

NEW SPEC SUITE COMING SOON!

FOCUS

C O R P O R A T E P L A Z A

555 W CHANDLER BLVD
CHANDLER, AZ 85225



For Lease | Medical Office Suites | ±3,060 - ±4,567 SF

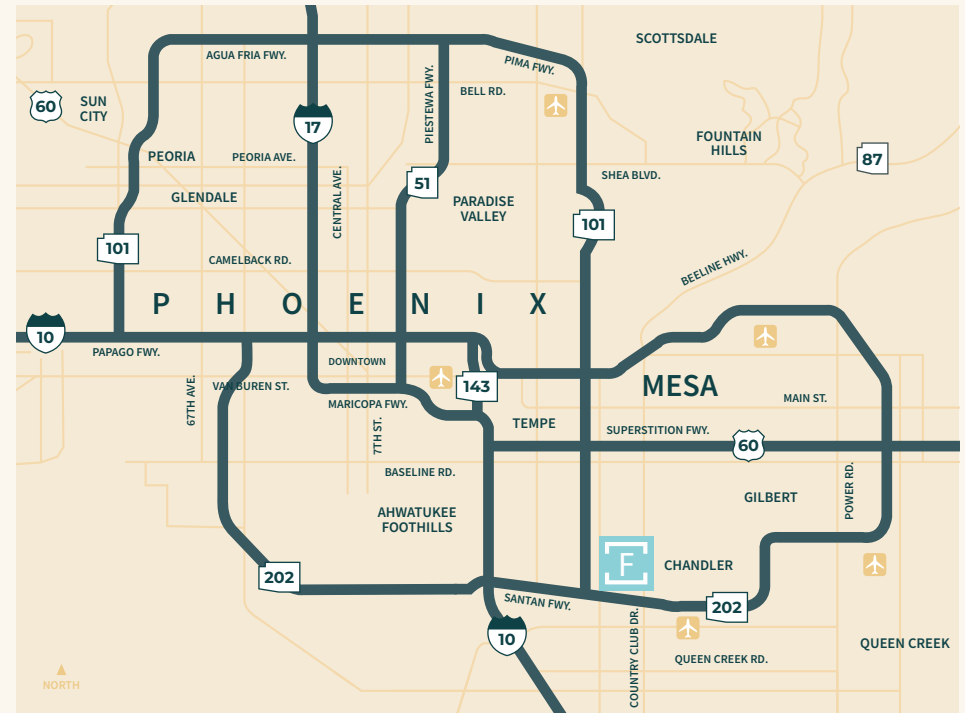
FOCUS CORPORATE PLAZA

PROPERTY OVERVIEW

Focus Corporate Plaza is comprised of three multi-tenant office buildings and is centrally located within the fast-growing city of Chandler, an ideal location for businesses. With its modern architectural design, these buildings showcase clean lines with ample glass line and natural light throughout.

Brand-new to market, ±3,060 SF spec medical space, consisting of:

Reception/Waiting	MA Station
5 Exams Rooms	Lab
Large Procedure Room	Break room
3 Provider Offices	2 Restrooms
Storage Room	



PROPERTY HIGHLIGHTS

- + Prominent signage
- + Strong demographics
- + Excellent visibility fronting Chandler Blvd
- + Surface & covered parking available
- + Views of San Marcos Golf Course
- + Convenient access to SR-87, and Loop 101 & 202
- + Close to established retail and dining
- + 5 minutes from Chandler Regional and Banner Health hospitals

