

PERMITS READY
Class "A" Office

AVAILABLE FOR LEASE

AZ202

**CHANDLER
ARIZONA**



OFFICE BUILDING FEATURES

- Progressive architectural design
- Floor plates designed for flexibility
- Overall parking ratio of 6:1000 with potential to provide additional parking
- Building & monument signage opportunities
- Private balconies available

PROJECT FEATURES

- AZ/202 is a premier mixed-use development to include Class "A" office buildings, hotels and retail amenities
- Corporate campus environment with multiple office buildings available
- Unmatched visibility to the SanTan Freeway
- Immediate freeway access is obtained via a full diamond interchange
- An abundance of restaurants and shopping will be provided on-site in addition to the three adjacent power centers sharing the same intersection
- Ideal accessibility to a large, highly-educated workforce and clients located throughout the East Valley
- Proximity to the Valley's freeway system and numerous airports
- Approximately 12 acres available to accommodate a wide range of build-to-suits

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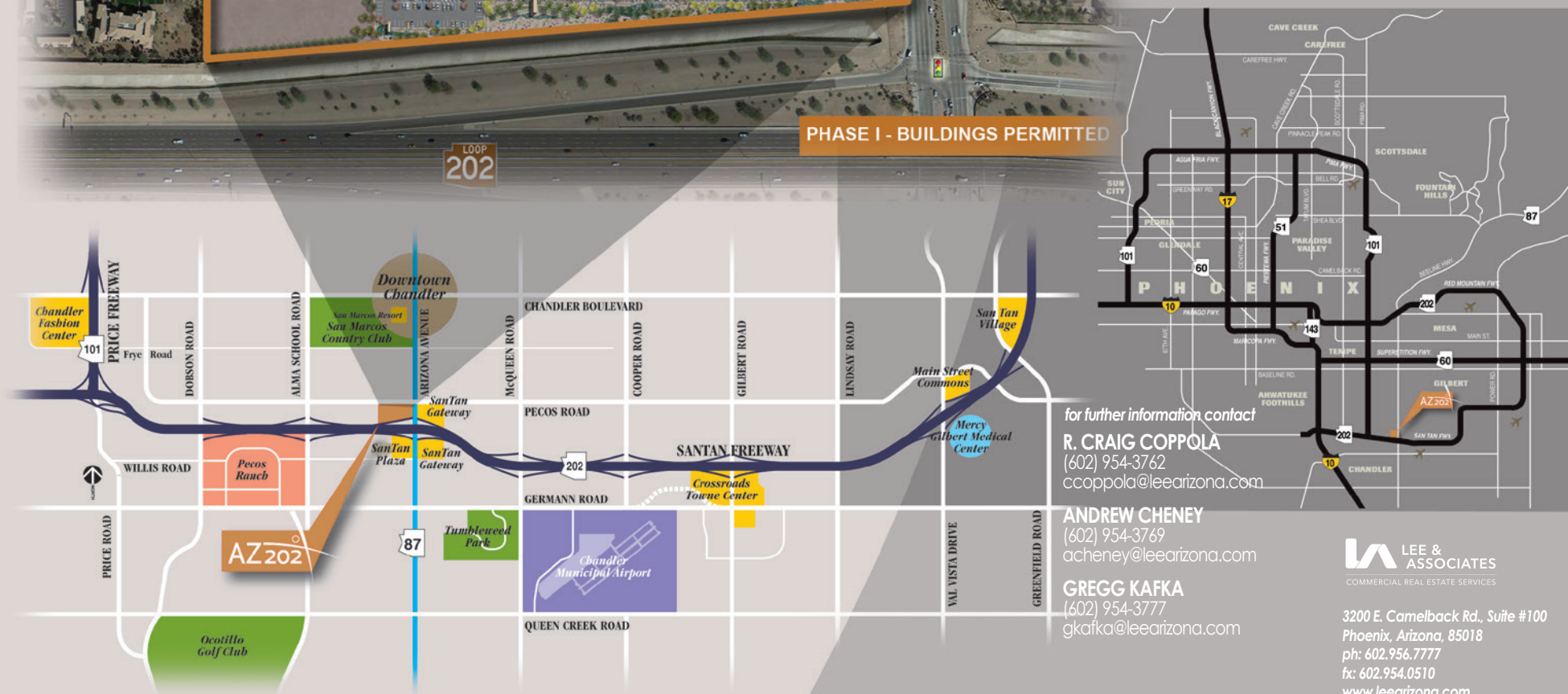
PHASE I - Site Work Underway

- 4-story Class A Office Building
- Approximately 140,000 rentable square feet
- 35,500-square-foot floorplates
- Overall parking ratio of 6:1000
- Building & monument signage available

PHASE II - Planned

- 6-story Class A Office Building
- Approximately 210,000 rentable square feet
- 35,500-square-foot floorplates
- Adjacent parking structure
- Building & monument signage available

PHASE I - BUILDINGS PERMITTED



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