

MEDICAL OFFICE | FOR LEASE

Existing Clinical Buildout



1717 W Chandler Blvd | Chandler, AZ 85224

CBRE

Property Summary

- + Strategically located in the Chandler medical and professional services submarket, the property benefits from immediate access to West Chandler Boulevard and proximity to Loop 101 and Loop 202, allowing for efficient patient and staff connectivity throughout Chandler, Tempe, and the broader Southeast Valley.
- + Situated within an established medical and professional corridor, the surrounding area features a strong concentration of physician offices, outpatient medical users, and neighborhood retail, supporting consistent patient activity and reinforcing the area's healthcare oriented character.
- + Supported by dense residential neighborhoods and a robust employment base, including the Price Road Corridor and surrounding business parks, the area provides a stable and diverse patient population well suited for primary care, specialty practices, and ancillary medical services.
- + Configured as a one story medical office building with ±18,632 RSF available, the property offers convenient access, efficient layout potential, and on site parking designed to accommodate patient flow and daily medical operations.

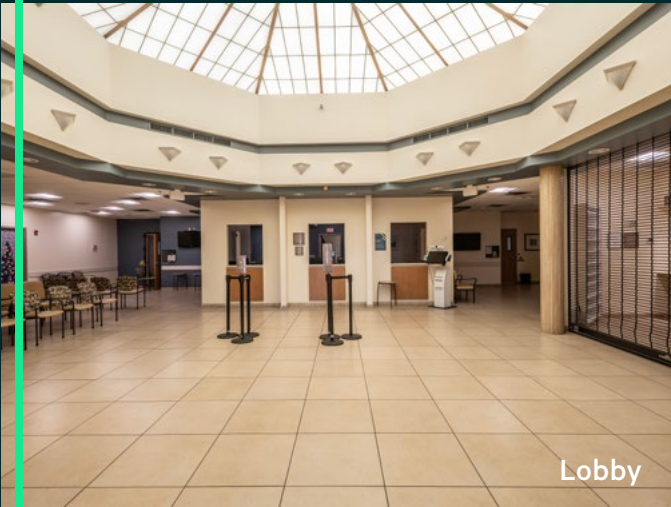
Property Details

Type	Medical Office
Available SF	±2,500 - 18,632 RSF
RBA	±18,632 RSF
Suite	TBD upon demising plan
Listing Type	Lease
Lease Rate	31.00/SF NNN
Year Built	1994
Zoning	PAD
Stories	1
Parking Ratio	6.64/1,000 SF 8 covered and 20 surface
Signage	Building, Monument, Suite Entry

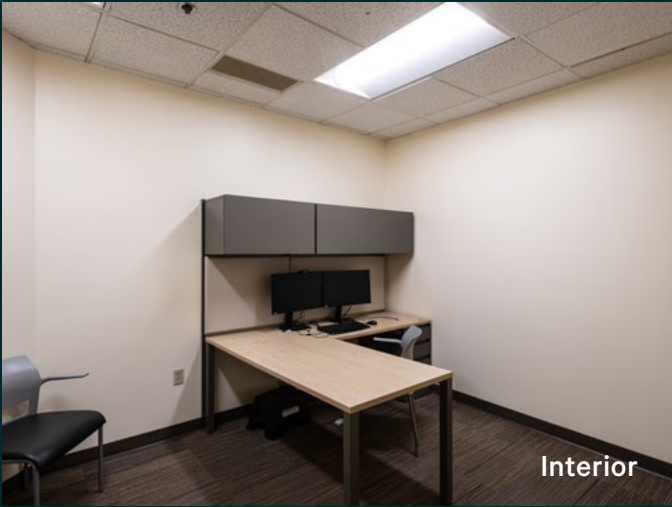


Property Highlights

- + Single story medical office with ±18,632 RSF available, offering an efficient, patient friendly building profile well suited for outpatient healthcare and medical professional users.
- + Less than one mile from Chandler Regional Medical Center, the property sits within one of Chandler's most established healthcare corridors, allowing future providers to benefit from steady patient movement and strong clinical gravity generated by the area's dominant acute-care hub.
- + Positioned in the Chandler medical office submarket, the property provides convenient access for patients, providers, and staff serving Chandler, Tempe, and surrounding Southeast Valley communities.
- + Covered and surface parking available on site, supporting ease of access, patient convenience, and daily operational needs for medical practices and professional tenants.
- + An attractive option for long term medical occupancy, the property combines practical access, adaptable medical functionality, and a location aligned with ongoing demand for outpatient healthcare services.



