



185,605 SF Medical Office Building for Lease

2700 W Frye Rd, Chandler, AZ 85224

Scan to view website:





Your Campus Experience



185,605-square-foot, 3-story
Class A medical office building



Building and monument
signage available



Fully covered parking for
patients and staff



Conference and meeting
rooms available



Under new ownership - building
improvements underway



Flexible 60,000-square-floor plates
with 3 elevators



Fully equipped
fitness center



Upcoming Grab 'n' Go food
service option with High-end amenity
lounge with Grab 'n' Go food service



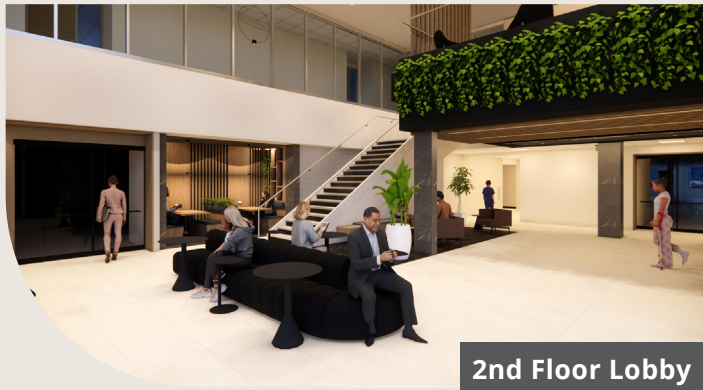
Campus Improvements Underway



Main Lobby



Amenity Lounge



2nd Floor Lobby



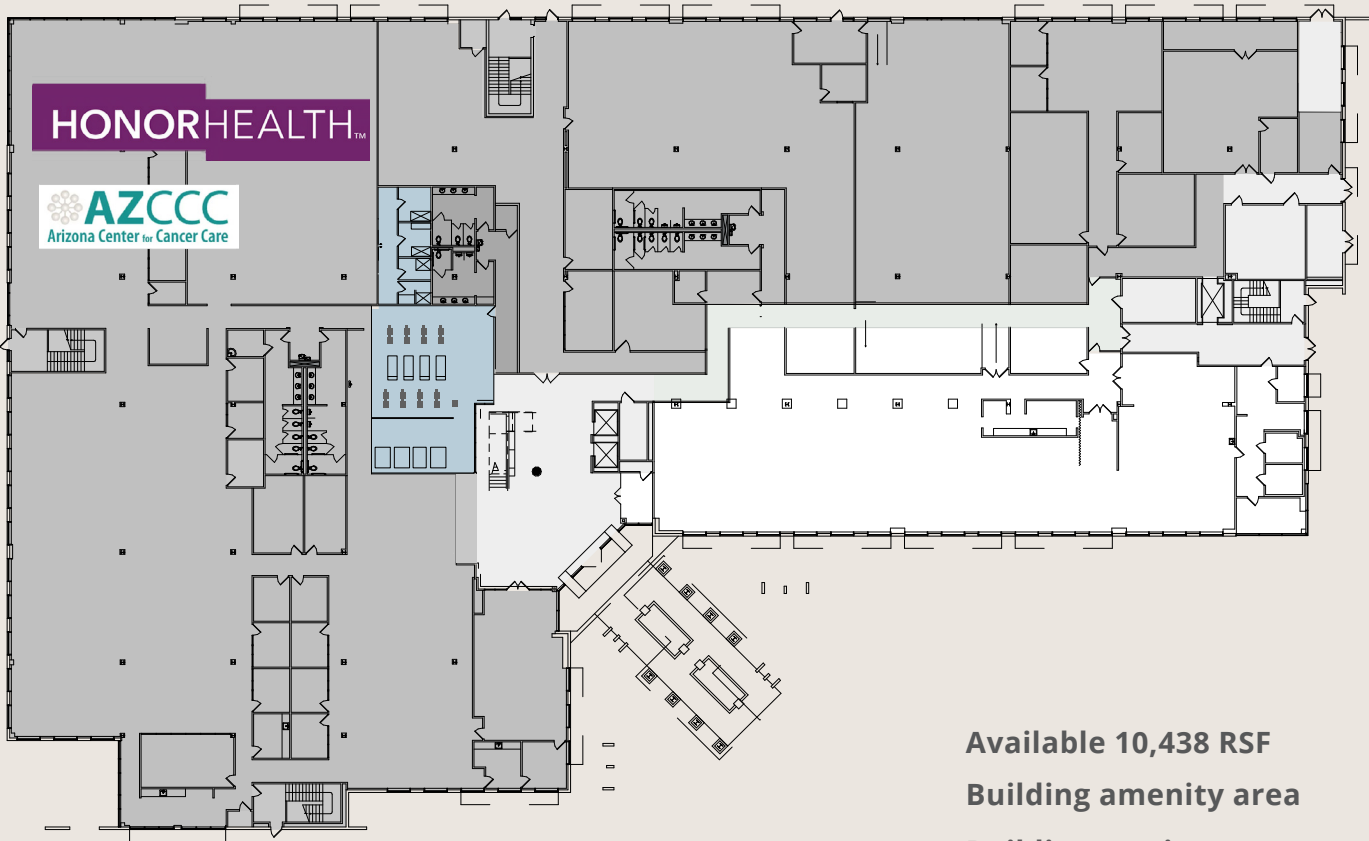
Amenity Lounge



Main Lobby

Floor Plans

Level 1
Up to 10,438 RSF Available



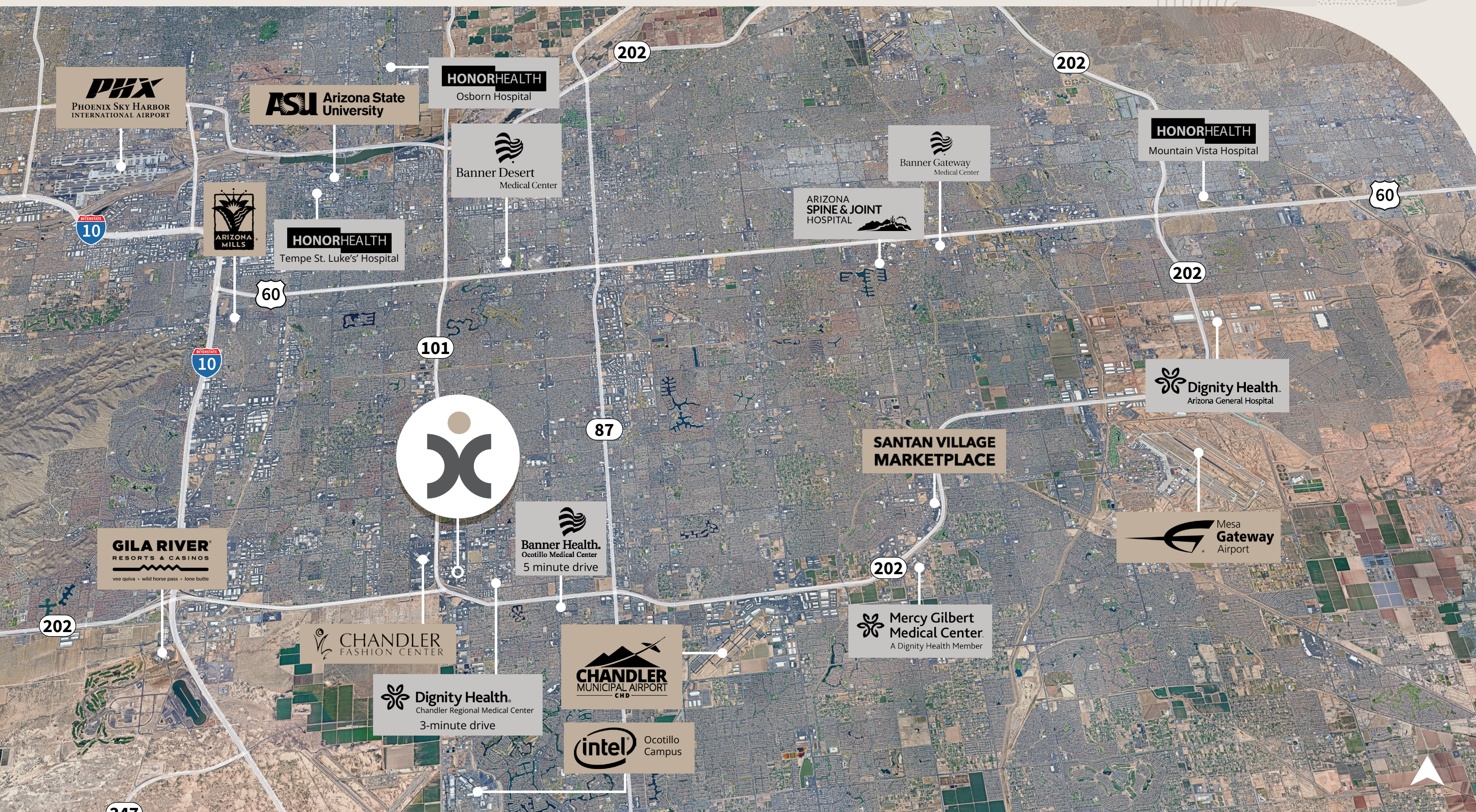
Available 10,438 RSF
Building amenity area
Building service area
Floor service area
Leased

