



1455 West Chandler Boulevard | Building A
Chandler, Arizona 85224

REGENCY PARK CONDOMINIUM

OFFICE /MEDICAL

±12,912 Available For Lease



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PROPERTY OVERVIEW

1455 W Chandler Blvd, Building A offers $\pm 12,912$ square feet of turnkey, built-out clinical medical space within the well-maintained Regency Park professional campus. With occupancy available April 2027, this fully improved primary care suite spares an incoming healthcare user the time and expense of a ground-up build-out — offering an expanding group or relocating provider a turnkey opportunity in one of Chandler's most established medical nodes.

The existing improvements are organized around efficient provider pods and include 28 exam rooms, four physician offices plus a physician assistant office, four nurse stations, two procedure rooms, and two in-suite lab/draw areas. The front of house features a spacious reception and waiting area with a dedicated children's waiting space, while a full business office — billing, front office, medical records/files, phone room, and work areas — supports administrative operations. Additional support space includes a staff break room, medication room, utility and IT rooms, multiple storage rooms, and four restrooms.

The building offers prominent exterior signage along Chandler Blvd and ample on-site parking, including covered and reserved stalls available within the project. The property is also well positioned near established medical providers, including Dignity Health East Valley Rehabilitation Hospital immediately to the west, as well as Chandler Regional Medical Center and other Dignity Health-affiliated clinics nearby.

LEASE HIGHLIGHTS

Lease Rate	Call for Pricing
Available Space	±12,912 SF
Parcel	303-24-213B
Year Built	2003
Zoning	C-2
Parking	13 Reserved Parking Stalls
Cross Streets	W Chandler Blvd & Dobson Road

- Immediate occupancy available (April 2027)
- Monument signage available along Chandler Boulevard
- Ample on-site parking with covered and reserved parking options
- Significant savings versus constructing new medical office space
- Located within the established Regency Park Medical Campus
- Positioned within a healthcare trade area exceeding \$1 billion in annual healthcare expenditures
- Affluent patient base with median household income exceeding \$127,000
- More than 40,000 residents age 65+ within a 5-mile radius
- Ideal for primary care, cardiology, orthopedics, endocrinology, gastroenterology, women's health, behavioral health, urgent care, physical therapy, imaging, laboratory, and specialty medical users



