

6.0/1,000 SF PARKING RATIO



CHANDLER 2021

±140,000 SF CLASS “A” OFFICE BUILDING
Chandler, Arizona

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Developed and
Owned By



Downtown Phoenix



Chandler Blvd



Frye Road



Ellis Road

Owned By
The Delta Corporation



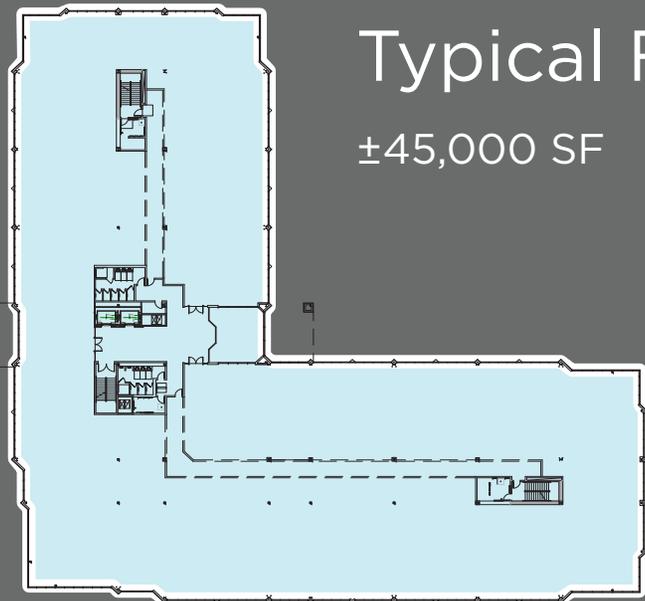
CHANDLER 202

Site Features

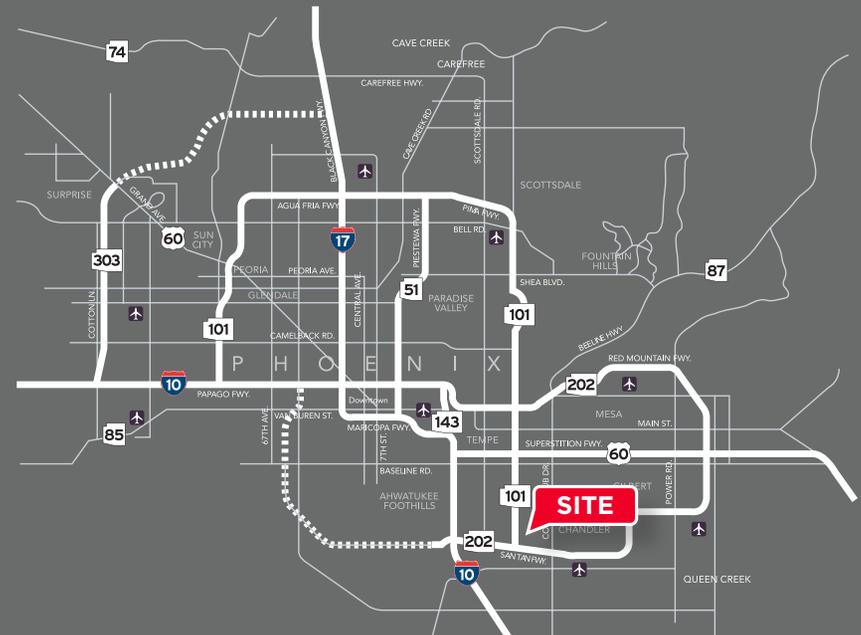
- ±15 acre site
- Located in the heart of the Price Road Corridor, home to numerous Fortune 500 companies
- Positioned within ¼ mile from Loop 101 Freeway and ½ mile from Loop 202 freeway
- Prominent visibility from Frye Road
- Excellent signal light access at Ellis Road and Frye Road
- Open surface parking available, with ability to expand
- Close proximity to Chandler Fashion Mall and Hilton Hotel

Building Features

- Signature, 3-story, ±140,000 SF office building
- Large & Efficient ±45,000 SF floor plates
- 6.0/1000 parking ratio
- 11 foot finished ceiling height in most areas
- 5 ton split HVAC systems
- 2 passenger elevators
- Building proximity card access system
- Telecommunications provided by Cox and CenturyLink
- Alerton Energy Management System (“EMS”)



Typical Floorplan
±45,000 SF



LOCATION FEATURES

- 10 minute access to southeast valley labor markets of Chandler/Gilbert/Mesa
- 30 minute access to northwest valley labor markets
- 15 minute access to Sky Harbor International Airport and Mesa Gateway Airport, offering international, domestic, and regional flight options
- Close proximity to exclusive residential golf communities of Ocotillo, Seville Golf & Country Club and Foothills Golf Club
- 1/4 mile to Chandler Fashion Mall, boasting numerous restaurant, dining, and retail options
- 1/2 mile to additional retail service amenities at Chandler Boulevard and the Loop 101
- Direct access to Loop 101 and Loop 202 freeways, allowing easy access both north/south and east/west

CORPORATE NEIGHBORS

- GM
- Intel
- Ebay
- Infusionsoft
- Insys Therapeutics
- Bank of America
- Wells Fargo
- Apria Healthcare
- CVS/Caremark



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