



For Lease/Sale

AVAILABLE FOR IMMEDIATE OCCUPANCY!

6,000 Amps of Power!



ROBUST INFRASTRUCTURE IDEALLY SUITED FOR
MANUFACTURING AND FLEX APPLICATIONS

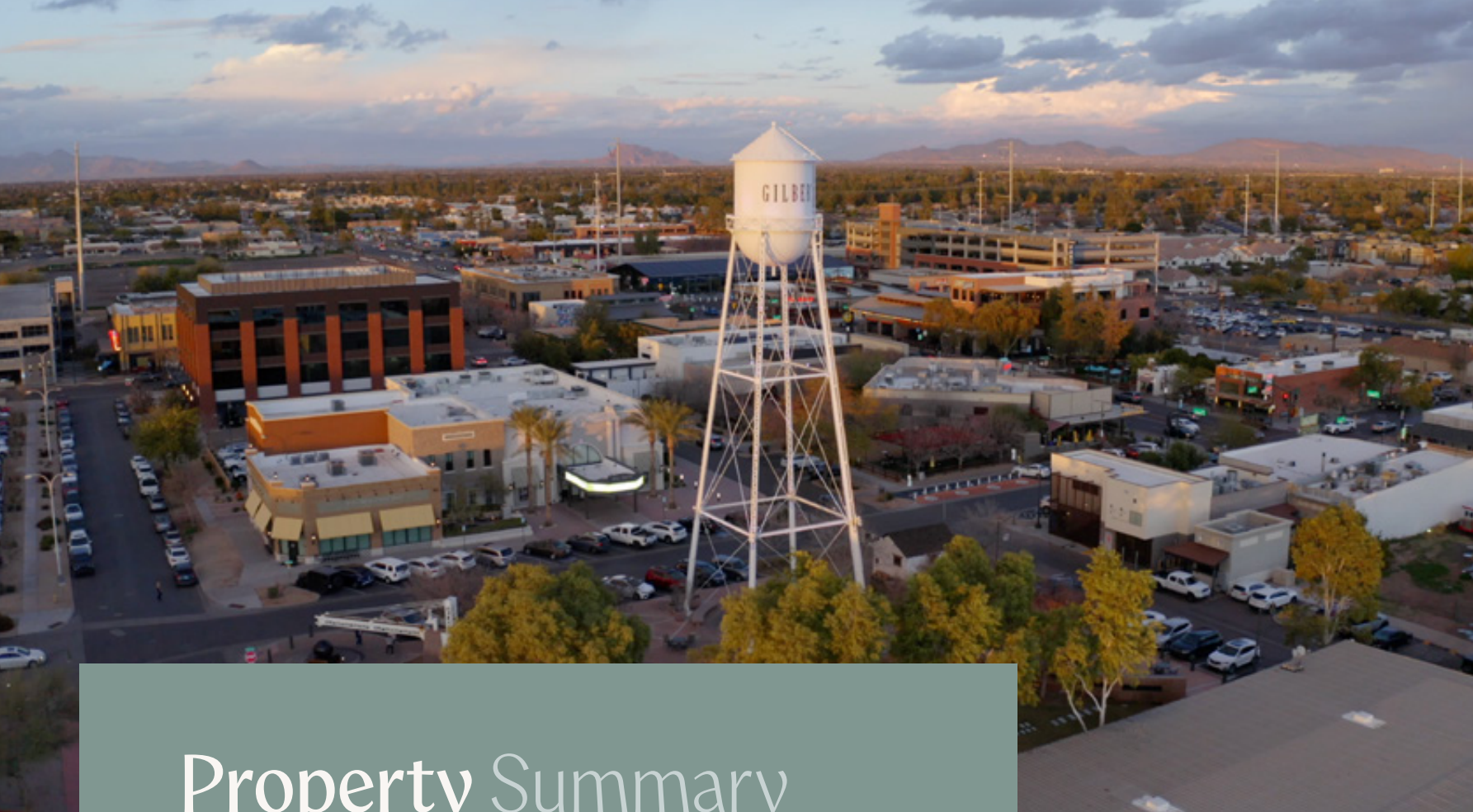
Office Flex Space

±180,480 SF Divisible up to Multiple Configurations

2299

W OBISPO AVE

Gilbert, AZ



Property Summary

2299 W Obispo Ave is located in the heart of the highly sought after Chandler/Gilbert submarket. Built in 1998, 2299 W Obispo Ave has undergone a \$15 million transformation that positions the property as a state-of-the-art creative environment ideal for those looking for flex conversion spaces. Totalling ±180,480 square feet, the property has a total parking ratio of 6.0 per 1,000 square feet which is provided via three surface parking lots surrounding the project as well as an adjacent auxiliary parking lot to the northeast of the building.

