



THE STEARMAN



**UNPARALLELED OFFICE
OPPORTUNITY IN THE TECH
CORRIDOR OF CHANDLER**

2425 S. STEARMAN DR. CHANDLER, ARIZONA



THE STEARMAN

THE CITY OF CHANDLER

The City of Chandler, in the southeast portion of metropolitan Phoenix hosts more than 260,000 residents, and is expanding at a pace of nearly 2% annually – faster than the state average as a whole. It is the fourth largest city in Arizona by population, trailing only Phoenix, Tucson and Mesa. Of the top five cities in Arizona, Chandler is by far the fastest-growing city in the group.

Businesses, particularly those in the high-technology segments of the economy, that are looking to establish a presence in Arizona due to the state's pro-business climate and affordable cost of living, consistently target Chandler to attract the best talent to run their enterprises. The most prominent technology company in the area is Intel. The chip-manufacturing giant is the largest employer in Chandler (and one of the largest employers in the state), with approximately 11,900 workers in the area.





MORE THAN
260,000
RESIDENTS



4TH MOST
POPULOUS CITY
IN ARIZONA

EXPANDING AT



2%
ANNUALLY



FASTEST
GROWING
CITY IN AZ

THE CITY OF CHANDLER HAS A DIVERSIFIED GROUP OF LARGE LOCAL EMPLOYERS

In addition to a deep collection of technology companies, the City of Chandler has a diversified group of large local employers, with many financial service businesses forming significant presences in the area. Both Bank of America and Wells Fargo have campuses in the city that employ thousands of workers.

Wells Fargo expanded its campus in the second half of 2015, relocating a number of existing workers from other parts of the Valley to Chandler. Nationstar Mortgage also recently moved to Chandler, bringing approximately 1,000 new workers to the area.



ABOUT THE STEARMAN



NEC RYAN RD &
STEARMAN DR



2-STORY, ±65,000 SF
MULTI-TENANT OFFICE BLDG



4.3 ACRE
SITE



FLOOR TO
CEILING GLASS



5:1,000 SURFACE
PARKING

The Stearman is a 2 -story ±65,000 SF multitenant office building located at the northeast corner of Ryan Road and Stearman Drive in Chandler, AZ. Surface parking will be provided at approximately 5:1000 rentable square feet with covered parking provided based on tenant requirements.

A blurred photograph of a modern office interior. In the foreground, a person is walking past a white reception desk. The background features a wall of dark wood paneling with several pendant lights hanging from the ceiling. A laptop is visible on the desk.

MODERN INTERIOR
DESIGN FOR ALL OF
YOUR BUSINESS NEEDS.



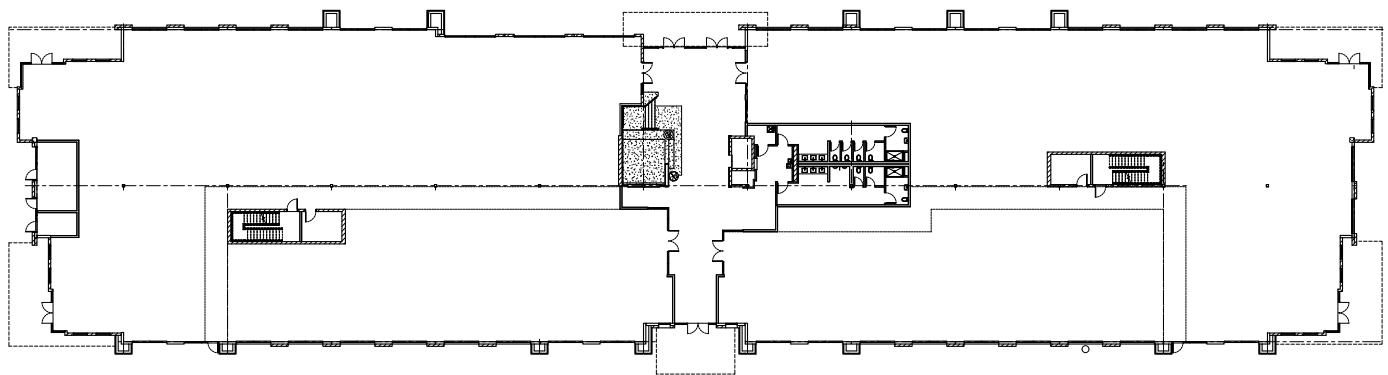
OPEN CONCEPTS
TO PROMOTE
COLLABORATION.



