

6437 W. Chandler Blvd. | Chandler, AZ 85226

CBRE



Sublease Available

ENTIRE BUILDING FOR SUBLEASE: ±15,350 SF

OFFICE SPACE ±10,000 SF

WAREHOUSE SPACE ±5,000 SF

 **EXPIRATION**
March 31, 2027

 **LEASE RATE**
\$16.00/SF NNN

 **FURNITURE INCLUDED**

 **COVERED PARKING**
37 Spaces

 **UNCOVERED PARKING**
23 Spaces

 **CLEAR HEIGHT**
15 Feet

 **FENCED YARD FOR IOS**

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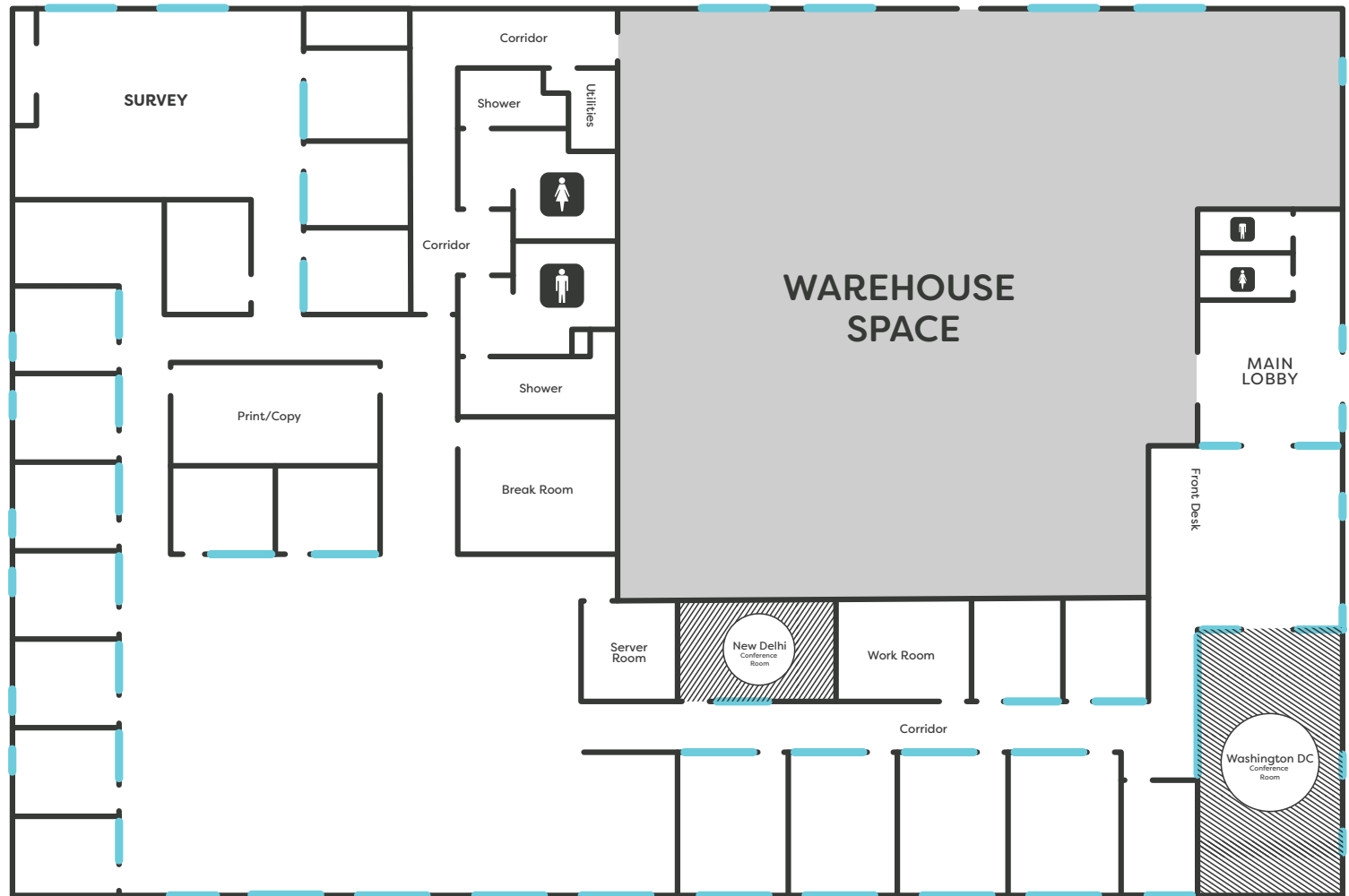
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WAREHOUSE SPACE ±5,000 SF