PROPERTY HIGHLIGHTS

 **TYPE**
Multi-tenant medical office building

 **YEAR OF CONSTRUCTION**
2004; Refurbished 2024

 **NO. OF STORIES**
2

 **BUILDING SF**
±18,946 SF


 **SIZE AREA**
4.36 AC

 **ZONING**
PAD, Chandler


 **RATE**
\$34.00/SF Full Service, net of janitorial

 **TAX ASSESSOR PARCEL NUMBER**
303-22-316, 303-22-342

 **OPEX**
\$8.00 PSF

 **AVAILABLE SF**
Suite 102: ±4,567 SF
Suite 200: ±3,060 SF (Spec Suite)

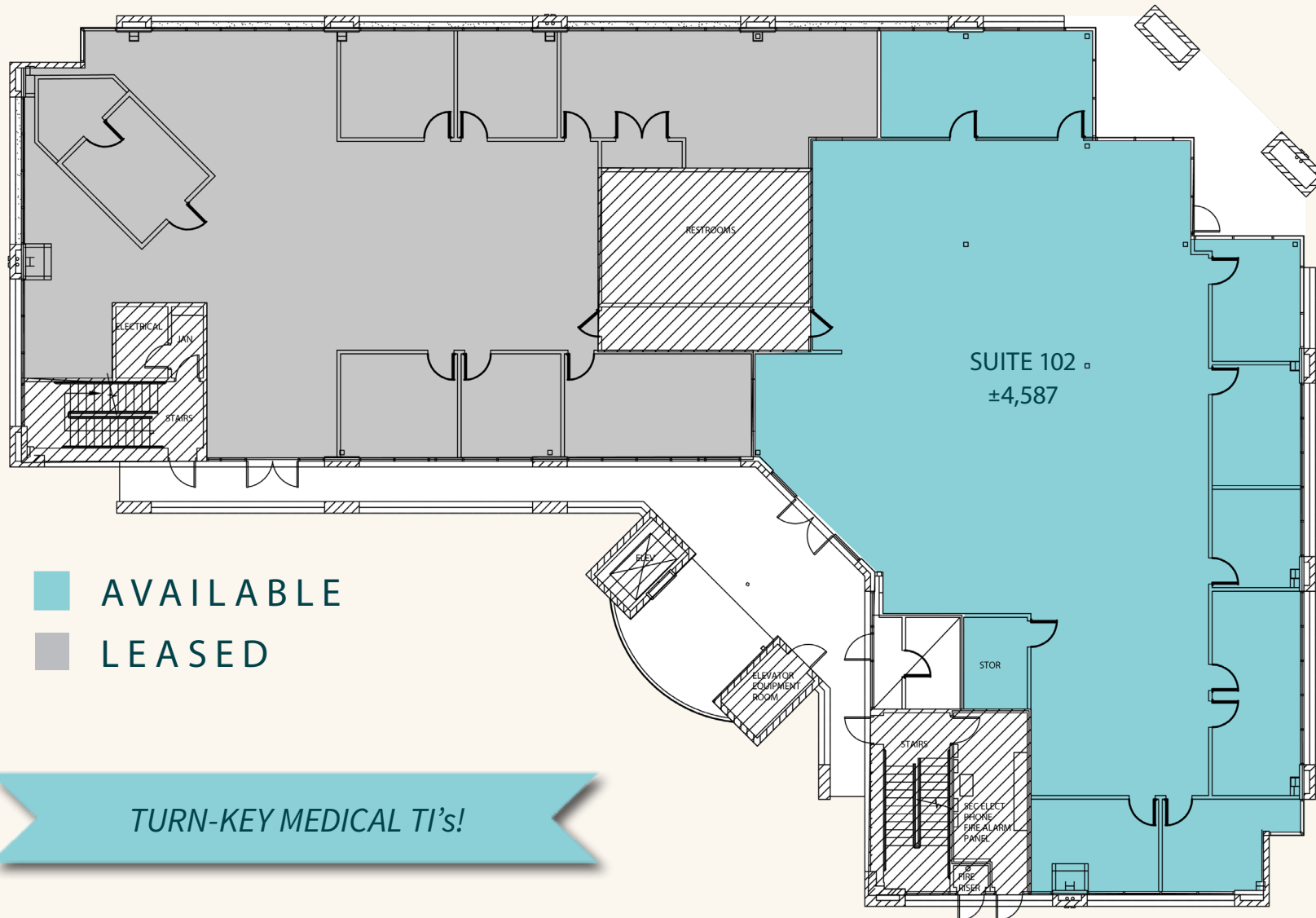
 **PARKING RATIO**
5:1000;
Covered, reserved available

