



For Lease/Sale

AVAILABLE FOR IMMEDIATE OCCUPANCY!

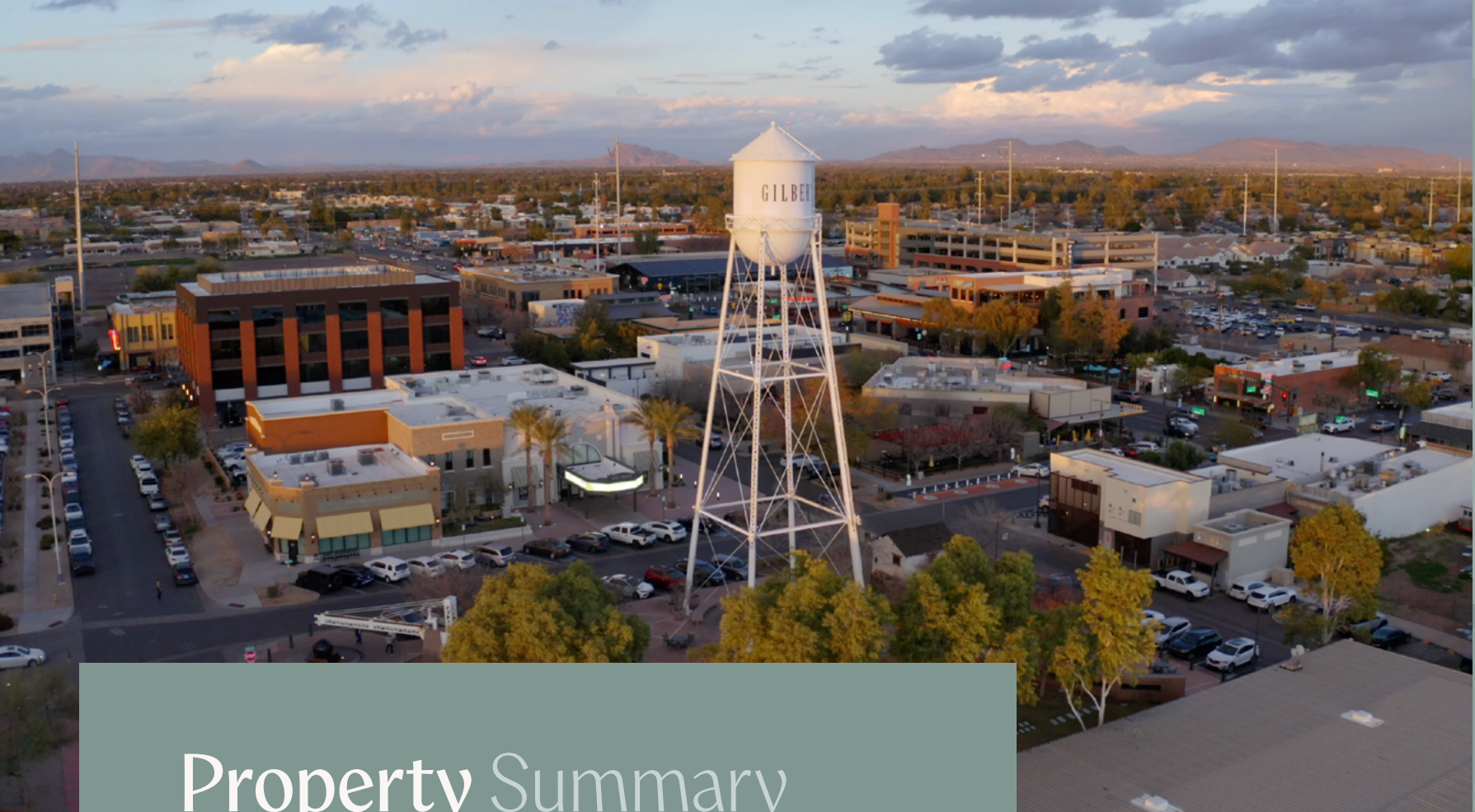
Office Flex Space

±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



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

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



Fully Fixturized with **Modern Furniture**



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



