

THE PRESIDIO

1100-1120 S. DOBSON RD. CHANDLER, ARIZONA



FOR SALE/LEASE - LIMITED SPACE AVAILABLE

LEASE TO OWN OPTION!



CLASS A MEDICAL • ±1,901 AND ±2,092 SF SUITES AVAILABLE

SALE PRICE: \$215.00 PSF

LEASE RATE: \$20.00 PSF NNN

GREY SHELL & BUILT OUT SUITES AVAILABLE!

- Project: ±86,160 SF - 11.5 acres
- Availability: Medical and general office condominiums ±1,901 SF and ±2,092 SF suites available
- Parking: Covered parking available
- Garages: 8' x 10' fully enclosed A/C cooled
- Class A lobby & common area restrooms
- Area Amenities: 1 mile from Loop 202, Loop 101, and Dignity Health Chandler Regional Medical Center; Close proximity to Chandler Fashion Center, Chandler Festival Mall, and San Marcos Golf Course



PHILIP WURTH, CCIM

Executive Vice President

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 Average HH Income	\$75,854	\$72,150	\$76,845
2017 Total Population	15,240	109,405	255,498
2022 Projected Population	16,457	118,491	276,108

TRAFFIC COUNTS

Dobson Rd. & Santan Frwy. 162,078 vehicles per day

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The Presidio

NWC Dobson Rd & Loop 202
Chandler, AZ

Site Plan Availability

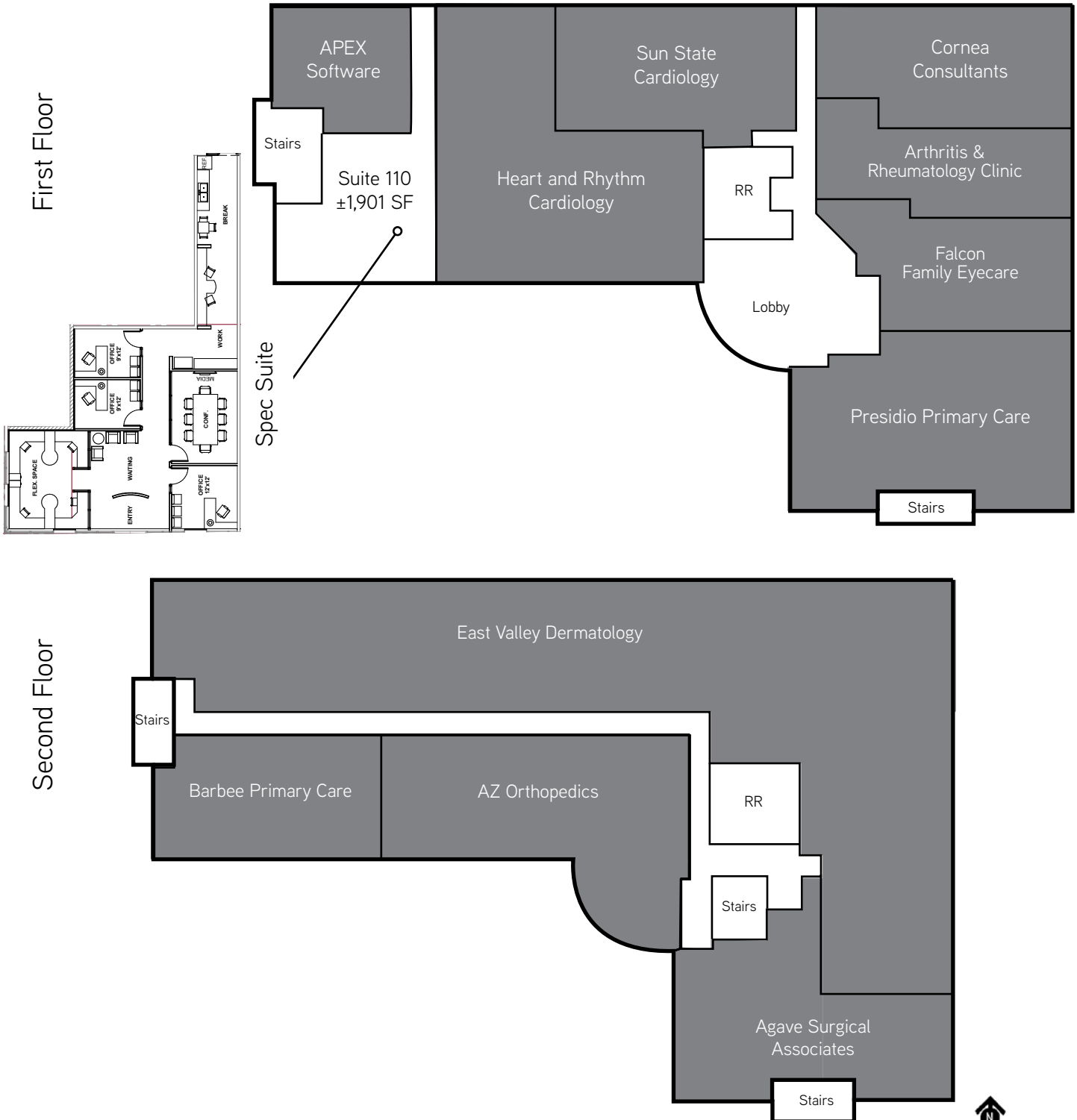
Building A - 1100 S Dobson Rd

 Available

LEASE RATE: \$20 PSF NNN

 Pending/Sold or Leased

SALE PRICE: \$215 PSF



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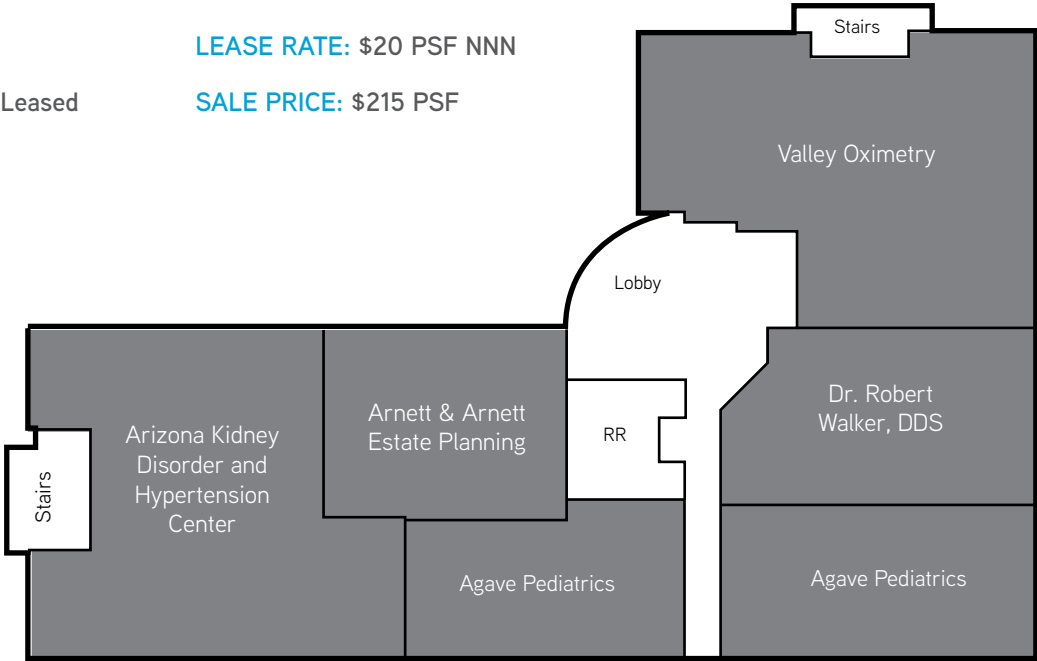
Site Plan Availability

Building B - 1120 S. Dobson Rd.

