

# CHAUNCEY BUILDING

6970 E CHAUNCEY LN, PHOENIX, AZ 85054

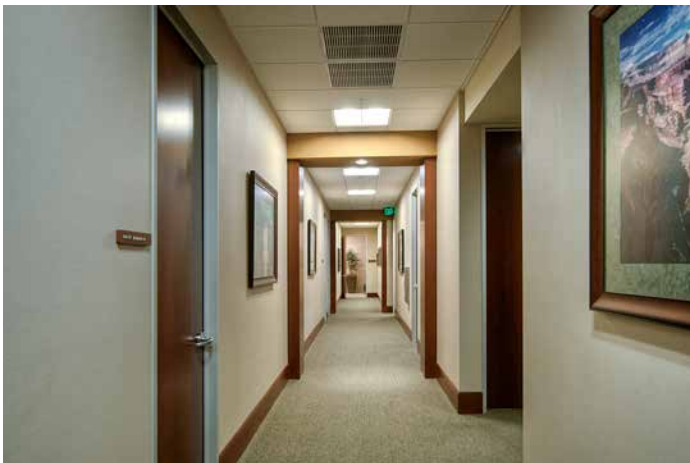
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FOR LEASE  
MEDICAL /  
PROFESSIONAL



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## FOR LEASE

AVAILABILITY: SUITE 130 ±1,884 SF

### TENANT IMPROVEMENTS

\$40 PSF with 5-year term  
\$55 PSF with 7-year term  
\$70 PSF with 10-year term

LEASE RATE: \$27 Full Service

YEAR BUILT: 2006

PARKING: 5.00/1,000 SF

### BUILDING FEATURES & LOCATION

- › Great location in the Chauncey Ranch Commerce Park in North Phoenix. The property is adjacent to luxury car dealers and first-class shopping, dining and entertainment.
- › Convenient access to Loop 101 and State Route 51.
- › Upgraded finishes throughout the property include: natural stone flooring and wood and stacked-stone accents. Floor to ceiling windows throughout the building and lobby.

### DEMOGRAPHICS



#### POPULATION

1 Mile 3,715  
3 Mile 55,004  
5 Mile 171,744



#### VPD

57,280 VPD  
travel on Loop 101  
and Scottsdale Rd.



30 MINUTE DRIVE  
to Sky Harbor  
International Airport

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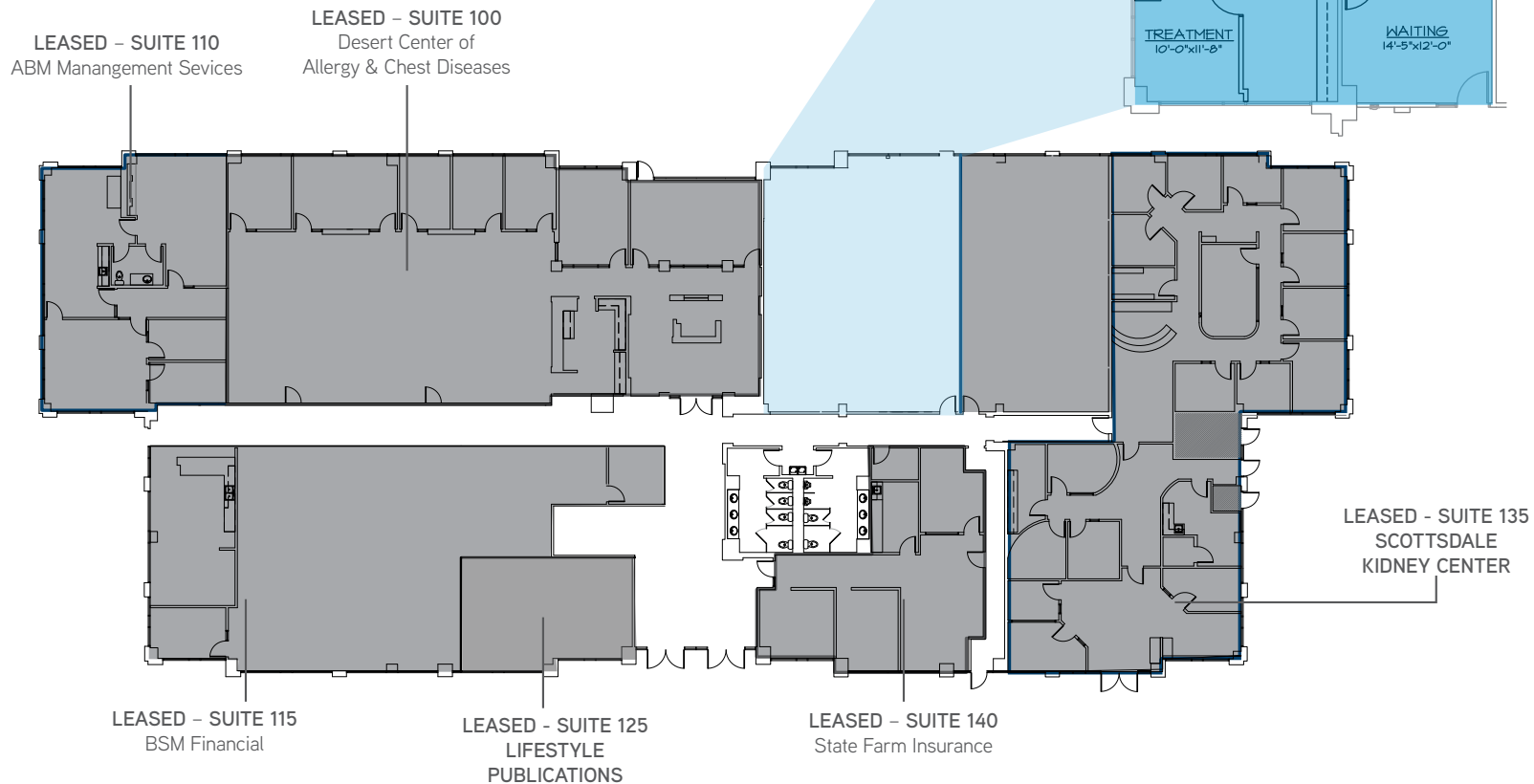


