



Plaza De Marcos

955 W Chandler Blvd, Chandler, AZ 85225



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Plaza De Marcos

\$23.00 - \$24.00 /SF/YR

Great office building suites available at the busy intersection of Chandler Blvd and Alma School Rd. This intersection sees over 50,000 cars a day! The building features 2 floors with an open air courtyard in the center. There are 4 common restrooms (renovated in 2022) serving the building plus access is restricted to tenants only after hours for added security. All suites are fully built out and feature great natural light, flexible floor plans and an incredible location in the heart of Chandler. This location is only a 5 minute drive from Downtown Chandler and is close to many great lunch spots and restaurants. Easy access to both the Loop 202 and 101 freeways. Schedule a private showing today!...

- Great location on the corner of a busy intersection
- Walking distance to great restaurants and lunch spots
- Easy freeway access to the Loop 202 and Loop 101
- Quiet office spaces

For more information visit:

<https://www.loopnet.com/Listing/955-W-Chandler-Blvd-Chandler-AZ/23880606/>



Rental Rate: \$23.00 - \$24.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: C

Rentable Building Area: 10,877 SF

Year Built: 1982

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$1.92 /SF/MO

2nd Floor Ste 12

Space Available	998 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Great corner office with tons of natural light! This space is located on the 2nd floor and features a reception area, private office, and large open flex space. Simple modified gross lease; tenant only responsible for rent and electric. NO CAMS! Landlord covers the shared bathrooms, common areas and exterior maintenance! Excellent location as you have easy access to both the 101 and 202 freeways and Downtown Chandler is just a 5 min drive! Schedule a tour today.

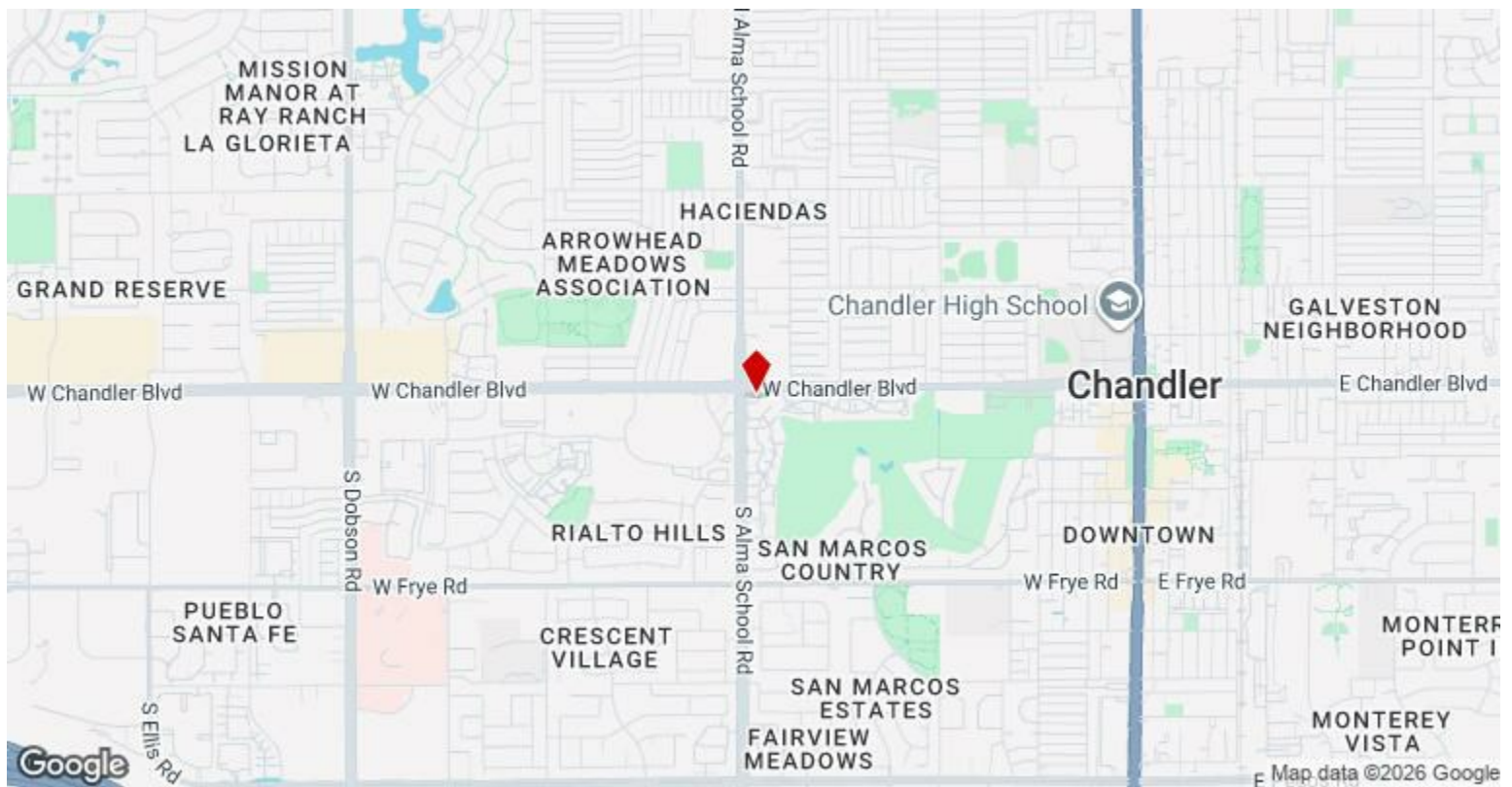
2nd Floor Ste 13-16

Space Available	2,240 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Plus Electric & Cleaning
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

