

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRADING CENTER

Chandler Office Condo For Sale

5720 W. CHANDLER BOULEVARD | UNIT C-6 | CHANDLER, AZ 85226

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to purchase 5720 W Chandler Blvd, Unit C-6, an end cap office condo in the heart of Chandler. Built in 2007, the offering consists of $\pm 1,655$ square feet with four private offices, an open bullpen area, break room, and private restroom. The unit boasts a tremendous glass line, bringing natural light into every private office, a rare feature for a space this size. The site is conveniently positioned close to the Loop 101, Loop 202, and I-10 freeways, with countless retail and restaurant amenities within a short drive or walk, including Chandler Fashion Center and Ahwatukee Foothills Marketplace.

PROPERTY HIGHLIGHTS

- $\pm 1,655$ SF Available Immediately for an Owner/User to Occupy
- Tremendous Glass Line Bringing Natural Light into Every Private Office
- Four Private Offices Plus Open Bullpen Area, Break Room, and Restroom
- Surrounded by a Variety of Restaurants and Shopping
- Close Proximity to the Loop 202, Loop 101, and I-10 Freeway



OFFERING SUMMARY



Sale Price: \$595,800 (\$360.00/SF)



Condo Size: ±1,655 SF



Year Built: 2007



Zoning: PAD, City of Chandler
([View Zoning Details](#))



Parking: ±5.00/1,000 SF



Association Dues: \$384.74/Monthly



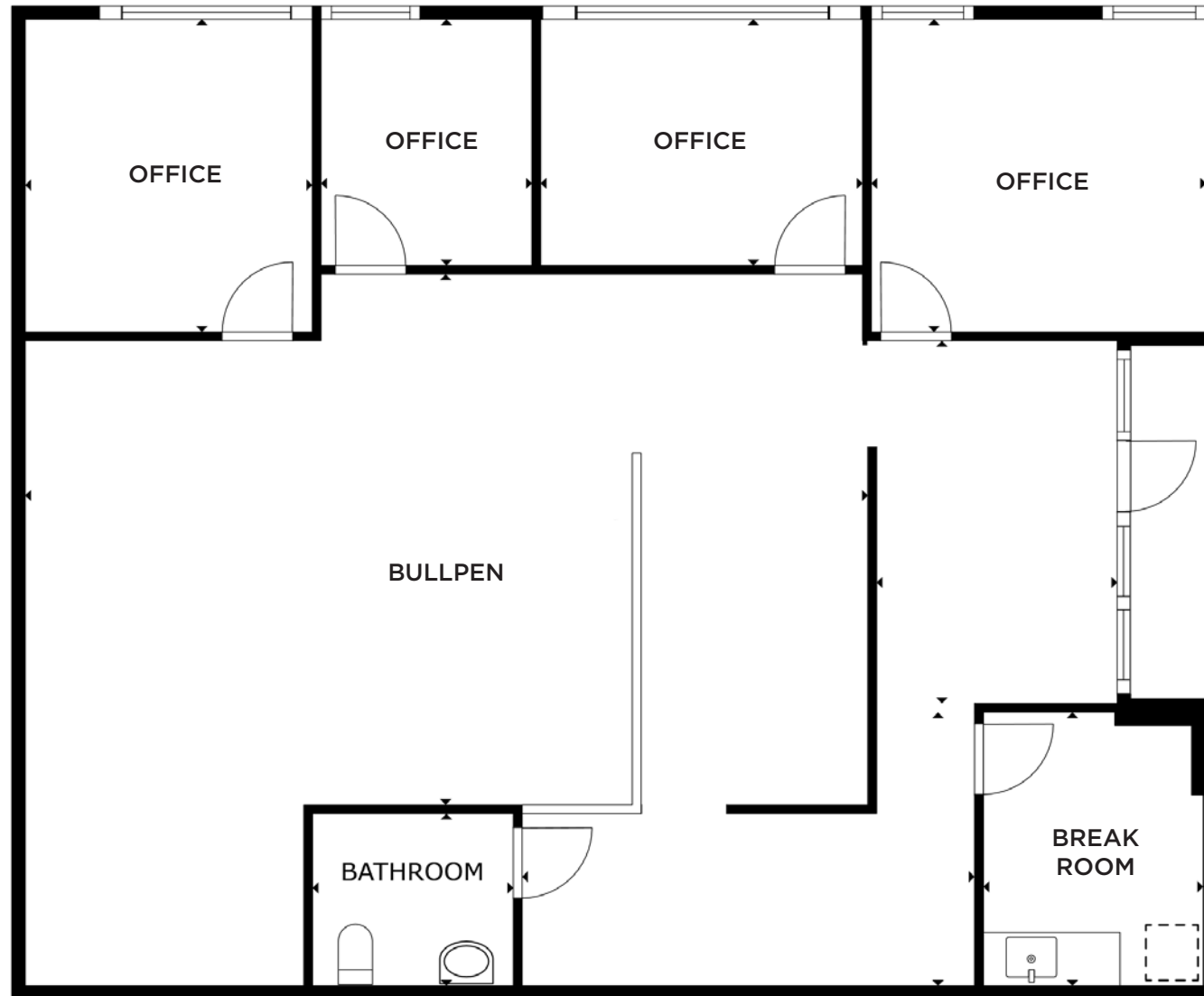
Parcel Number: 301-66-333



FLOOR PLAN

[▶ VIEW VIRTUAL TOUR](#)

±1,655 SF



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY EXPENSES

2026 ESTIMATED OPERATING EXPENSES

	Annual	Monthly	Per SF
Real Estate Taxes (2026)	\$2,599.54	\$216.63	\$1.57
Electric	\$3,600.00	\$300.00	\$2.18
Association Dues (Includes Water)	\$4,616.88	\$384.74	\$2.79
Property Insurance	\$1,054.00	\$87.83	\$0.64
TOTAL EXPENSES	\$11,870.42	\$989.20	\$7.17



AERIAL OVERVIEW



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SITE

Ahwatukee Foothills Marketplace

Chick-fil-A, TARGET, Smoosie, MountainSide FITNESS, jcp, PETSMART, Pollo Loco, Michaels, HomeGoods, SUBWAY, and others.

Chandler Fashion Center

The Cheesecake Factory, Olive Garden, Dutch Bros., Starbucks, Best Buy, Macy's, Dillard's, POTTERY BARN, BARNES & NOBLE, ANTHROPOLOGIE, COSTCO, and LOWE'S.

LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO
FREEWAY ACCESS



40+ RESTAURANTS &
5+ GROCERY STORES
WITHIN 1 MILE



30+ RETAIL STORES
WITHIN 1 MILE



15 MINUTES FROM
PHOENIX SKY HARBOR



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