

An architectural rendering of a modern, two-story office building with a grey stone and glass facade. The building features large glass windows and a central entrance with a covered walkway. Four tall palm trees are planted in front of the building. The foreground shows a parking lot with several cars (red, white, silver, blue, and black) and landscaped areas with green shrubs and flowers. People are walking on the sidewalks and near the entrance.

CNE

CHANDLER

CORPORATE CENTER

FOR LEASE

±117,176 RSF CLASS "A" OFFICE BUILDING
CHANDLER CORPORATE CENTER

350 North McClintock
NWC Chandler Boulevard & McClintock Drive





ABOUT THE SITE

LOCATION HIGHLIGHTS:

- NWC Chandler Boulevard & McClintock Drive
- 26 Acres Total
- Zoned for up to 420,000 SF of office space
- Expansion capability
- Minutes to Chandler Fashion Center, Price Road
- Proximity to 3 freeways - Loop 101, Loop 202, I-10
- 23 Minutes to Sky Harbor International Airport



NEIGHBORHOOD TRAFFIC COUNTS (PER DAY):

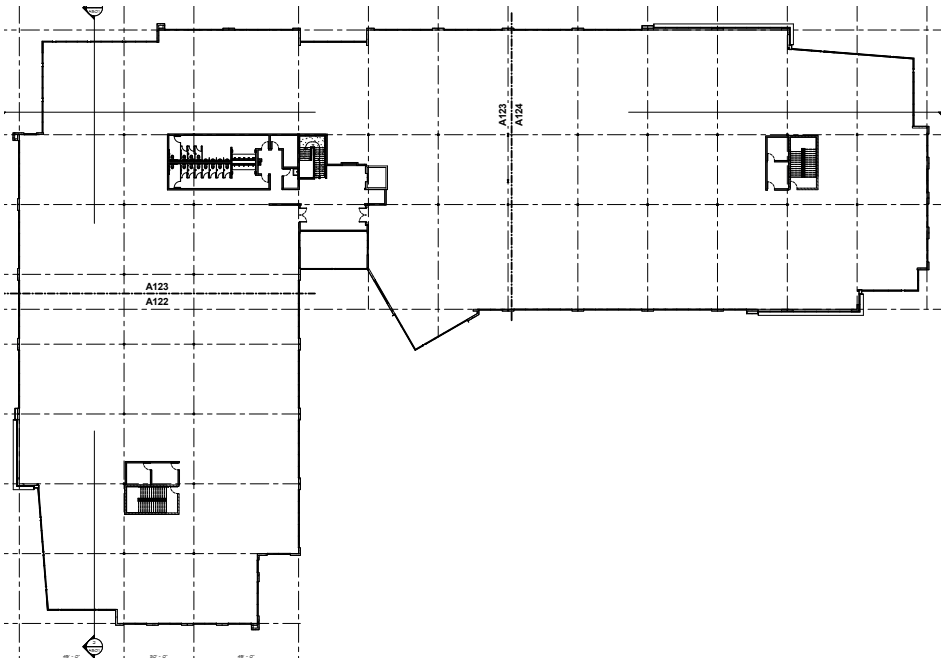
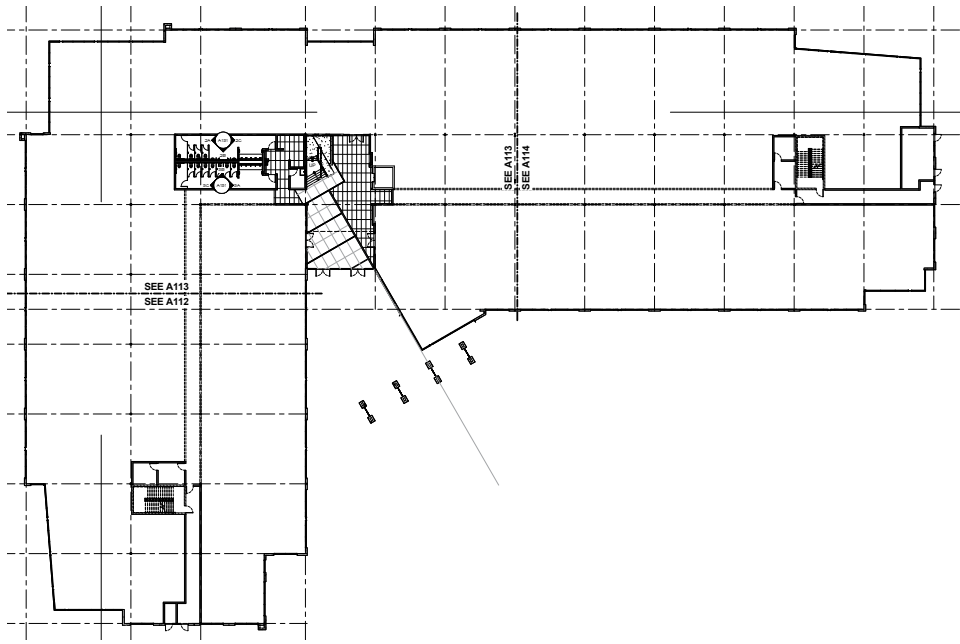
- 33,669 on Chandler Boulevard
- 19,253 on McClintock Drive

LARGE EFFICIENT FLOORPLATES:

- Two-story - ±58,588 RSF per floor
- Efficiently divisible
- Lobby identity available for multiple tenants in a variety of sizes

ABUNDANT PARKING:

- 6:1,000 overall ratio
- Abundant covered reserved spaces available



58,588 SF EFFICIENTLY DESIGNED FOR ONE OR MULTIPLE OFFICE SUITES

FIRST FLOOR

58,588 SF FEATURES FULL HEIGHT EXTERIOR GLASS AT KEY CORNER LOCATIONS

SECOND FLOOR



NWC CHANDLER BLVD AND MCCLINTOCK DR



TWO-STORY, ±117,176 RSF CLASS 'A' OFFICE BUILDING



10' – 14' FOOT CEILINGS



FLOOR-TO-CEILING-GLASS IN CORNER OFFICES



ABUNDANT 6:1,000 PARKING

WITHIN 1 MILE RADIUS

- 5 Hotels
- 28 Restaurants
- 28.1 Million SF of Retail
- Multiple Fitness and Healthcare Facilities

WITHIN 5 MILE RADIUS

- 143,000 Total Workforce
- 60,176 College Educated Workers
- 3 Freeways
- Chandler Regional Airport
- The Fastest Growing Suburb in Greater Phoenix



MORE THAN
245,000
RESIDENTS



TOP 5
CITIES IN
ARIZONA



FOR LEASING INFORMATION:

Phil Breidenbach, SIOR

OFFICE PROPERTIES

DIR +1 602 222 5073

phil.breidenbach@colliers.com

Ryan Timpani

OFFICE PROPERTIES

DIR +1 602 222 5193

ryan.timpani@colliers.com

Colliers International | Greater Phoenix

2390 E. Camelback Road, Suite 100

Phoenix, AZ 85016

www.colliers.com/greaterphoenix



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