

Ocotillo Professional Building

FOR LEASE | 3200 South Alma School Rd, Chandler | AZ



BUILT-OUT MEDICAL SPACE

- Availability: Suite 204 ±2,480 SF
- Lease Rate: \$21.50 NNN
- Building Size: ±13,314 SF
- Land Size: 1.54 acres
- Year Built: 2007
- Parking Ratio: 6.54/1,000
- Signage: Building and Monument signage available

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Accelerating success.

colliers.com/greaterphoenix

Ocotillo Professional Building

3200 S. Alma School Road | Suite 204 | Chandler, AZ 85248



BUILDING FEATURES AND LOCATION

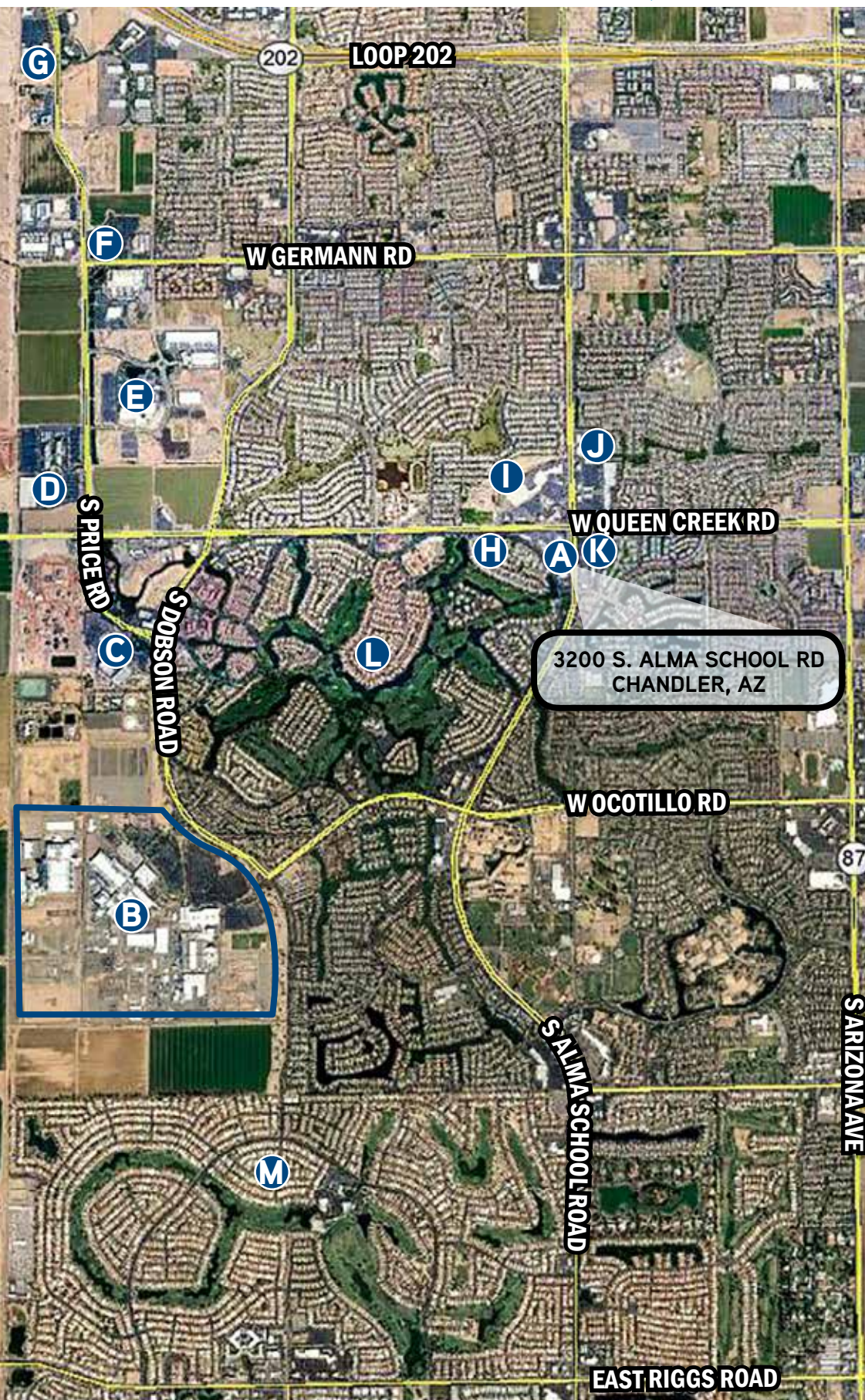
- Eye-catching office building features dramatic three-story wall-of-windows with view of the lakes at Ocotillo
- Part of the Ocotillo Master-Planned community and golf course, and adjacent to The Falls upscale dining and retail center
- Close to Sun Lakes retirement community and golf course
- Excellent demographics with above-average household income, home values and population density
- Minutes away from major East Valley employers including Intel, Orbital ATK, Wells Fargo, OnTrac and PayPal
- Surrounded by upscale retail and popular restaurants at Ocotillo Plaza and Las Tiendas Village



