FOR LEASE - PROFESSIONAL CHAUNCEY BUILDING

6970 E CHAUNCEY LN, PHOENIX, AZ 85054

PHILIP WURTH, CCIM 480 655 3310 SCOTTSDALE, AZ philip.wurth@colliers.com www.colliersEVoffices.com



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FOR LEASE

SUITE 105 ±2,029 SF **AVAILABILITY:**

> **SUITE 115** ±2,307 SF -

±4,404 SF **SUITE 125** ±2,097 SF

CONTIGUOUS

±3,525 SF **SUITE 130**

LEASE RATE: \$27 Full Service

YEAR BUILT: 2006

5.00/1,000 SF **PARKING:**

BUILDING FEATURES & LOCATION

- Access to the Chauncey Ranch Commerce Park master-planned development is provided by curb cuts on all four sides of the development at Mayo Boulevard, 68th Street, Chauncey Lane and two on Allied Way.
- 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 fill the suites and lobby with natural light.

DEMOGRAPHICS



POPULATION

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



57,280 VPD

travel on Loop 101 and Scottsdale Rd.



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COLLIERS INTERNATIONAL

8360 E. Raintree Dr. | Suite 130 Scottsdale, AZ 85260 MAIN 480 596 9000 FAX 480 655 3390 www.colliers.com/greaterphoenix

"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

30 MINUTE DRIVE to Sky Harbor

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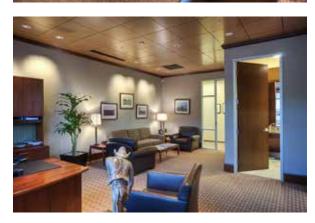


(CONCEPTUAL SPACE PLANS)

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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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