 **SIGNAGE**
Building and monument
signage available



FLOOR PLAN

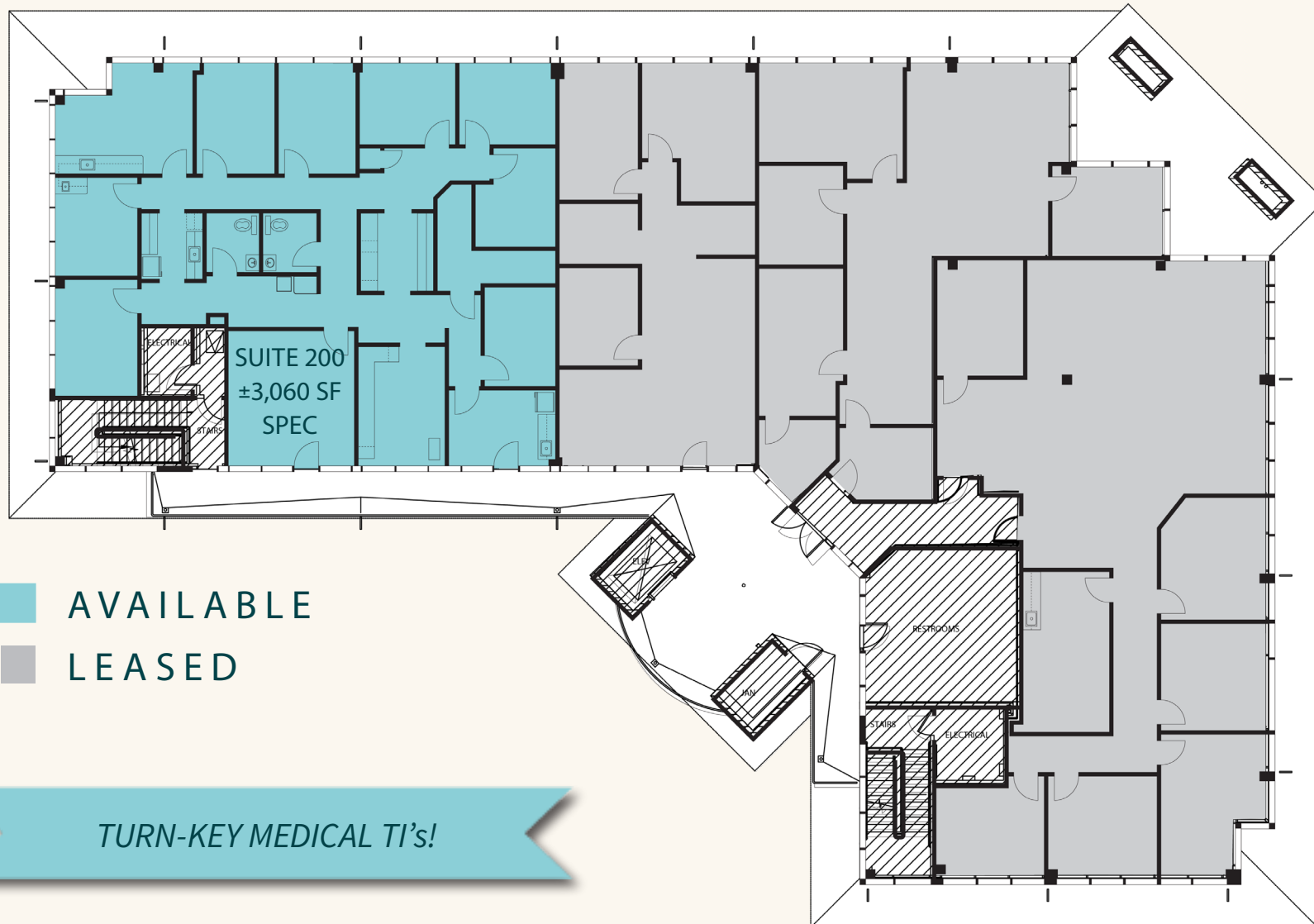
1ST FLOOR



FOCUS CORPORATE PLAZA | 555 W CHANDLER BLVD, CHANDLER, AZ

FLOOR PLAN

2ND FLOOR



- AVAILABLE
- LEASED

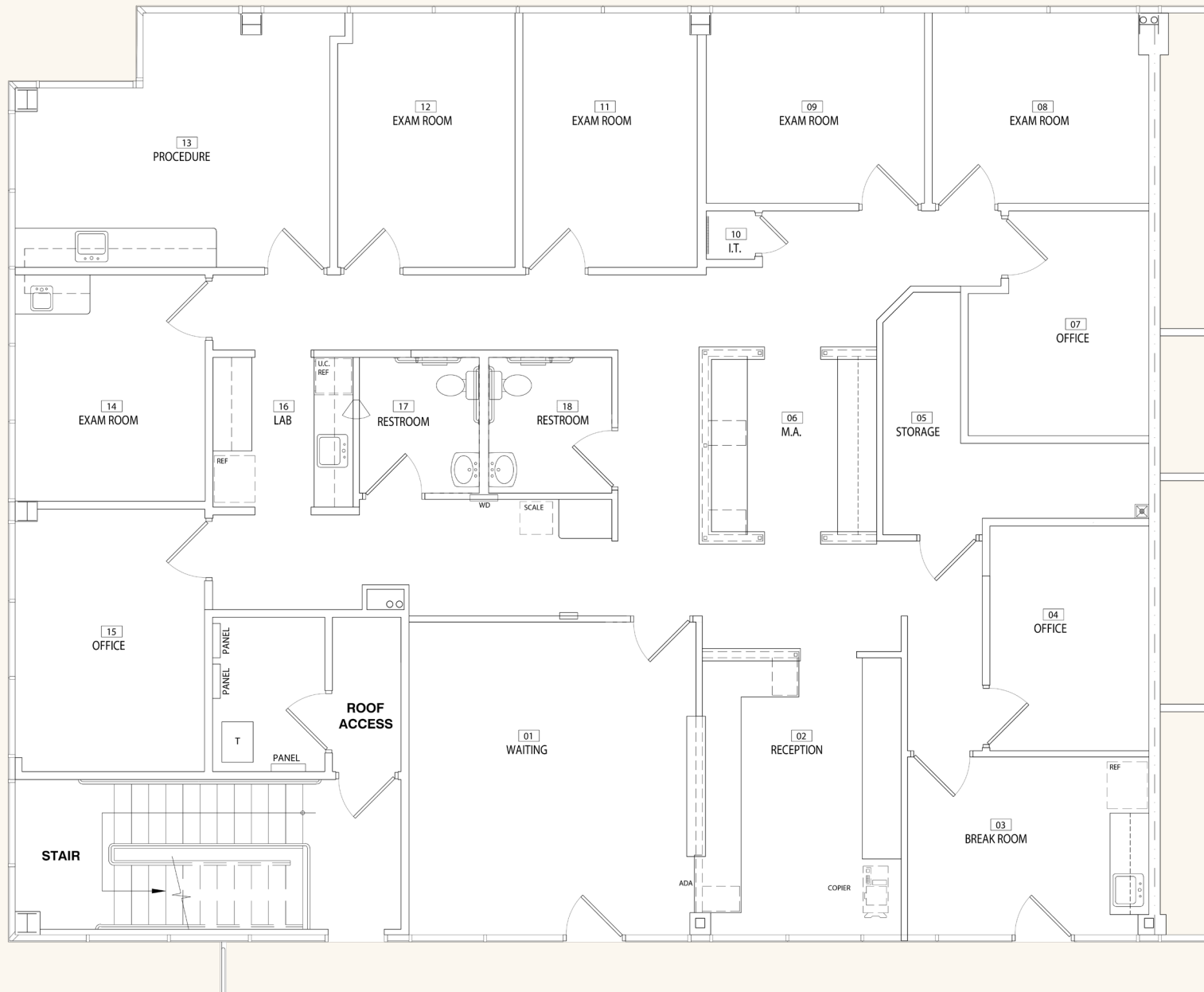
TURN-KEY MEDICAL TI's!

NOT TO SCALE

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SPACE PLAN - SPEC SUITE

SUITE 200
±3,060 SF



NOT TO SCALE



POPULATION

21,797	151,072	320,924
1 Mile	3 Miles	5 Miles

Source: Esri

MEDIAN HH INCOME

\$58,157	\$86,692	\$100,683
1 Mile	3 Miles	5 Miles

AIRPORT

20 MINUTES
to Sky Harbor Airport



CHANDLER REGIONAL MEDICAL CENTER

SAN MARCOS GOLF COURSE

555 W CHANDLER BLVD

W CHANDLER BLVD

FOR MORE INFORMATION, PLEASE CONTACT:

CBRE



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