SITE DESCRIPTION

2299 W Obispo Ave encompasses more than 15 acres across three contiguous parcels located east of the intersection of Arizona Avenue and West Obispo Avenue in Gilbert, Arizona. The offering also includes an additional parcel located across the street. Currently utilized for additional parking, this parcel offers flexibility for a variety of alternative uses. On-site amenities feature two surface parking lots adjoining the building on the east and west, ensuring convenient access for tenants and visitors.

ADDRESS

2299 West Obispo Avenue | Gilbert, AZ 85233

PARCEL SUMMARY

Assessor's Parcel Numbers	Site Area (Acres)
West Parking Lot (Parcel #1) 302-24-390	1.731
Primary Parcel (Parcel #2) 302-24-372	6.674
East Parking Lot (Parcel #3) 302-24-382B	2.660
North East Parking Lot (Parcel #4) 302-24-429	3.990
Total Acres	15.055

ZONING

L-1 (Light Industrial)

State-of-the-Art Flex Building



2-Story, ±180,480 SF **Office Flex Building**



14' Floor to Deck **Ceiling Height**



100% A/C throughout



Fully Fixturized with **Modern Furniture**



Two (2) Existing **Truckwell Loading**
and One (1) **Grade Level Loading Door**



Options for **IOS Space**



Telecommunications Provided by
Cox, Level 3, AT&T and Century Link

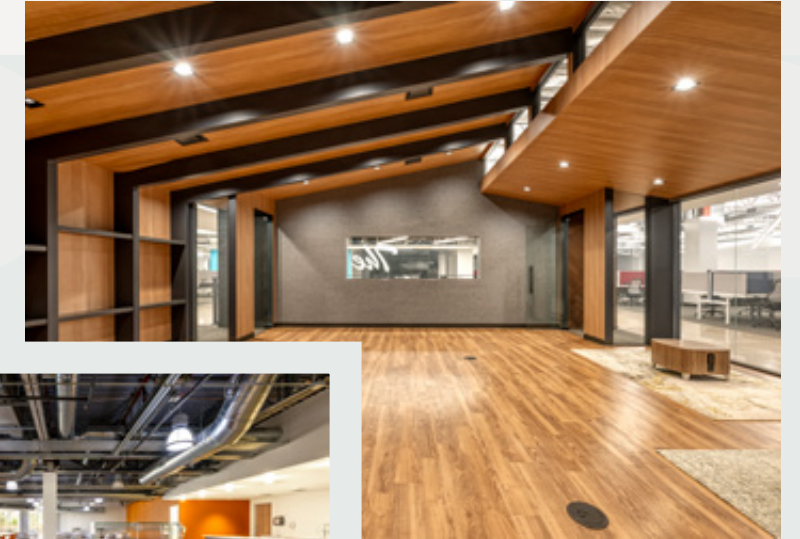


EV Charging Stations



Power: 6,000 amps, 480Y/277V, 3P

- Secondary power is 120/208V
- Emergency generator & UPS system available



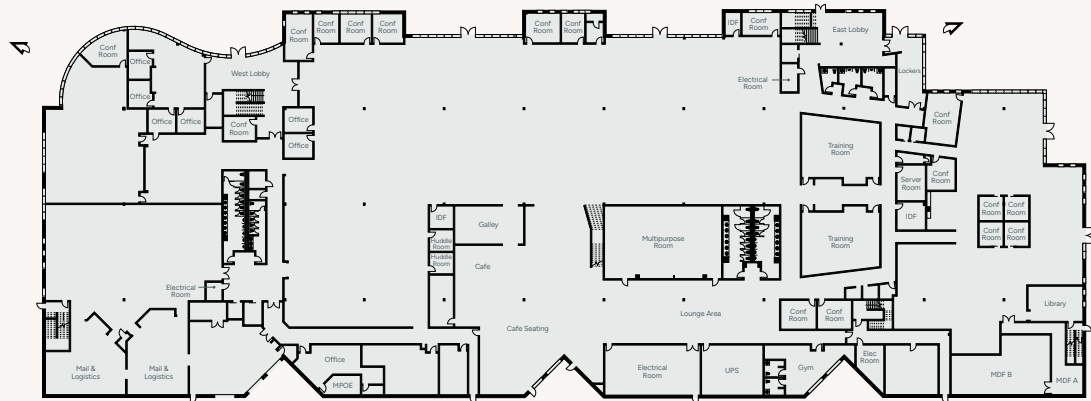
Onsite Amenities

- Cafe
- Open Areas
- Tenant Lounge
- Breakroom
- Fitness Center
- Conference Rooms
- Reception

First Floor

[CLICK FOR VIRTUAL TOUR](#)

