

FOR LEASE – MEDICAL

CHAUNCEY BUILDING

6970 E CHAUNCEY LN, PHOENIX, AZ 85054

PHILIP WURTH, CCIM

480 655 3310

SCOTTSDALE, AZ

philip.wurth@colliers.com

www.colliersEVOffices.com

SHELL
MEDICAL SPACE

Generous T.I.'s Available



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FOR LEASE

AVAILABILITY:	SUITE 105	±1,200 SF	} CONTIGUOUS ±4,404 SF
	SUITE 115	±2,307 SF	
	SUITE 125	±2,097 SF	
	SUITE 130	±3,525 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

- > 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.

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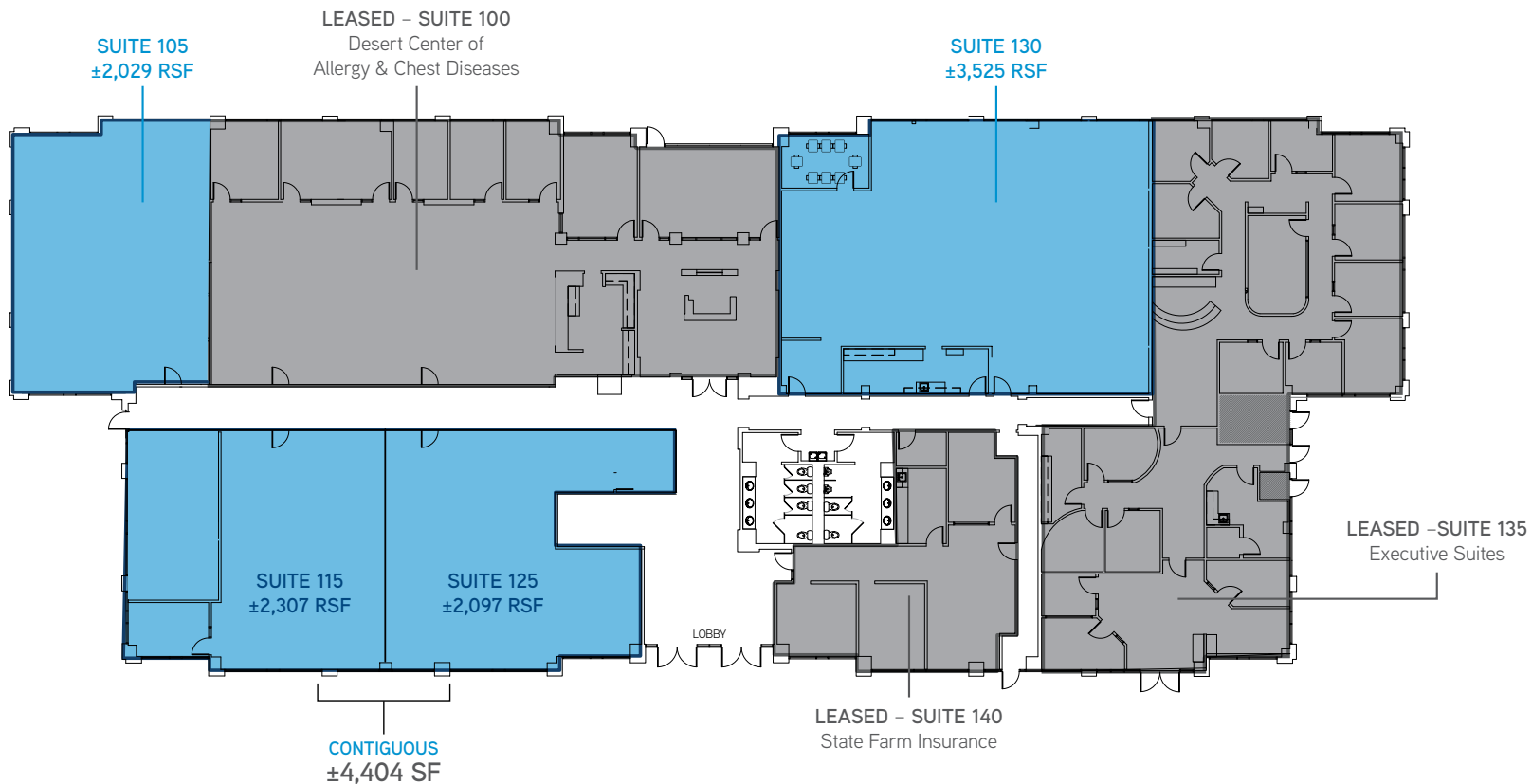
"We have been tenants of Talia Jevan Properties since 2007; we have experienced nothing but outstanding treatment and support from them. As a large school, we have been tenants of many landlords, and we can confidently say that Talia is one of the best landlords (if not the best) we have ever dealt with.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

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PREFERRED MEDICAL SPECIALTIES

- > Podiatrist
- > Occupational Therapies
- > Physical Therapy
- > Optometrist
- > Obstetrics and Gynecology
- > Behavioral Health
- > Pain Management
- > Cardiology
- > Dermatology
- > Ears Nose Throat Specialist
- > Endocrinology
- > Oncology
- > Neurology
- > Orthopedic Surgeon
- > General Surgeon
- > Wellness Clinics



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LANDLORD/TALIA
JEVAN PROPERTIES
TESTIMONIAL



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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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