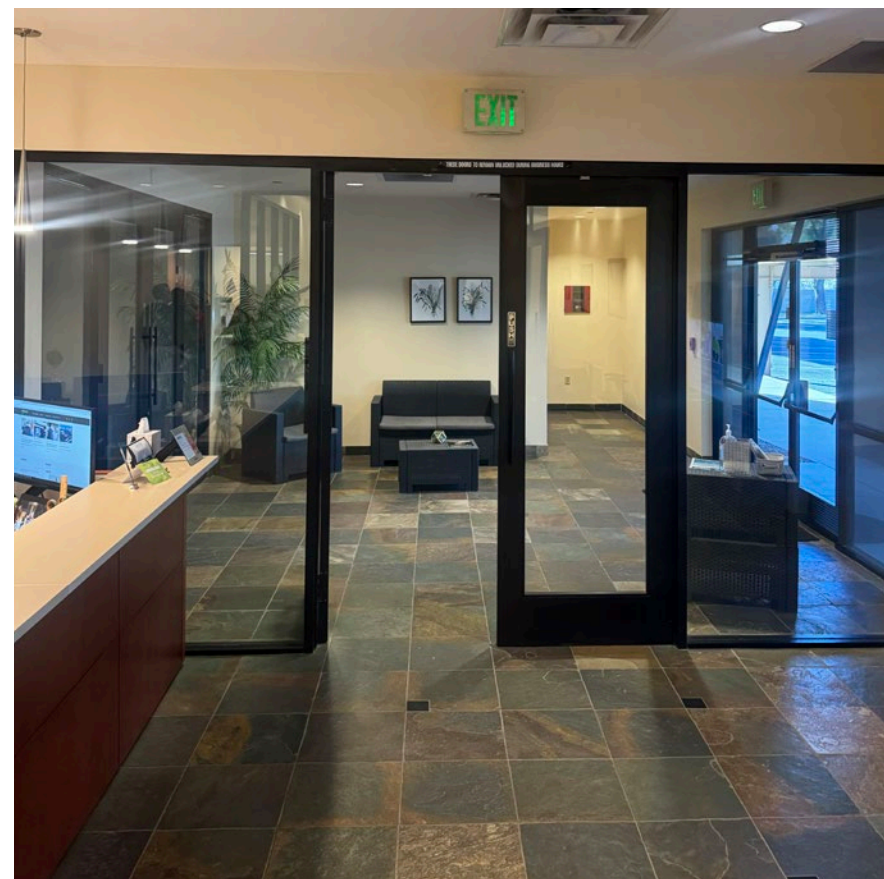
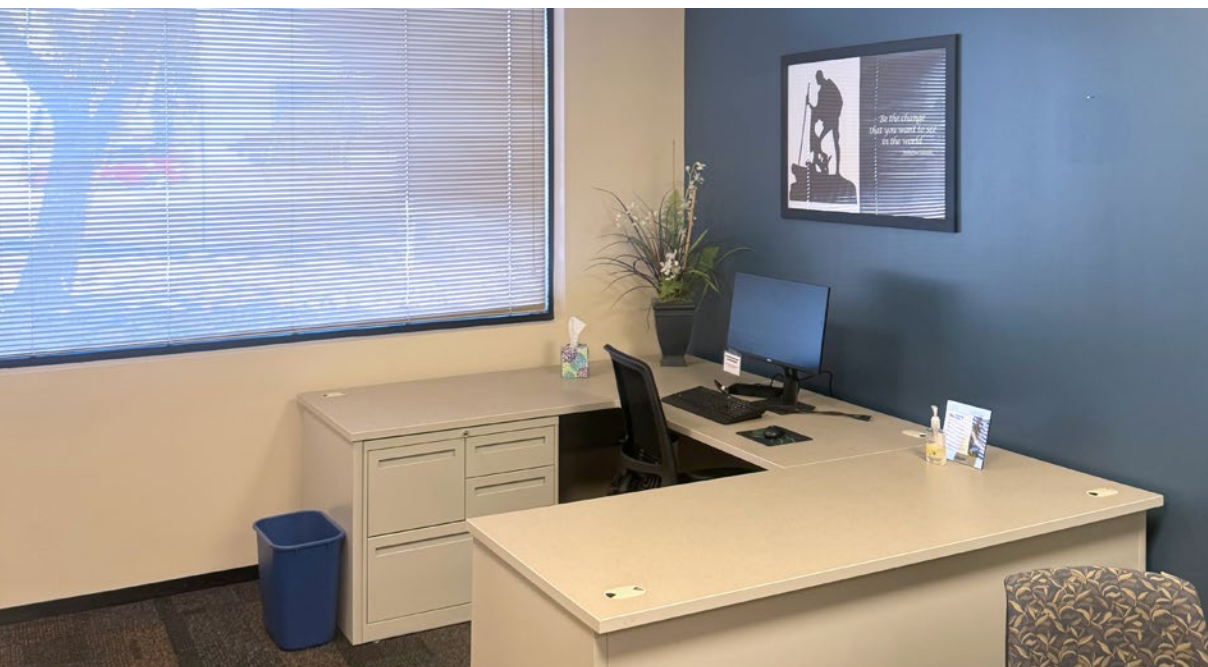
 **FENCED YARD FOR IOS**

Excess land for additional parking available

- 1 Reception
- 18 Office
- 1 Huddle Room
- 2 Conference Rooms
- 1 Break Room
- 1 Server Room
- 1 Print/Copy Room
- 1 Storage Room
- 4 Bathrooms
- 2 Showers



NOT TO SCALE



W Chandler Blvd

PARKING

**COVERED
37 SPACES**

**UNCOVERED
23 SPACES**

FENCED YARD



NOT TO SCALE

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Area Amenities

GREAT FOOD OPTIONS NEARBY INCLUDING:





Ahwatukee Foothills Towne Center

101

W Ray Rd

N 56th St

N Kyrene Rd

N Rural Rd

N McClintock Dr

10

SUBLEASE LOCATION

W Chandler Blvd



Chandler Fashion Center

202



NOT TO SCALE

CBRE

FOR MORE INFORMATION, PLEASE CONTACT

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