



# CHANDLER ECHELON

SWC LOOP 202 AND PRICE ROAD  
CHANDLER, ARIZONA

## SPECIFICATIONS - FOR LEASE

PROJECT DESCRIPTION:	(2) FOUR-STORY CLASS "A" OFFICE BUILDINGS
TOTAL PROJECT SIZE:	APPROXIMATELY $\pm$ 360,000 SQUARE FEET
PHASE I:	$\pm$ 188,730 RENTABLE SQUARE FEET
PHASE I AVAILABILITY:	FLOOR 1: $\pm$ 43,930 SF FLOOR 2: $\pm$ 47,685 SF FLOOR 3: $\pm$ 48,515 SF FLOOR 4: $\pm$ 48,600 SF
LEASE RATE:	\$28.00 PER RENTABLE SQUARE FOOT
EXPENSE STOP:	\$7.50 PER RENTABLE SQUARE FOOT
TENANT IMPROVEMENTS:	\$35.00 PER USABLE SQUARE FOOT
PARKING:	5:1,000 WITH FOUR-LEVEL PARKING GARAGE

## PROJECT HIGHLIGHTS

- OUTSTANDING VISIBILITY FROM THE LOOP 101 AND LOOP 202 INTERCHANGE
- CONVENIENT FREEWAY CONNECTION TO VIRTUALLY ANYWHERE IN THE PHOENIX METROPOLITAN AREA
- CENTRAL ACCESS TO ONE OF THE FASTEST GROWING LABOR BASES IN THE VALLEY
- BOASTS NEARBY ACCESS TO A MYRIAD OF RESTAURANTS, SHOPPING CENTERS AND AIRPORTS
- PROJECT INCLUDES TWO MARRIOTT HOTELS ON-SITE
- WITHIN 5-MILE RADIUS OF THREE MAJOR RETAIL CENTERS: CHANDLER FASHION CENTER, CHANDLER GATEWAY, AND CHANDLER FESTIVAL MALL

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