

FOR SALE OR LEASE

**NEW
CONSTRUCTION!**

Phase I - SOLD OUT
Phase II -
Construction Complete

McQueen Professional Plaza

1460-1488 W. ELLIOT RD. | NEC MCQUEEN & ELLIOT | GILBERT, AZ



TOTAL PROJECT SIZE: 46,983 SF

BUILDING FEATURES

- › Monument & building signage available
- › Suite sizes range from 4,960 - 11,470 SF
- › Parking ratio 5:1,000
- › Grey shell construction
- › Zoning: C-C Town of Gilbert
- › Fiber internet available on site
- › Adjacent to The Islands community

RATES – SALE OR LEASE

FOR SALE	\$180.00 PSF
FOR LEASE	\$16.00 NNN

PHILIP WURTH, CCIM
480 655 3310
SCOTTSDALE, AZ
philip.wurth@colliers.com
www.colliersevoffices.com



COLLIERS INTERNATIONAL
8360 E Raintree Dr | Suite 130
Scottsdale, AZ 85260
www.colliers.com/greaterphoenix

McQueen Professional Plaza > Area Map

1460-1488 W. ELLIOT RD. | GILBERT, AZ

NEC MCQUEEN AND ELLIOT ROADS



LOCATION DESCRIPTION

The project is on the Northeast corner of McQueen and Elliot Roads and offers convenient access to the SR-87 and US-60 highways. There is a good concentration of residential, retail and commercial uses in the immediate trade area, including: The Oasis at Islands, Spectrum Astro Corporate HQ, Dillard's Distribution Center, Mesquite High School, The Islands master-planned community, and several restaurants and retail amenities.

AREA DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
2017 Median Household Income		
\$81,168.00	\$68,009.00	\$60,913.00
2017 Population		
13,513	139,661	406,549
2022 Estimated Population		
14,630	150,641	438,249

TRAFFIC COUNTS

Elliot & McQueen 45,710 Vehicles/Day

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2018. All rights reserved.



COLLIERS INTERNATIONAL
8360 E Raintree Dr | Suite 130
Scottsdale, AZ 85260
www.colliers.com/greaterphoenix