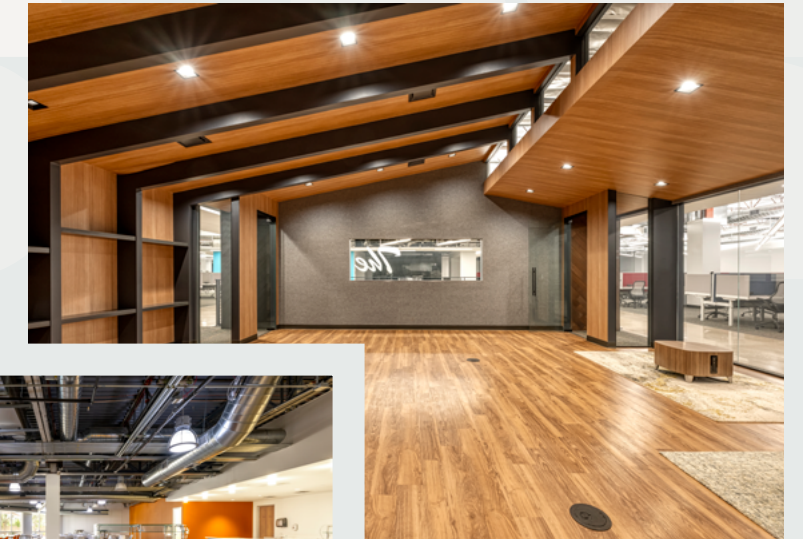
Options for **IOS Space**



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



EV Charging Stations



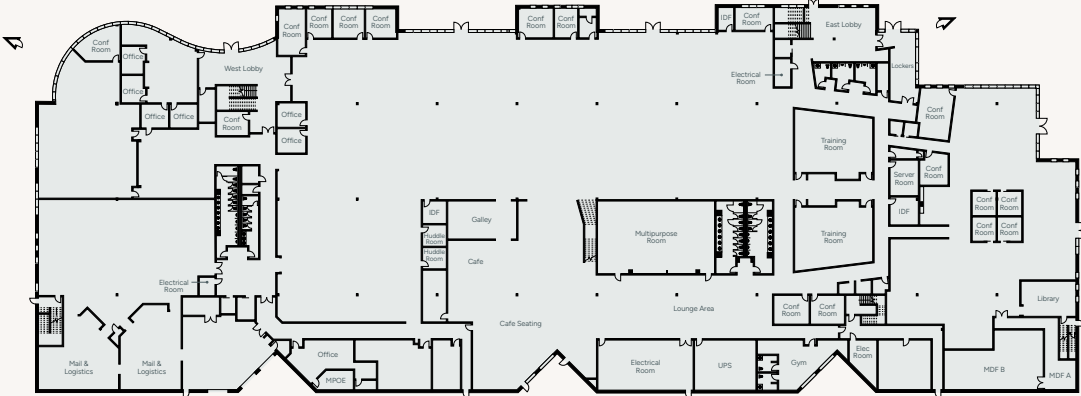
Onsite Amenities

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

First Floor

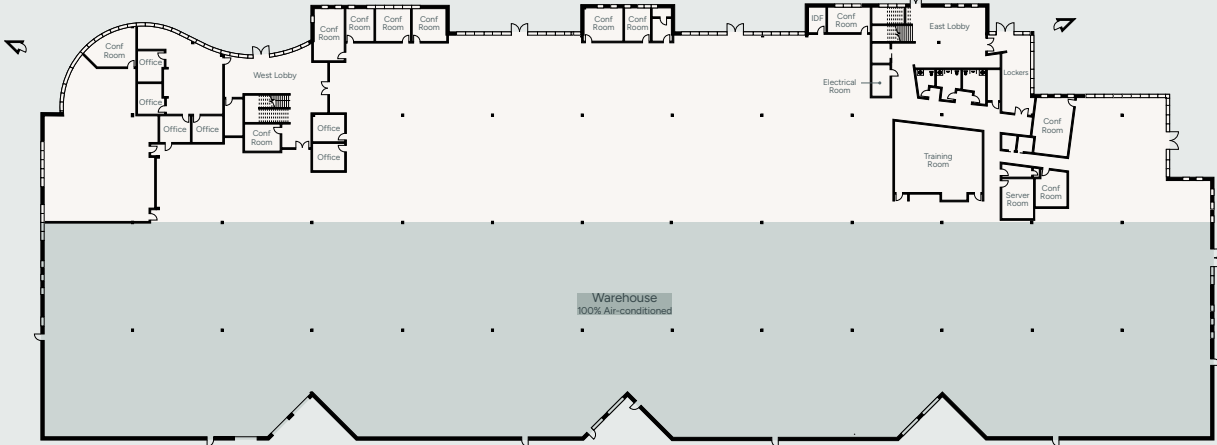
[CLICK FOR VIRTUAL TOUR](#)

