



FOR LEASE: PHASE II ±117,394 RSF CLASS "A" OFFICE BUILDING 4100 West Chandler Blvd. Chandler, AZ 85226 occc.colliers.com





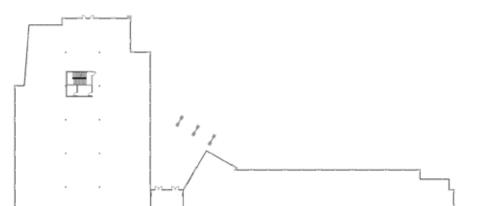
PHASE II

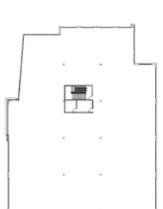


FEATURES AND AMENITIES

- \bullet Two Story / ±58,697 RSF per floor
- 6:1,000 overall ratio (expandable)
- Outdoor amenity area

- Automated entry doors
- Touch-free restrooms
- Up to 14' ceiling heights





ABOUT THE SITE

- Highly visible Chandler Boulevard frontage
- Viewed by 54,000 vehicles per day
- 0.5 miles to Chandler Fashion Center and Price Road
- Close proximity to SR 101, SR 202 and I-10







N

AT KEY CORNER LOCATIONS

±58,697 SF EFFICIENTLY DESIGNED FOR ONE OR MULTIPLE ENRTY POINTS









WITHIN 1 MILE RADIUS

- 4 Hotels
- 39 Restaurants
- 1.76 Million SF of Retail
- Multiple Fitness and Healthcare Facilities

WITHIN 5 MILE RADIUS

- 146,234 Total Workforce
- 97,508 College Educated Workers
- 3 Freeways
- Chandler Regional Airport







FOR LEASING INFORMATION:

Phil Breidenbach, SIOR SENIOR EXECUTIVE VICE PRESIDENT DIR +1 602 222 5073 phil.breidenbach@colliers.com VanTrust



Colliers International | Arizona 2390 E. Camelback Road, Suite 100 Phoenix, AZ 85016 colliers.com/arizona

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). 2021. All rights reserved.