Level 3
Up to 61,697 RSF Available



Available
Lounge area
Leased
Spec Suites

Healthcare Connections



In the Heart of the Southeast Valley

0.5 Mile

to Loop 101

0.7 Mile

to Chandler Fashion Center

1 Mile

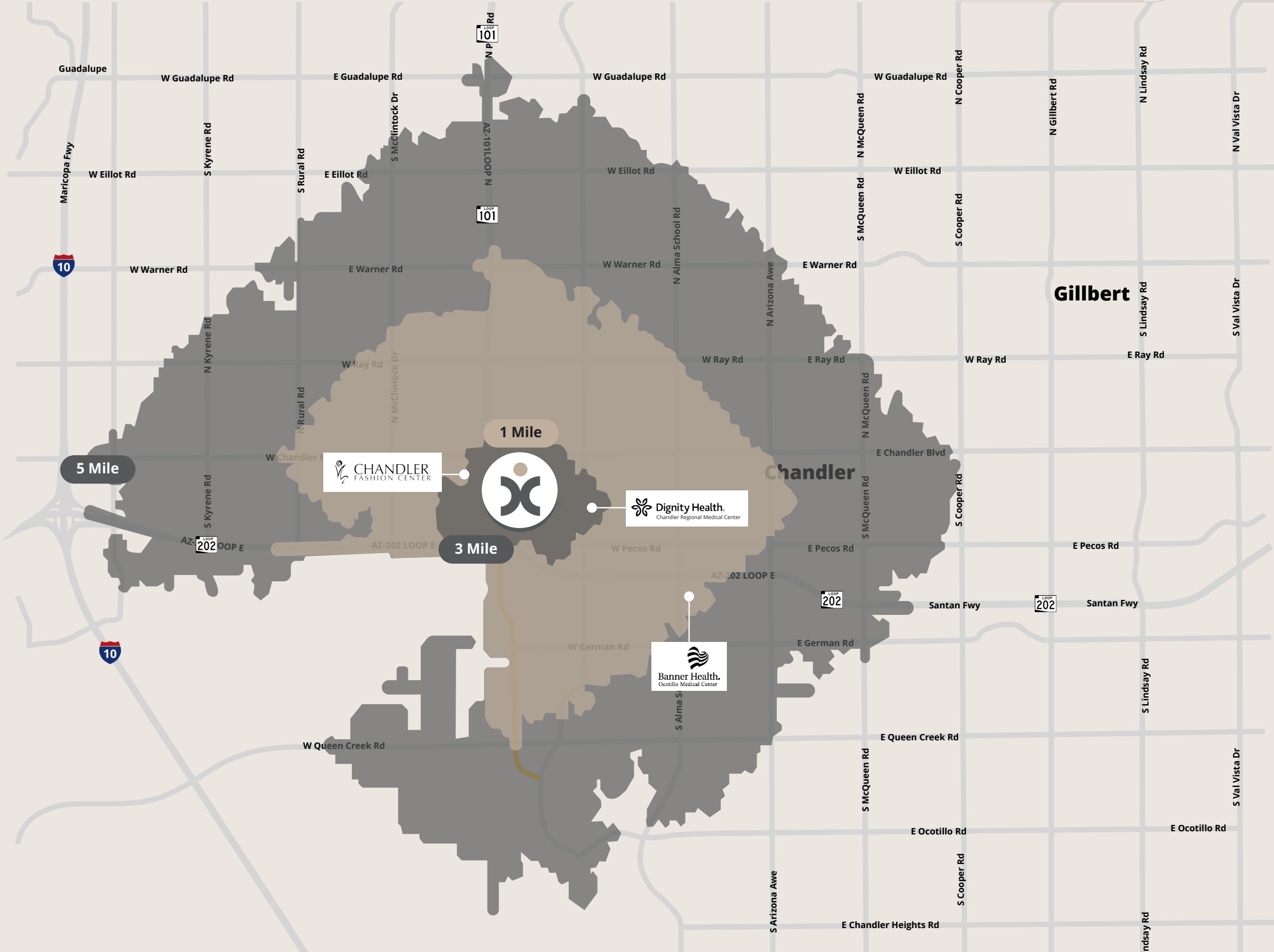
from Dignity Chandler
Regional Medical Center