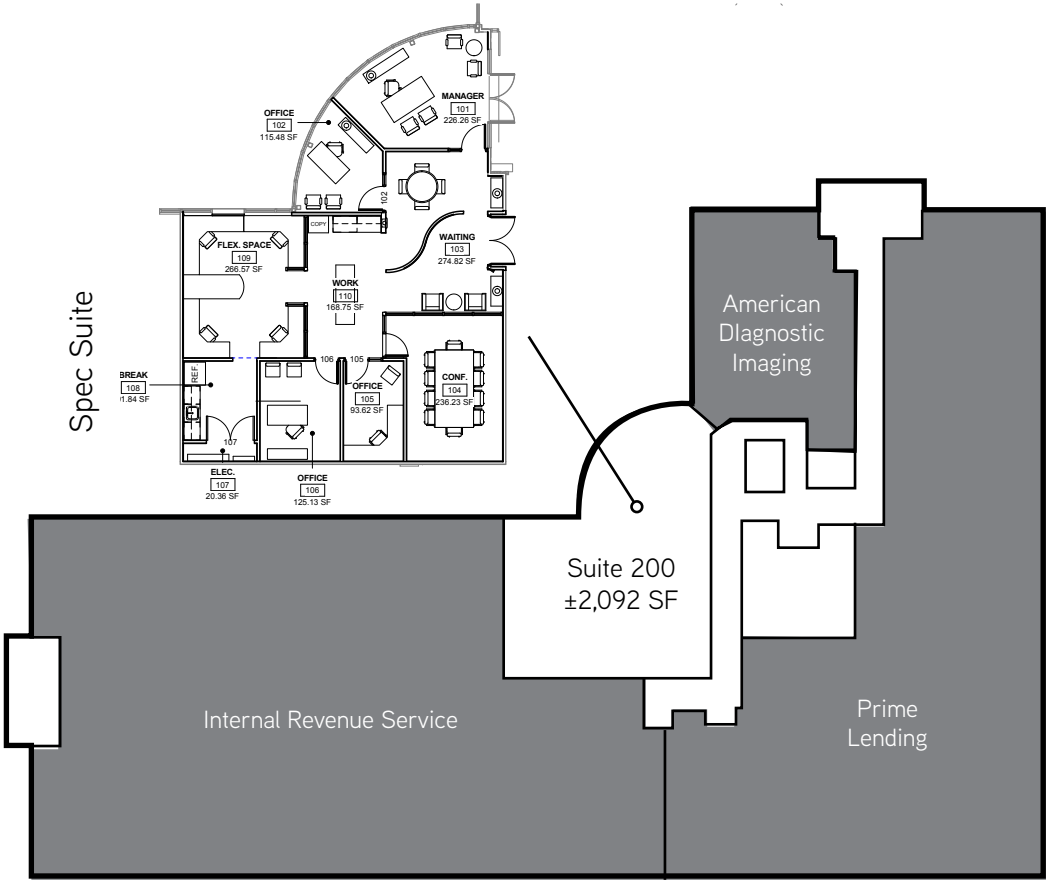
- Available
- Pending/Sold or Leased

LEASE RATE: \$20 PSF NNN
SALE PRICE: \$215 PSF

First Floor



Second Floor

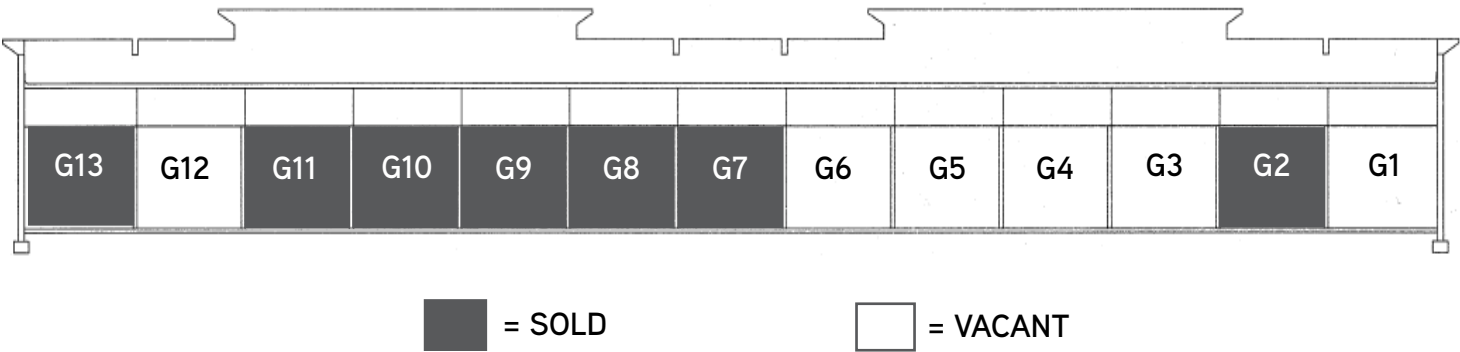


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Garage Availability

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GARAGE FLOOR PLAN



SALE PRICE	\$7,500.00 per garage (contiguous available)
SIZE	12' x 22' (264 SF) by 15' high
GARAGE DOOR	8' x 10'
PEDESTRIAN ACCESS	3' x 7' rear access
LIGHTING	Exterior security lighting - Interior overhead lighting
CLIMATE CONTROL	Evaporative Cooler
DELIVERY DATE	Immediate