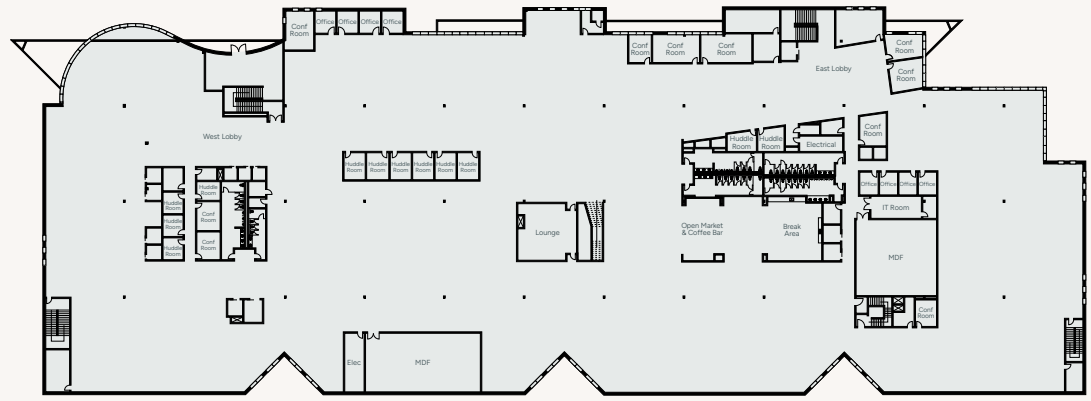
±90,240 SF



Second Floor

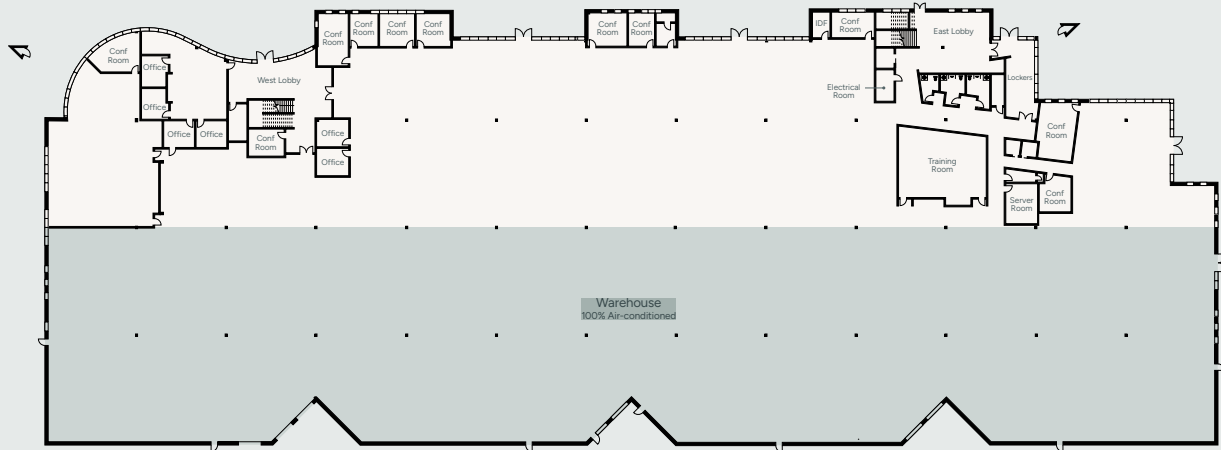
[CLICK FOR VIRTUAL TOUR](#)

±90,240 SF



Potential Flex Floor Plan

±90,240 SF



Site Plan



PARKING

The parking is comprised of four separate surface lots, three of which surround the building and a fourth located on the north side of W Obispo Avenue. Each lot is paved in asphalt with extruded concrete curbs at all pavement borders and landscaped parking islands. **There are a total of 1,077 surface parking spaces providing 6/1,000 ratio.**

LANDSCAPING

Landscaped areas consist of native trees, shrubs and low-level ground cover visible along the Obispo Avenue frontage, interior-parking islands and between the sidewalks and building. Irrigation is supplied in 16 irrigation zones and drip emitters serving the planter beds and spray heads.

INGRESS/EGRESS

The property is accessed via four separate entrances, three of which are located on W Obispo Avenue and a fourth along N Arizona Avenue. The detached auxiliary parking lot is accessed via one entrance off West Obispo Avenue and one south of Guadalupe Road.

UTILITY PROVIDERS



Sanitary Water/
Storm Water

**Provided by
Town of Gilbert**



Electric
**Provided by Arizona
Public Service**



Water
**Provided by
Town of Gilbert**



Everything Within Reach



Direct Access to **US-60 Freeway**



15 Minutes to Phoenix Sky
Harbor International Airport



8 Minutes to Gilbert's Heritage District,
located in the heart of downtown Gilbert
and boasting a collection of 30+ restaurants

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W OBISPO AVE

Gilbert, AZ



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CBRE

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