



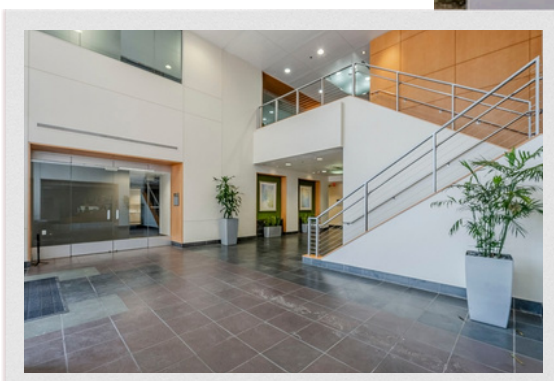
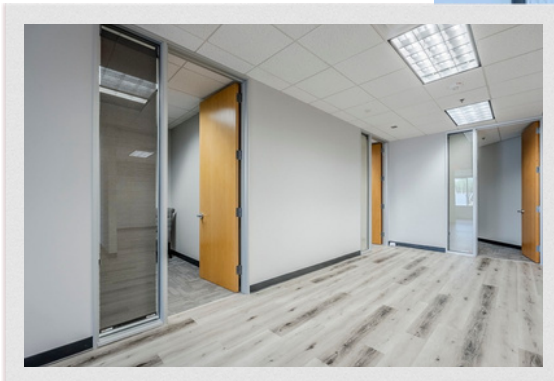
MHG Commercial
Where business meets **BOLD**
1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com
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Foothills Gateway

Office for Sublease \$21 PSF

4505 E Chandler Blvd Ste 155 | Phoenix, AZ 85048

Below Market Rent!



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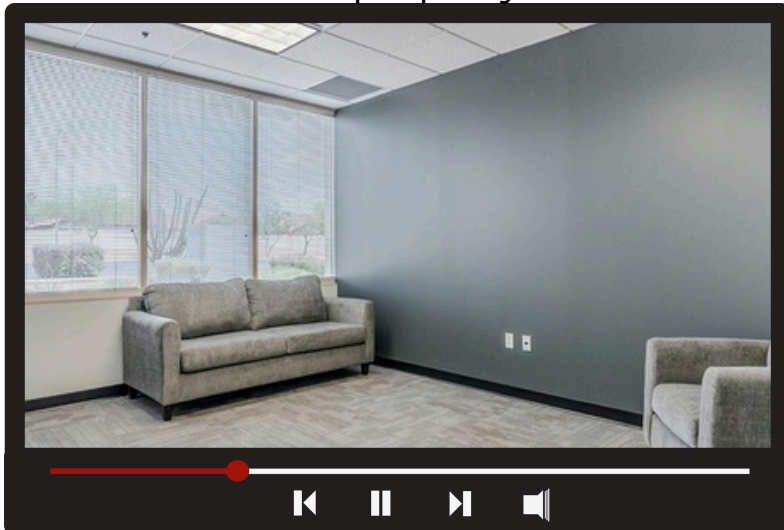


Aaron Dutcher
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PROPERTY HIGHLIGHTS