±90,240 SF



Potential Flex Floor Plan

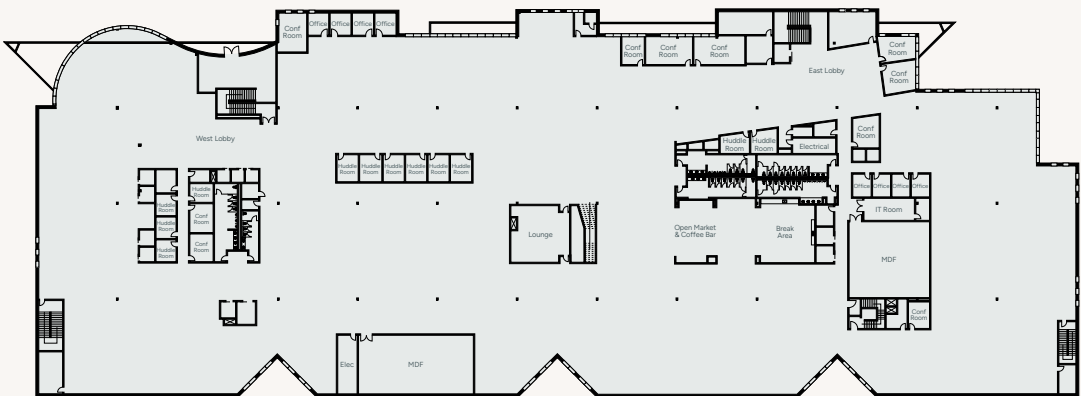
±90,240 SF



Second Floor

[CLICK FOR VIRTUAL TOUR](#)

±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



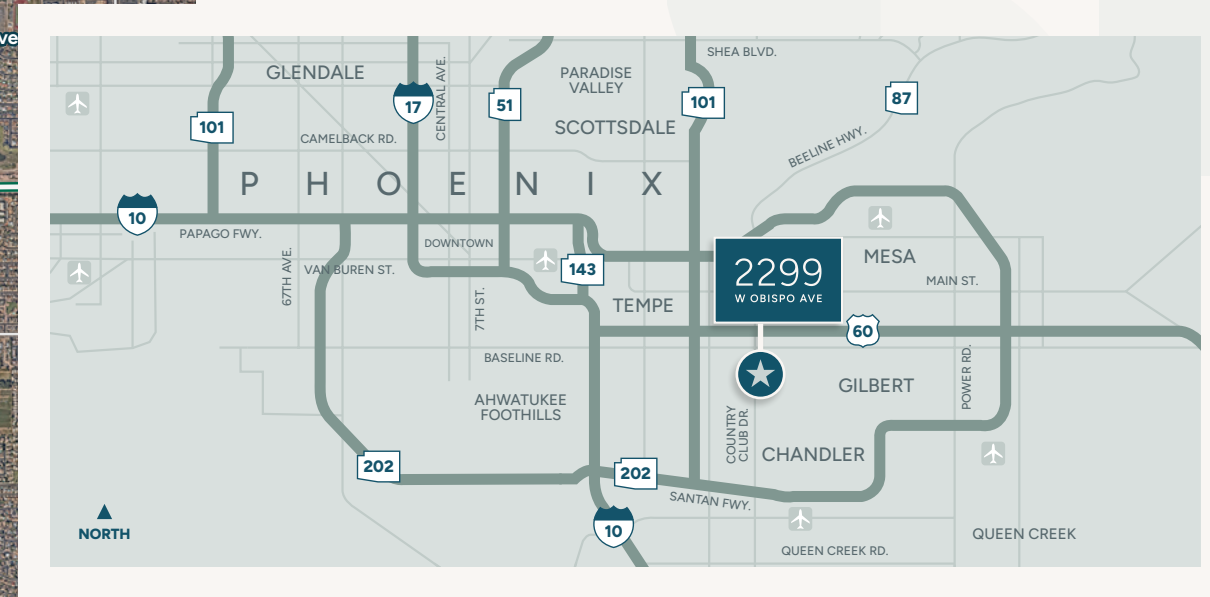
Electric

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

2299

W OBISPO AVE

Gilbert, AZ



OFFICE/FLEX INQUIRIES:

MARK GUSTIN, SIOR, CCIM

+1 602 430 0605

mark.gustin@cbre.com

JIMMY CORNISH

+1 602 980 8844

jimmy.cornish@cbre.com

INDUSTRIAL INQUIRIES:

JOHN WERSTLER

+1 602 735 5504

john.werstler@cbre.com

TANNER FERRANDI

+1 602 735 5624

tanner.ferrandi@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.