RARE FIND: This is an excellent office/ mixed use space available at the busy intersection of Chandler Blvd and Alma School Rd. The suite features 8 private offices, a conference room, large reception, private bath with shower AND a kitchenette — all in a modified gross lease where water, sewer, trash and common area maintenance is already included. Tenant only pays electric and internet! The space boasts 2240 square feet and has upgraded lighting along with lots of natural light. Ideal location for a growing office, admin headquarters or even a medical office; lots of options available. Easy access to both the 101 and 202 freeways along with everything that downtown Chandler has to offer. Schedule a private tour today.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
State Farm Insurance	-	



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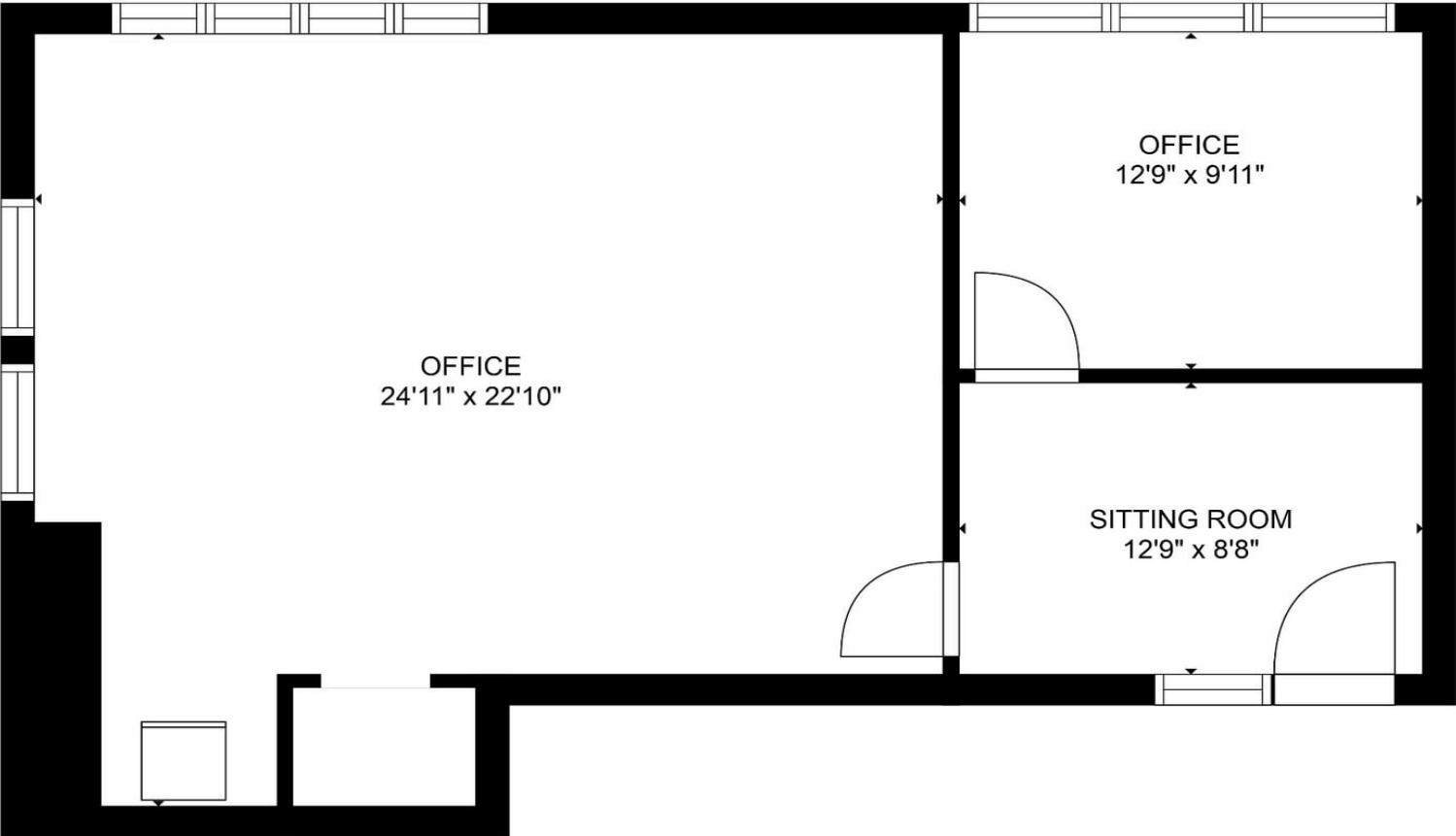
Property Photos



Property Photos



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WHY THIS LEASE STRUCTURE WINS

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