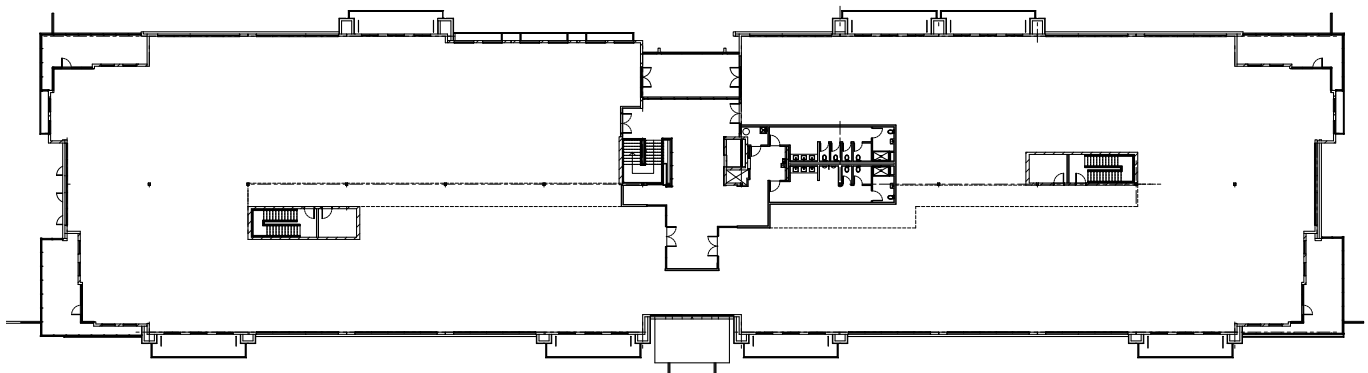
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The Stearman boasts an innovative, modern design, coupled with attractive aesthetics to provide companies with a Class A experience. The building is one-of-a-kind, with each detail thoughtfully planned to afford emerging generations of office users a unique corporate identity. The Stearman's unique construction style will allow users to be actively involved in

the creation of a space that fully meets their needs. 10' finished ceilings and floor-to-ceiling glass gives this project a unique feel which will appeal to users desiring creative, high-tech space. The Stearman's highly desirable location give users unparalleled access to 1.2 million square feet of retail amenities as well as being strategically positioned in proximity to Loop 202.



1ST FLOOR



2ND FLOOR

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Cooper Rd

Gilbert Rd

202

ARCO

DEL TACO
BIG TIRES
CHASE
verizon

Harkins Theatres
Olive Garden
Village Inn
Sport Clips
Rubio's
COLD STONE

JCPenney
SEPHORA
McDonald's
FIREHOUSE SUBS
SHOE CARNIVAL

REVELATION REAL ESTATE
MAGNUS TITLE AGENCY

KIDS INCORPORATED

CardinalHealth

STEARMAN

FedEx

CLEARFRONT

K

SUBARU
HONDA
TOYOTA
NISSAN
TIDENOW

LAIFITNESS

sauce
grabbagreen

ISAGENIX

BARNES & NOBLE
ROSS
Pier 1 Imports
T-Mobile
Michaels
Starbucks
SUPERCUTS
SUBWAY
Red Lobster
SALLY BEAUTY
WING STOP
Sprint

Target
Famous Footwear
Starbucks
Payless
Lane Bryant
at&t
Denny's
Wendy's
Bank of America
TEXAS

W

HOBBY LOBBY
TJ-MAXX
Cafe Rio
Cafe Rio MEXICAN GRILL
Cafe Rio

CUBESMART self storage

First Citizens Bank

GROVE

ROSATI'S
AZ PHO & GRILL

PRINCE

Queen Cree



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