Lobby



Interior



Interior



Interior



Interior



Interior

Demographics

	Population	Average Household Income
2 Mile Radius	64,677	\$113,427
5 Mile Radius	294,535	\$130,535
10 Mile Radius	1,028,529	\$118,247

Source: ESRI 2025

Traffic Counts

N Dobson Rd & W Chandler Blvd
±30,890 vehicles per day

Source: ADOT 2024

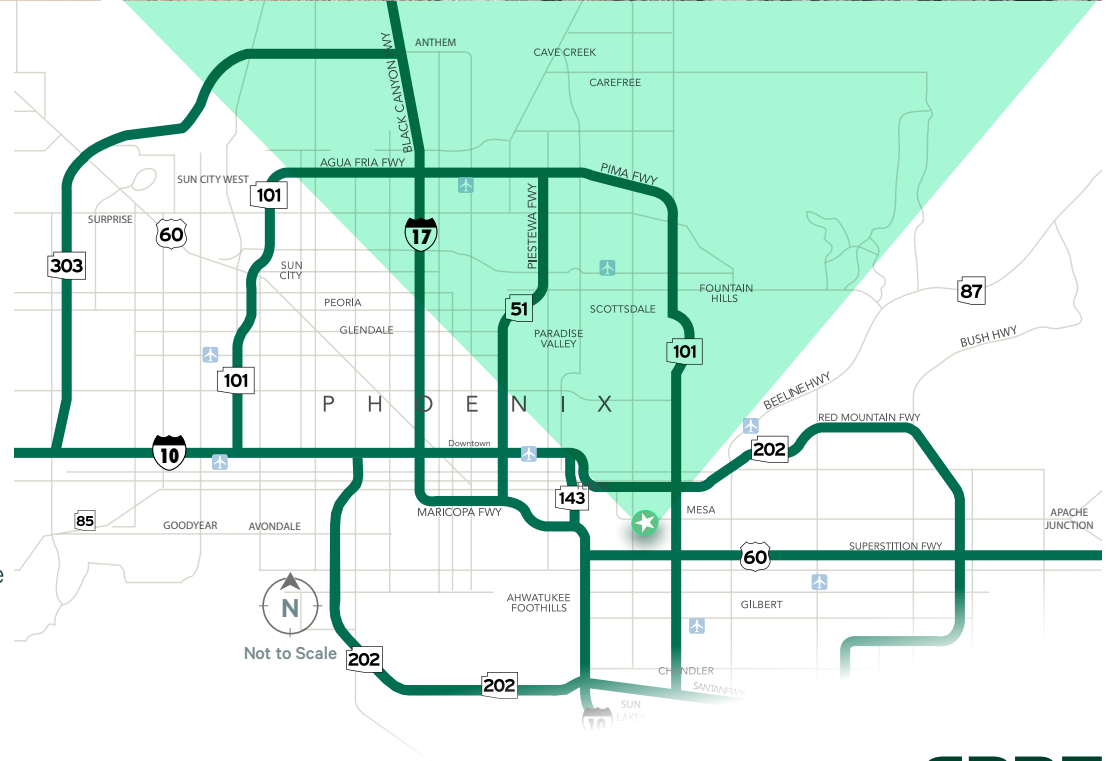
Availability ±2,500 - 18,632 SF

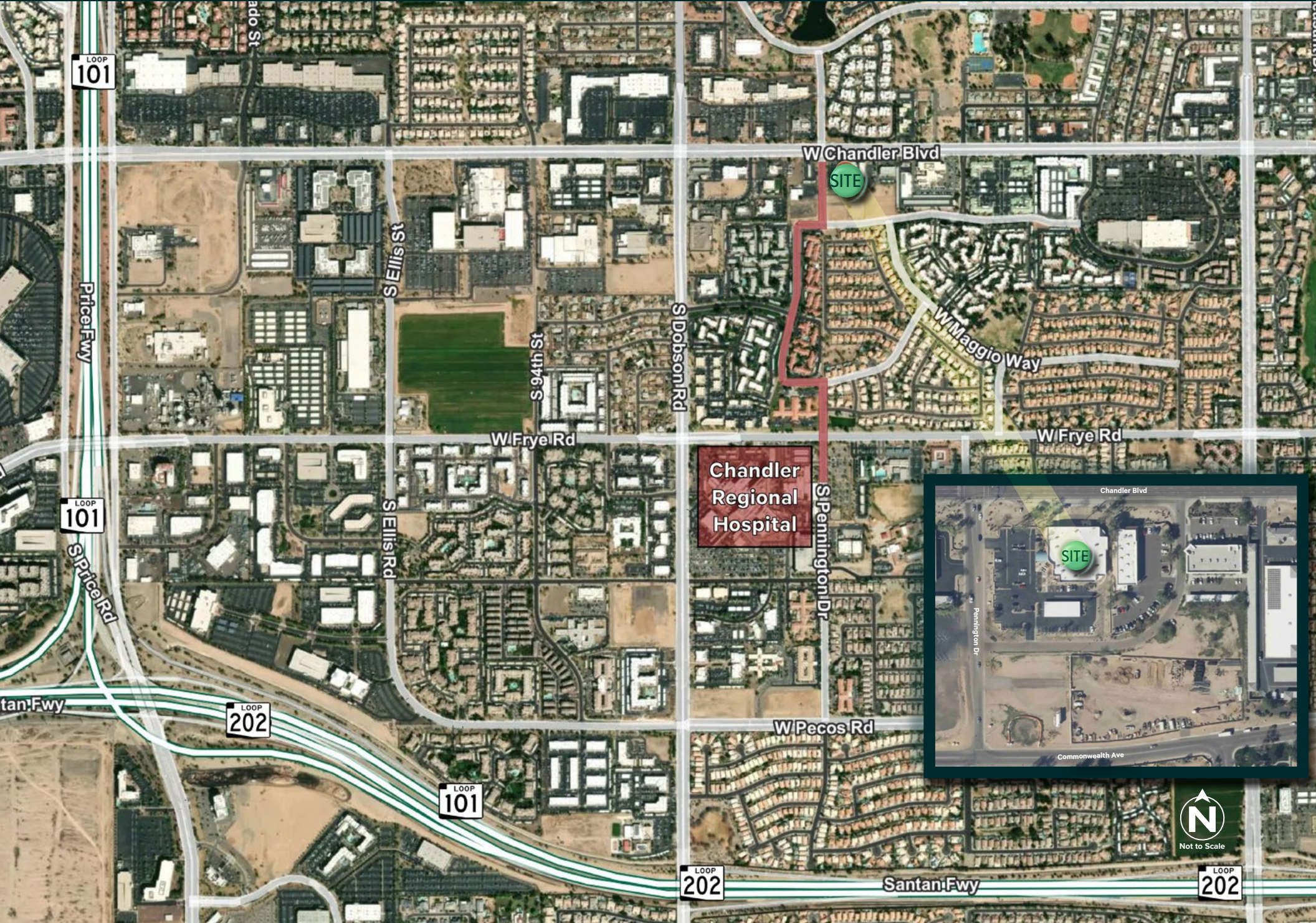




Area Overview

- + Close adjacency to key Chandler healthcare destinations, including Dignity Health Chandler Regional Medical Center and Banner Ocotillo Medical Center, places the property within an established hospital ecosystem that supports referrals, physician alignment, and outpatient service delivery.
- + Direct access to Loop 101, Loop 202, and Chandler Boulevard provides efficient connectivity across the Southeast Valley, supporting convenient travel for patients, physicians, and healthcare staff.
- + Proximity to Chandler Fashion Center and the surrounding retail corridor along Chandler Boulevard, offering a dense concentration of restaurants, national retailers, service providers, and daily use conveniences that enhance accessibility and patient experience.
- + Surrounding residential neighborhoods combined with a strong employment base generate consistent demand for medical services while supporting a stable workforce for medical and professional users.





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