

±15,005 SF - ±22,658 SF

Available for Lease

# CHANDLER

BUSINESS CENTER

6150 W CHANDLER BLVD | CHANDLER, AZ 85226



**Leasing Contacts:**

**Evan Koplan, SIOR, CCIM**

+1 602 735 5232

evan.koplan@cbre.com

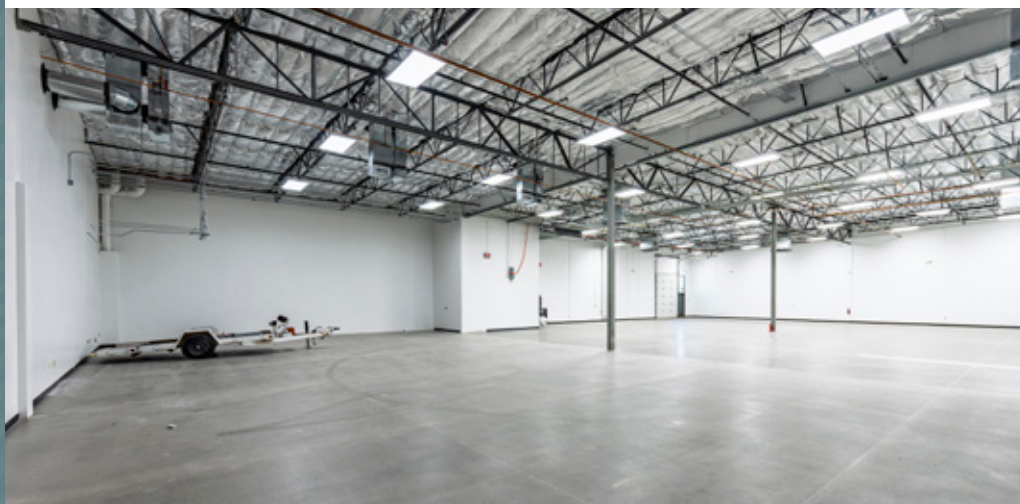
**Mike Parker**

+1 602 614 7877

mike.parker6@cbre.com

**CBRE**

# Building Overview



**Building SF:** ±106,892 SF

**Available:** Suite 17: ±22,658 SF | Suite 38: ±15,005 SF

**Year Built:** 2002

**Zoning:** PAD, City of Chandler

**Clear Height:** 18' – 20'

**Parking Ratio:** 3.19/1,000

**Fire sprinklered**

**Corporate** image building

**On-site** retail amenities

**Visibility** on Chandler Blvd and Kyrene Road

**Multiple points** of ingress and egress

**Great freeway access** at I-10 and Loop 202

**Telecommunications:** Cox Communications with fiber

# Suite 17



Rentable Area:  
**±22,658 SF**



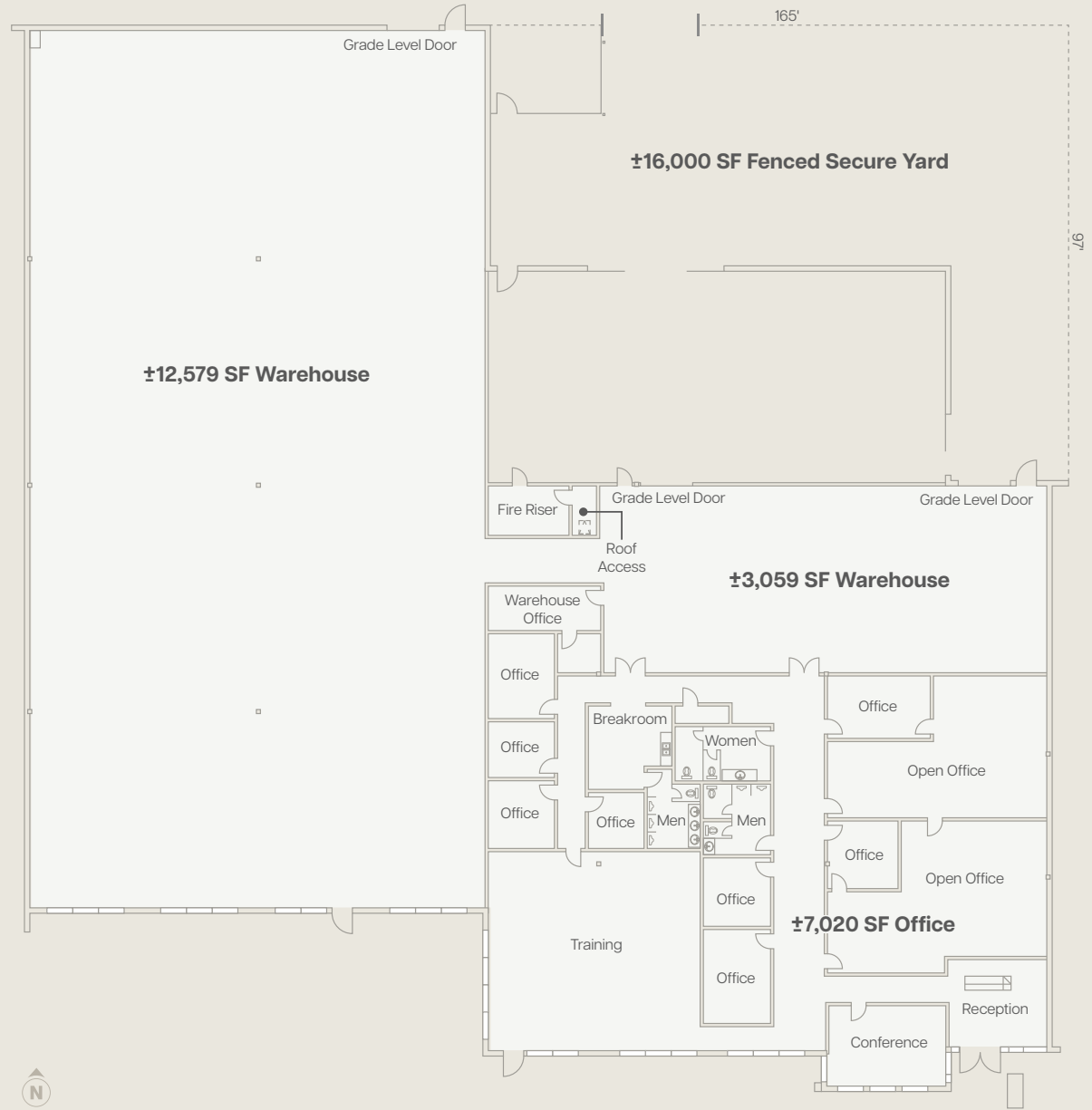
**±7,020 SF Office**



Fenced Secure **Yard**



Three (3) Grade Level  
**Loading Doors**



# Suite 38



*Spec Suite Improvements Recently Completed!*



Rentable Area: **±15,005 SF**



**±4,500 SF Office**



**100% AC**



**Heavy Power:** 450 amps 277/480v  
and 425 amps 120/208v



Two (2) Grade Level  
**Loading Doors**



# Location Advantage

16,420\*

*Vehicles Per Day*  
on W Chandler Blvd

12,995\*

*Vehicles Per Day*  
on N Kyrene Rd



\*Source: CoStar



CHANDLER BUSINESS CENTER

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## BUSINESS CENTER

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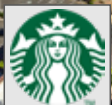
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**CHANDLER**  
BUSINESS CENTER

**U-HAUL**

**W CHANDLER BLVD**

**N KYRENE RD**



N