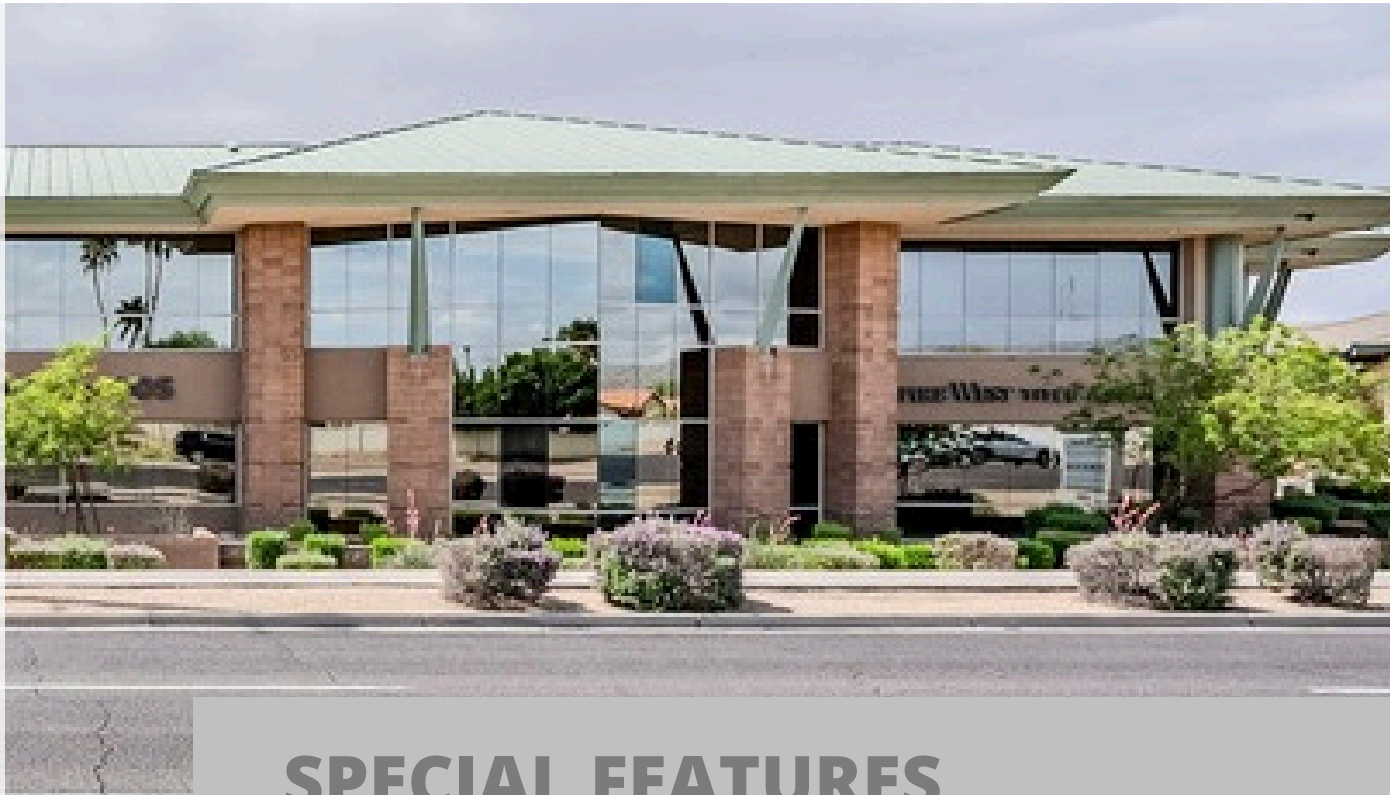
Available	NOW
Size	±2,685 SF
Year Built	1999
Type	Office
Bldg Class	B
Parking	4.3/1,000
Rate	\$21 PSF
Lease End	July 2030

Interactive property tour



AREA BENEFITS

- **Immediate access to over 20 million square feet of premier retail amenities, including:**
 - Phoenix Premium Outlets
 - Arizona Mills Mall
 - Chandler Fashion Center
 - Ahwatukee Foothills Towne Center
- **Located just one mile from both I-10 and Loop 202 (South Mountain Freeway), offering exceptional regional connectivity.**
- **Surrounded by natural beauty and recreational access with South Mountain Park and Preserve just steps away—perfect for walking, hiking, and outdoor breaks.**
- **Situated in the upscale Ahwatukee area of Phoenix, known for its professional atmosphere, suburban appeal, and strong workforce demographic.**
- **Close proximity to Sky Harbor International Airport, making business travel convenient and efficient.**

