

OFFICE SPACE FOR LEASE · CHANDLER, ARIZONA

# Plaza De Marcos

955 W Chandler Blvd · Suite 13–16, 2nd Floor

**\$4,480**

per month

2,240 SF · \$24.00/SF/YR

**Modified Gross Lease** — Rent includes water, sewer, trash & all CAM charges.

Tenant pays **electric & internet only.**

**No hidden costs. Predictable monthly overhead.**

## WHY THIS LEASE STRUCTURE WINS

MONTHLY COST ITEM	TYPICAL NNN LEASE	PLAZA DE MARCOS (MODIFIED GROSS)
Base Rent	Tenant pays	✓ <b>Included</b>
Water / Sewer / Trash	✗ <b>Extra charge</b>	✓ <b>Included</b>
Common Area Maintenance (CAM)	✗ <b>Extra charge</b>	✓ <b>Included</b>
Property Tax Escalations	✗ <b>Passed to tenant</b>	✓ <b>Not your problem</b>
Surprise Annual Reconciliations	✗ <b>Common &amp; costly</b>	✓ <b>None</b>
Tenant Pays	<b>Base + 4–6 variable add-ons</b>	<b>Electric &amp; Internet only</b>

## SUITE FEATURES

**8 private offices** — fully built out & move-in ready

**Large conference room** — seats your full team

**Reception / bullpen area** — professional first impression

**Private restroom with shower** — rare amenity at this price

**Kitchenette** — keep your team fueled

**Upgraded lighting + natural light** — corner suite, second floor

**Controlled access after hours** — security & peace of mind

**31 surface & covered parking spaces** on-site

**3–5 year term** — stability for your growing team

## IDEAL FOR

### TECH

IT services, software & SaaS teams

### FINANCE

Financial advisory & fintech firms

### HEALTH

Healthcare admin & telehealth offices

### LEGAL

Law offices & consulting practices

### CPA

Accounting & professional services

### HQ

Admin headquarters for growing SMBs

## AVAILABLE NOW

Fully built out. No TI needed. Tour in 24 hours. Space is **ready for your team on day one.**

## LOCATION ADVANTAGES

**50K**

cars/day at  
Chandler & Alma  
School

**5 min**

to Downtown  
Chandler

**Loop**

**IOI**

& Loop 202  
easy freeway  
access

**Walk**

to restaurants  
& lunch spots

## Arcoiris Investments, LLC

955 W Chandler Blvd, Chandler, AZ 85225

SCHEDULE A TOUR

(623) 256-9313

Full listing: LoopNet #23880606