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Amenity Map

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> A Subject Property CORPORATE CAMPUSES

- > B Intel
- > C Orbital ATK
- > D Wells Fargo
- > E OnTrac
- > F General Electric
- > G Pay Pal

RETAIL CENTERS

- > H The Falls
- > I Ocotillo Plaza
- > J Las Tiendas
- > K Fiesta Ocotillo

RESIDENTIAL

- > L Ocotillo Master Planned Community & Golf Course
- > M Sun Lakes Retirement Community & Golf Course

Contact us:

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Colliers International

2390 E Camelback Rd | Suite 100

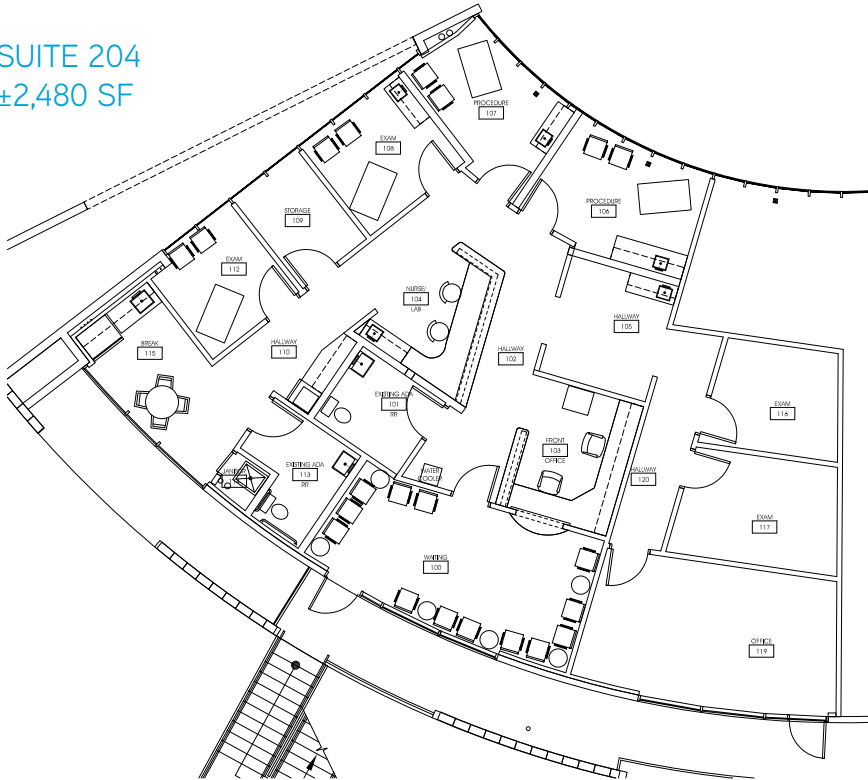
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Space Plan and Demographics

3200 S. Alma School Road | Suite 204 | Chandler, AZ 85248

SUITE 204
±2,480 SF



Area Demographics



CURRENT
POPULATION
213,187



PROJECTED
POPULATION
2018-2020
239,754



AVERAGE
HOUSEHOLD
INCOME
\$98,311



DAILY TRAVEL
COUNTS
34,491 VPD
at Queen Creek and
Alma School Rd



30 minute
drive to Phoenix
Sky Harbor
International Airport

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