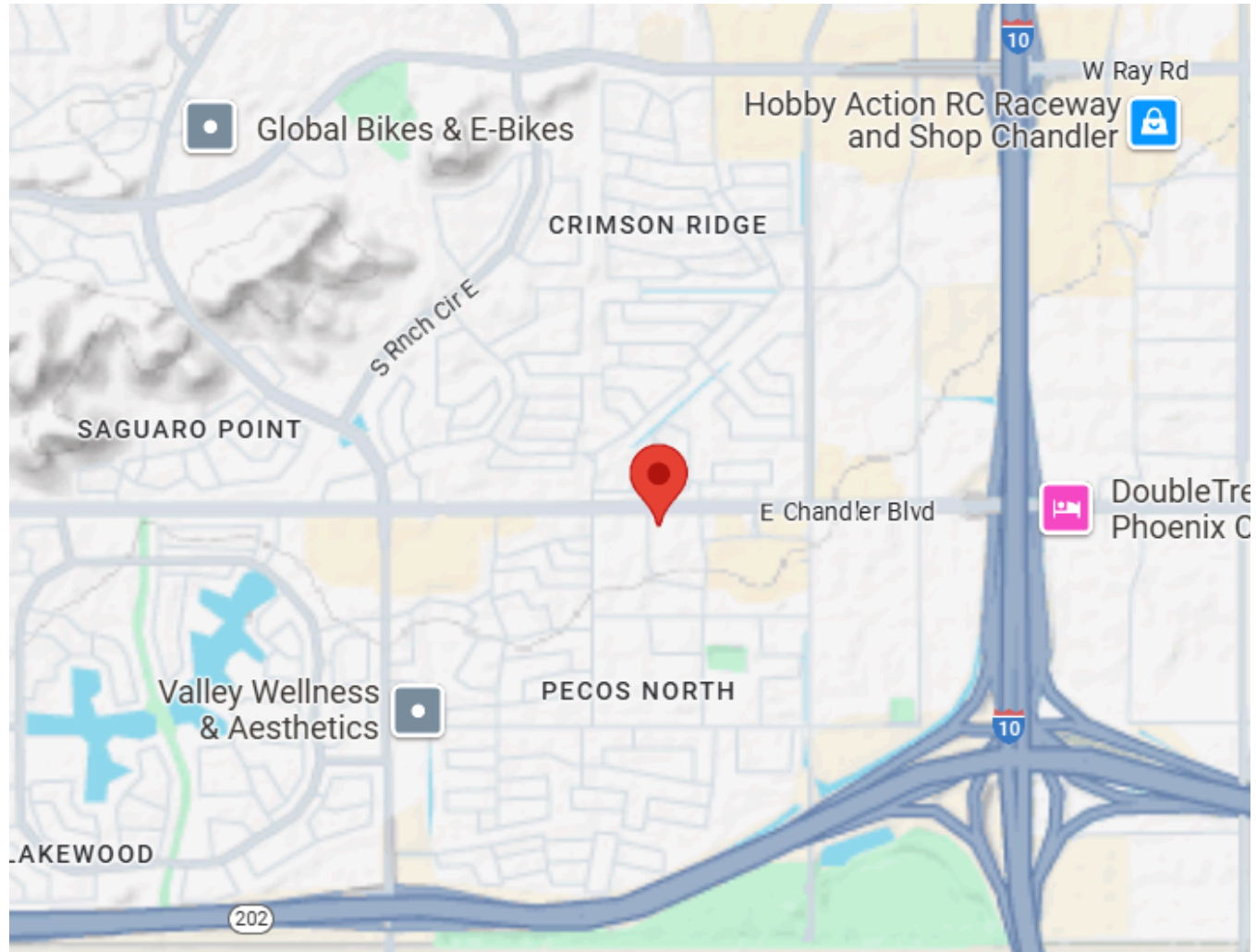


SPECIAL FEATURES

- **Impressive two-story lobby featuring:**
 - Elegant slate flooring
 - Warm wood paneling
 - Sweeping staircase
- **Dramatic two-story glass curtain wall entry for a grand first impression**
- **Modern, professional architecture designed to impress both clients and employees.**
- **High visibility and presence along Chandler Blvd, one of Ahwatukee's main east-west corridors.**
- **Ample parking and thoughtfully landscaped exterior to support both functionality and curb appeal.**



Tucked into the scenic foothills of Ahwatukee, this office sublease at 4505 E Chandler Blvd delivers the rare blend of prestige and practicality. From the moment you walk in, the soaring two-story lobby with its elegant finishes and expansive glass entry sets a tone of sophistication and professionalism. It's a space that not only impresses clients but also creates a welcoming, energized environment for your team. The surrounding neighborhood offers a calm, suburban feel while still being deeply connected to the pulse of the city. Whether you're scaling up, launching a satellite office, or transitioning to a more flexible space, this sublease offers a compelling opportunity to elevate your presence without the typical long-term lease commitment.





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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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