

The Presidio Phase II

NWC OF DOBSON RD & LOOP 202 FREEWAY, CHANDLER, ARIZONA



LEASE OR SALE | CLASS A MEDICAL OFFICE

COMING SOON!



PROPERTY FEATURES

- LEASE: \$22 PSF NNN
- SALE: \$225 PSF
- PROJECT: ±48,000 SF
- SUITES: ±2,500 SF to ±48,000 SF
- PARKING: 5.8/1,000 Covered parking available
- Class A lobby & common area restrooms
- Highly visible freeway signage fronting Loop 202
- AREA AMENITIES: 1 mile from Dignity Health Chandler Regional Medical Center; Close to Chandler Fashion Center, Chandler Festival Mall, and San Marcos Golf Course





30 minute drive
to Phoenix Sky Harbor
International Airport



**2018 TOTAL
POPULATION**

14,120
within 1 mile
105,122
within 3 miles
242,630
within 5 miles



**2023 PROJECTED
POPULATION**

15,094
within 1 mile
112,722
within 3 miles
259,893
within 5 miles



**DAILY TRAFFIC
COUNTS**

143,359 VPD
at Dobson Rd and
Loop 202

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