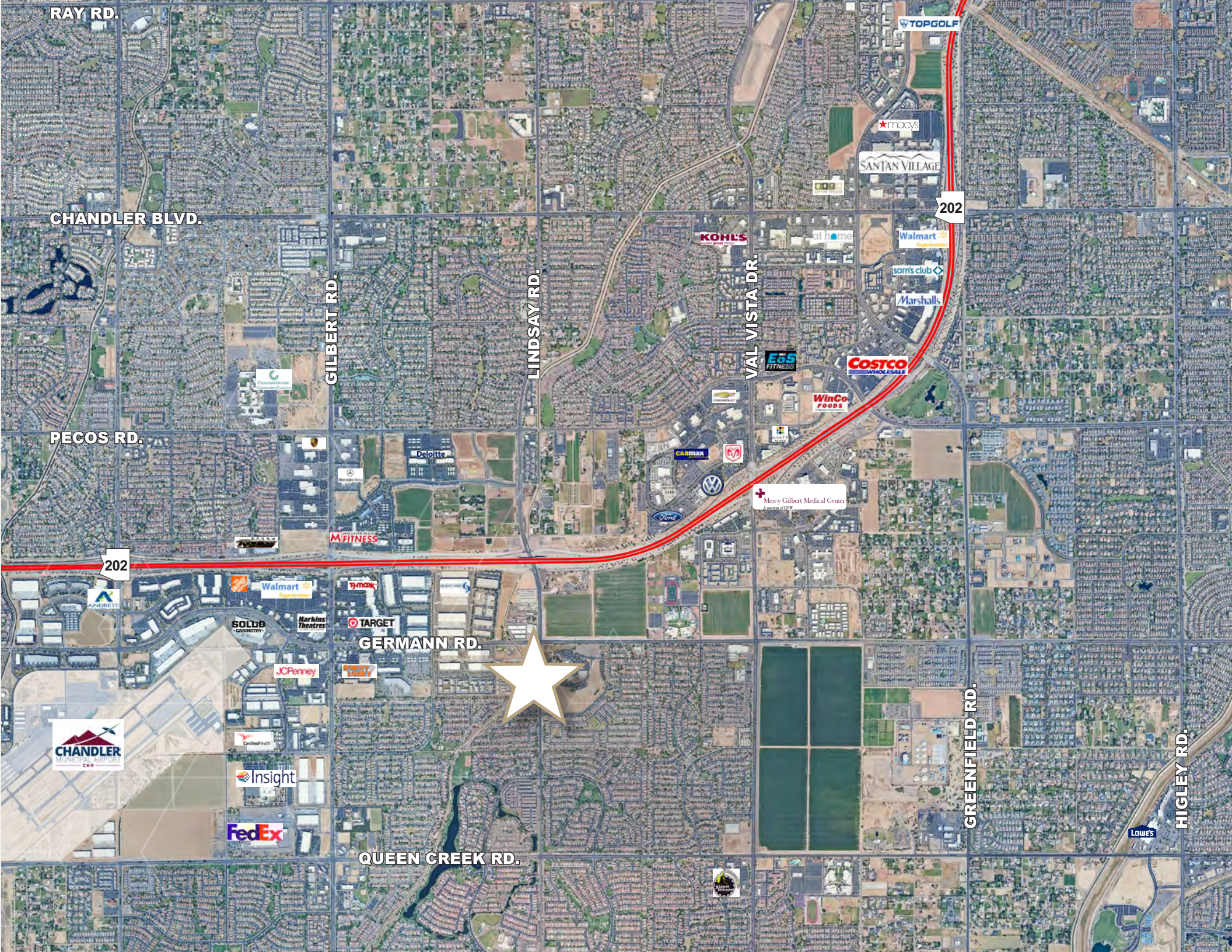


EFFICIENT LAYOUT

with six offices, reception, bullpen, conference room, break room and restrooms







RAY RD.

CHANDLER BLVD.

PECOS RD.

202

GILBERT RD.

LINDSAY RD.

VAL VISTA DR.

GERMANN RD.

QUEEN CREEK RD.

GREENFIELD RD.

HIGLEY RD.

TOPGOLF

202

macy's

SANTAN VILLAGE

KOHL'S

at home

Walmart

sam's club

Marshalls

COSTCO WHOLESALE

WinCo FOODS

Mercy Gilbert Medical Center
A member of CHS

M FITNESS

Deloitte

CARMAX

RAM

VW

Ford

ANDRETTI

Walmart Supercenter

Target

SOLUB CATERING

Markins Theatres

JCPenney

Party City

CHANDLER MUNICIPAL AIRPORT
CMB

Insight

FedEx

Lowes



4100 S. LINDSAY ROAD

GILBERT, ARIZONA

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

GREG GUGLIELMINO
gguglielmino@leearizona.com
+ 602 474 9590

STEVE GONZALEZ
sgonzalez@leearizona.com
+ 602 474 9588

MARCUS MUIRHEAD
mmuirhead@leearizona.com
+ 602 474 9589