2.7 Miles

to Banner Ocotillo
Medical Center

98,497

households within
a 5-mile radius

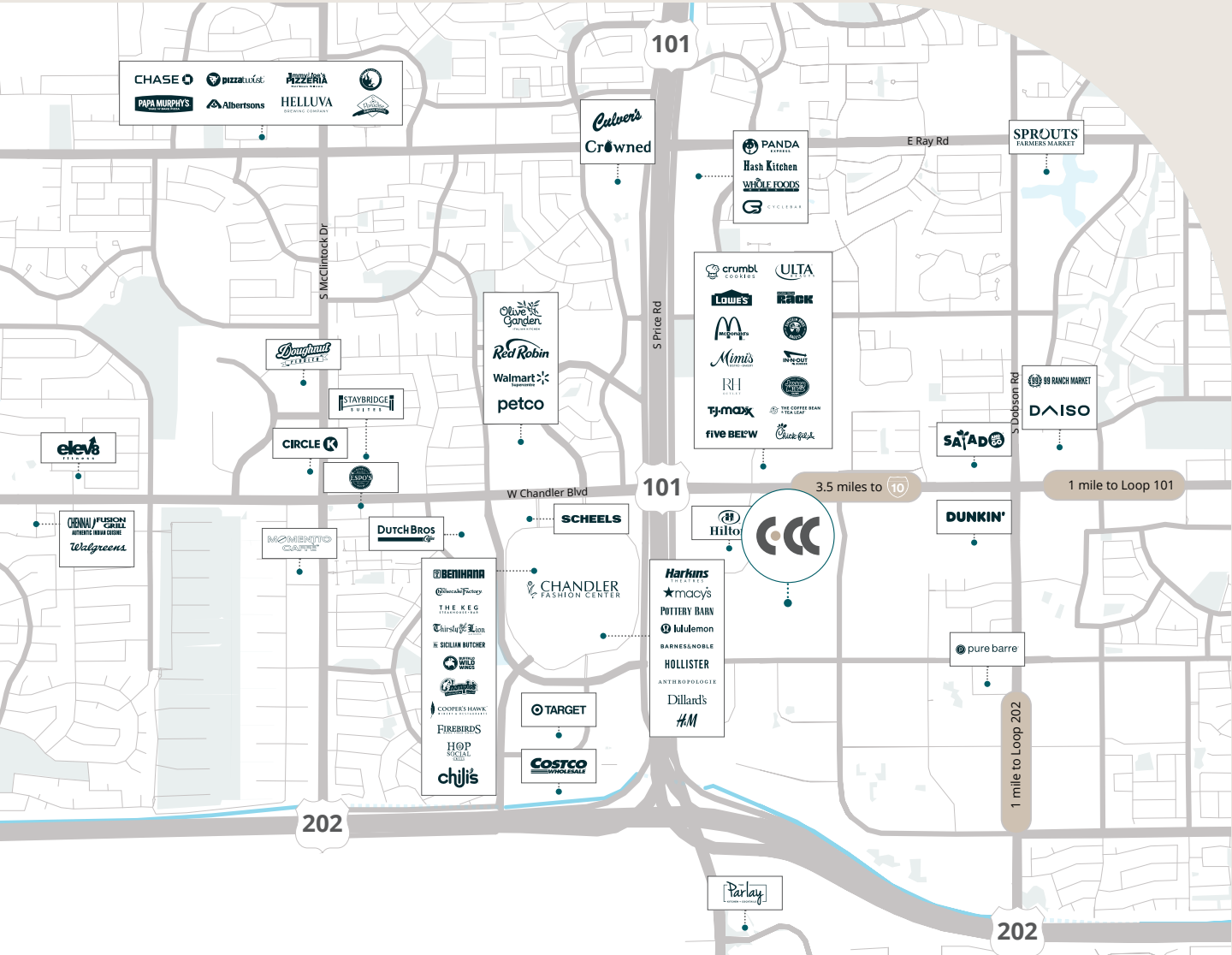


Integrated Care Needs Assessment

Chandler, AZ Outpatient Volumes - Advisory Board

Market Scenario Planner - Outpatient					
Service Line	2023 Volume	2028 Volume	2033 Volume	5-Yr Growth	10-Yr Growth
Cardiology	86,467	100,859	113,405	16.6%	31.2%
Cosmetic Procedures	7,173	7,559	8,024	5.4%	11.9%
Dermatology	39,364	42,716	46,030	8.5%	16.9%
ENT	29,150	33,564	38,192	15.1%	31.0%
Evaluation and Management	916,114	1,016,166	1,108,055	10.9%	21.0%
Gastroenterology	21,360	22,882	24,296	7.1%	13.7%
Gynecology	8,711	9,053	9,478	3.9%	8.8%
Lab	394,820	452,451	504,509	14.6%	27.8%
Neurology	15,212	16,807	18,539	10.5%	21.9%
Oncology	13,345	14,488	15,804	8.6%	18.4%
Ophthalmology	78,956	91,841	106,189	16.3%	34.5%
Orthopedics	26,927	30,831	35,635	14.5%	32.3%
Pain Management	10,196	12,062	12,957	18.3%	27.1%
Physical Therapy/Rehabilitation	232,453	271,005	329,084	16.6%	41.6%
Podiatry	14,335	16,506	18,963	15.1%	32.3%
Psychiatry	124,452	149,767	161,899	20.3%	30.1%
Radiology	267,254	292,643	318,092	9.5%	19.0%
Trauma	6,677	7,418	8,184	11.1%	22.6%
Urology	8,756	9,319	10,119	6.4%	15.5%
Vascular	14,720	17,282	19,856	17.4%	34.9%

Minutes from Countless Amenities in the Heart of Chandler



Within 1 mile:

4

Hotels

39

Restaurants

2.76M

SF of Retail

Chandler, AZ

256,572

2024 Population

38

Median Age

\$115,938

Avg Household Income



Contact:

Mari Lederman
602-282-6325
mari.lederman@jll.com

Katie McIntyre
602-282-6357
katie.mcintyre@jll.com

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