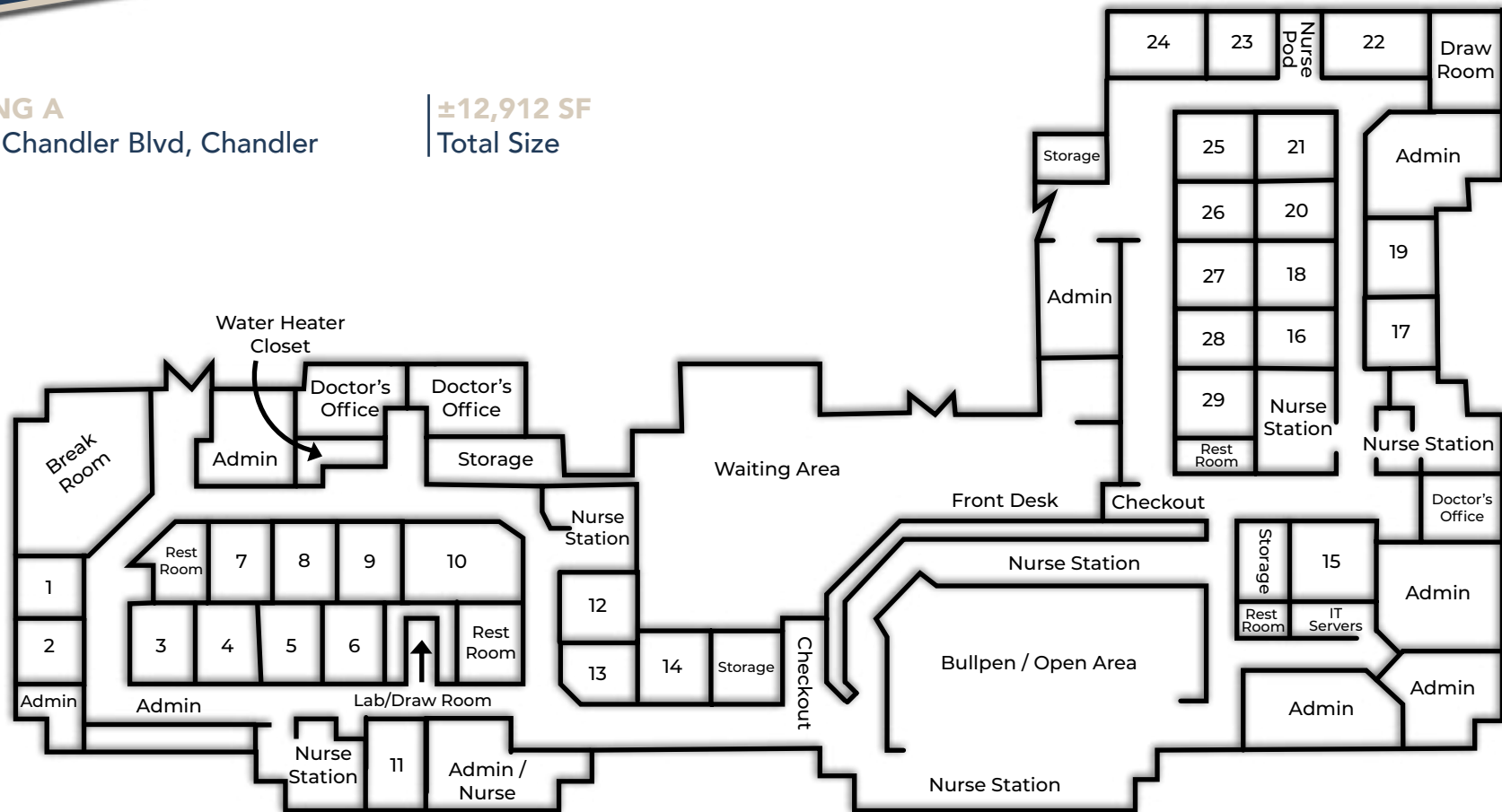


INTERIOR
PHOTOS

FLOOR PLAN

BUILDING A
1455 W Chandler Blvd, Chandler

±12,912 SF
Total Size



BUILDING HIGHLIGHTS

- Existing 29-Exam Room Clinical Blowout
- Two Procedure Rooms and Two Laboratory / Draw Rooms
- Four Nurse Stations and Four Restrooms
- Multiple Reception and Waiting Areas, Including Children's Waiting Area
- Full Administrative and Billing Office Infrastructure in Place

Minutes away from...



1 MILE



1.2 MILES



Banner Health.
Ocotillo Medical Center

2 MILES



2 MILES



5 MILES



Immediate Access



OLYMPUS CHANDLER
AT THE PARK



PARKLANE
COMMONS
707 UNITS

ARCHES AT
HIDDEN CREEK
432 UNITS



SITE



REGENCY PARK
MEDICAL CAMPUS

AERIAL
VIEW

PARCEL MAP

W CHANDLER BLVD - 35,335 VPD

PINNACLE FERTILITY

ASU UROLOGICAL
INSTITUTE

REGENCY PARK
MEDICAL CAMPUS

GENOA HEALTHCARE

BLDG A

W COMMONWEALTH AVE

1455 W Chandler Blvd
Building A



CHANDLER REGIONAL MEDICAL CENTER
1 MILE AWAY

DEMOGRAPHICS

2025 Summary (Sites USA)	1 Mile	3 Mile	5 Mile
Daytime Population	27,350	188,571	408,849
Estimated Population	18,191	133,416	289,968
Average Household Size	2.2	2.3	2.3
Average Household Income	\$127,200	\$132,995	\$150,500
Median Age	35.4	35.0	37.1
Total Households	7,294	53,063	114,813
Total Businesses	860	6,270	14,768
Total Retail Expenditure	\$370.7 M	\$2.7 B	\$6.19 B

DAYTIME
POPULATION



5 MILE
408,849

AVG. HH
INCOME



5 MILE
\$150,500

AVG. HH
SIZE



3 MILE
2.3

CHANDLER

is one of Arizona's most dynamic and rapidly growing cities, known for its strong economic foundation, highly educated workforce, and diverse population. Fueled by continued job growth, major corporate investment, and rising household incomes, Chandler offers a robust consumer base that supports sustained demand for retail, dining, entertainment, and service-oriented businesses. Its business-friendly environment, exceptional quality of life, and strategic location within the Phoenix metropolitan area continue to attract residents, employers, and investment alike.

HEALTH CARE AND INSURANCE

1455 West Chandler Boulevard | Chandler, Arizona 85224
Ring of 1 mile, 3 mile, 5 mile

Population Age	19<	19-34	35-64	65+	%
Population	21.8 24.1 23.5	24.8 25.4 22.4	41.4 39.0 40.7	11.9 11.4 13.4	
Has One Type of Insurance	17.2 20.8 20.6	21.4 21.0 18.9	34.3 32.2 34.7	5.6 5.0 5.7	
No Health Insurance	3.0 2.0 1.6	2.5 3.4 2.6	4.5 4.3 3.5	0.1 0.2 0.1	

HEALTH CARE EXPENDITURE

Annual Health Insurance Expenditures			Medical Care		
	1 Mile	\$4,906		1 Mile	\$2,700
	3 Mile	\$5,107		3 Mile	\$2,801
	5 Mile	\$5,863		5 Mile	\$3,234

MEDICARE: POPULATION 65+

1 Mile	891 Medicare Only 187 Direct-Purch & Medicare 428 Employer & Medicare 180 Medicare & Medicaid
3 Mile	5,992 Medicare Only 2,337 Direct-Purch & Medicare 2,564 Employer & Medicare 1,166 Medicare & Medicaid
5 Mile	14,722 Medicare Only 7,210 Direct-Purch & Medicare 6,296 Employer & Medicare 2,487 Medicare & Medicaid

CONSUMER SPENDING

Health Care Annual Expenditure	1 Mile	3 Mile	5 Mile
Blue Cross/Blue Shield	\$1,379.50	\$1,440.50	\$1,663.90
Medicare Payments	\$1,021.80	\$1,051.30	\$1,195.70
Physician Services	\$323.70	\$336.50	\$390.20
Dental Services	\$517.80	\$537.00	\$622.60
Eyecare Servies	\$94.90	\$97.90	\$114.40
Lab Tests/X-Rays	\$88.20	\$91.80	\$106.40
Hospital Room & Hospital Service	\$287.60	\$302.30	\$343.60
Convalescent/Nursing Home Care	\$36.80	\$37.20	\$44.40

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OFFICE / MEDICAL



ORION Investment Real Estate
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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

EXCLUSIVELY LISTED BY:



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