

CLASS A SUBLEASE

The Offices
at Chandler
Viridian



FOR SUBLEASE

3133 W Frye Rd
SUITE 625, CHANDLER, AZ



Lindsey Carlson

Senior Vice President

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Location Highlights:

- Walkable to Chandler Fashion Center
- Thirsty Lion, Panera Bread and Sicilian Butcher on site
- Cambria Hotel on site
- Easy access to Loop 101 or San Tan 202



Property Highlights



Sublease term: Through March 31, 2027

Landlord willing to provide longer term



Versatile layout



Parking:

- 3 covered reserved in garage @ \$60/space/mo
- 13 covered unreserved in garage @ \$40/space/mo
- 10 uncovered unreserved @ no charge



Incredible views



Move-in ready



High-end finishes



Server room with rack and supplemental AC unit



Elevator lobby exposure



On site management and security

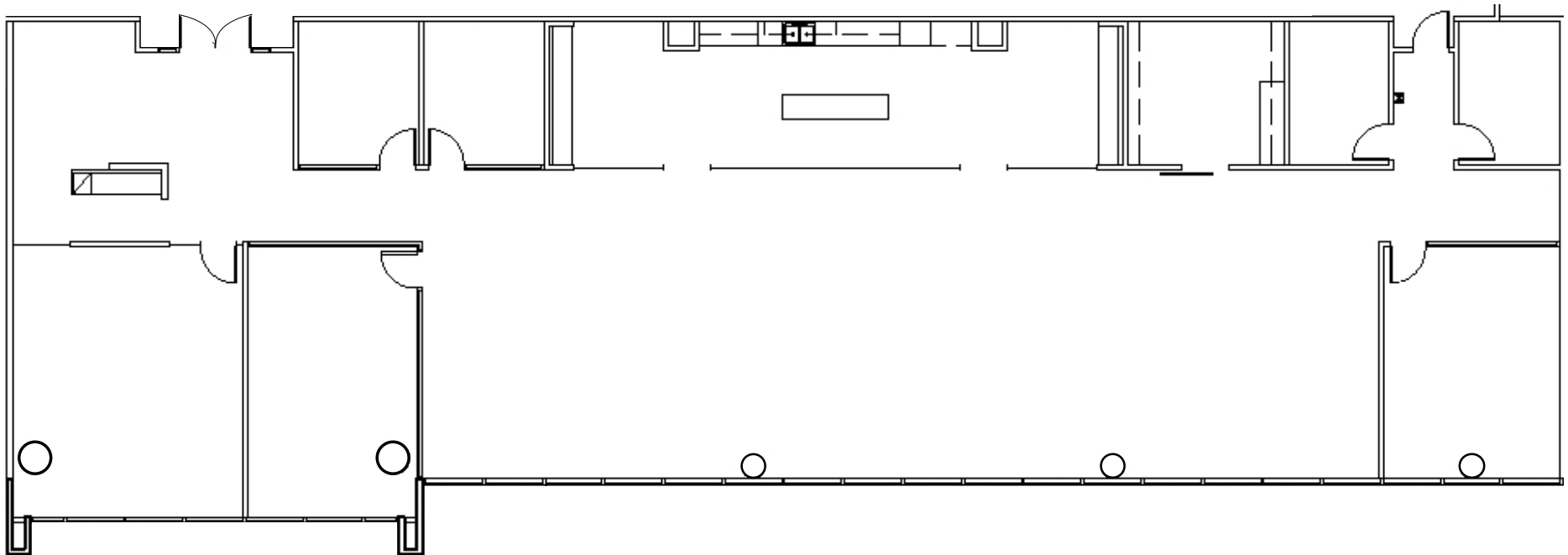


Building conference center and game room

Floor Plan

±5,766

RSF available



ASKING RATE

Suite 625 - ±5,766 SF

\$35.00/ SF/Year Full Service



For more information,
contact:



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