*"We have been tenants of Talia Jevan Properties since 2007; we have experienced nothing but outstanding treatment and support from them. As a large school, we have been tenants of many landlords, and we can confidently say that Talia is one of the best landlords (if not the best) we have ever dealt with. They provide genuine excellence in service to their tenants."*  
– Razi Shawahdeh

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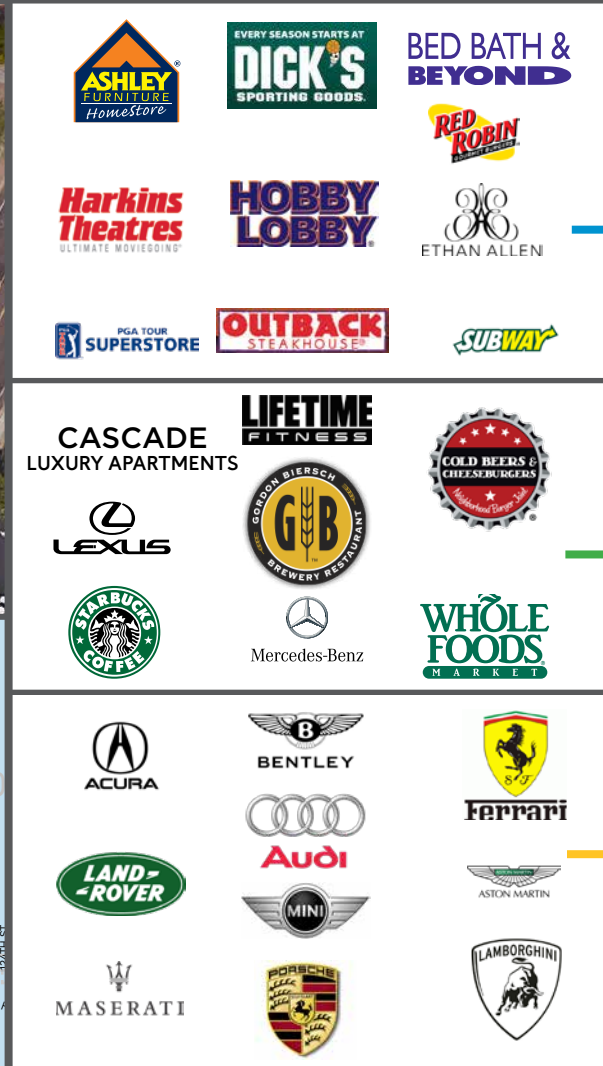
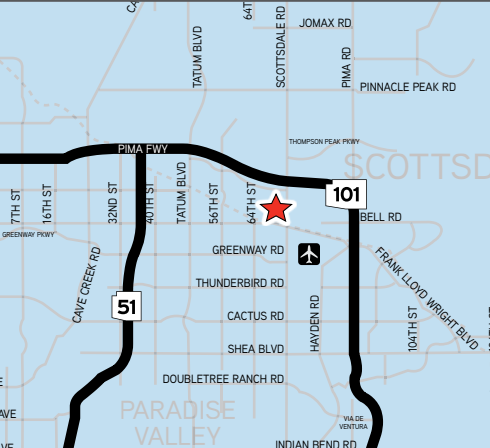
*"Global Relay's business growth would not have been possible had it not been for a real partnership approach with our landlord, Harmel Rayat at Talia Jevan Properties. Harmel has worked alongside us to ensure our business has had a place to grow when we have needed it. He has accommodated our progress in the building over ten times in nine years. There are very few landlords that would take such a proactive partnership approach and we're very grateful for that."*  
– Kelvin Ng



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