

±15,005 SF - ±22,658 SF

Available for Lease

# CHANDLER

BUSINESS CENTER

6150 W CHANDLER BLVD | CHANDLER, AZ 85226



**Leasing Contacts:**

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**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**

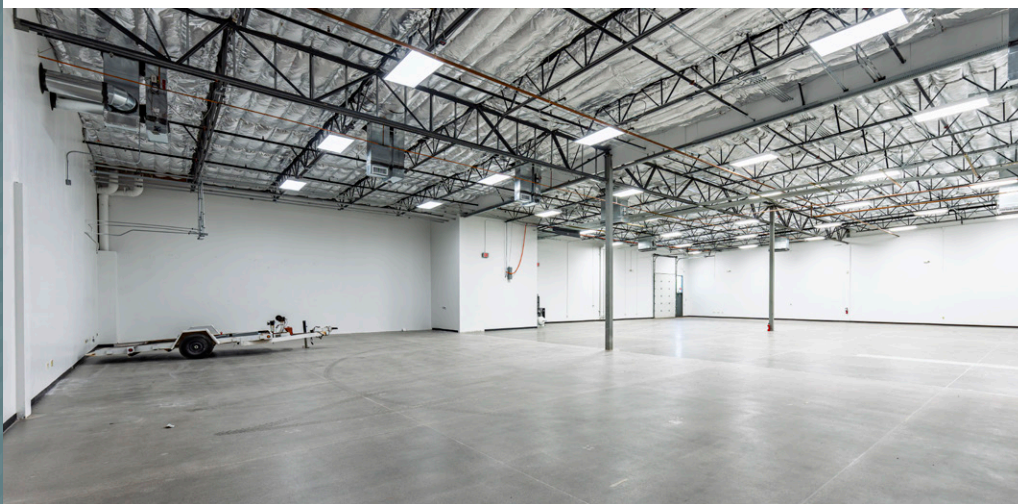
**On-site retail amenities**

**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**



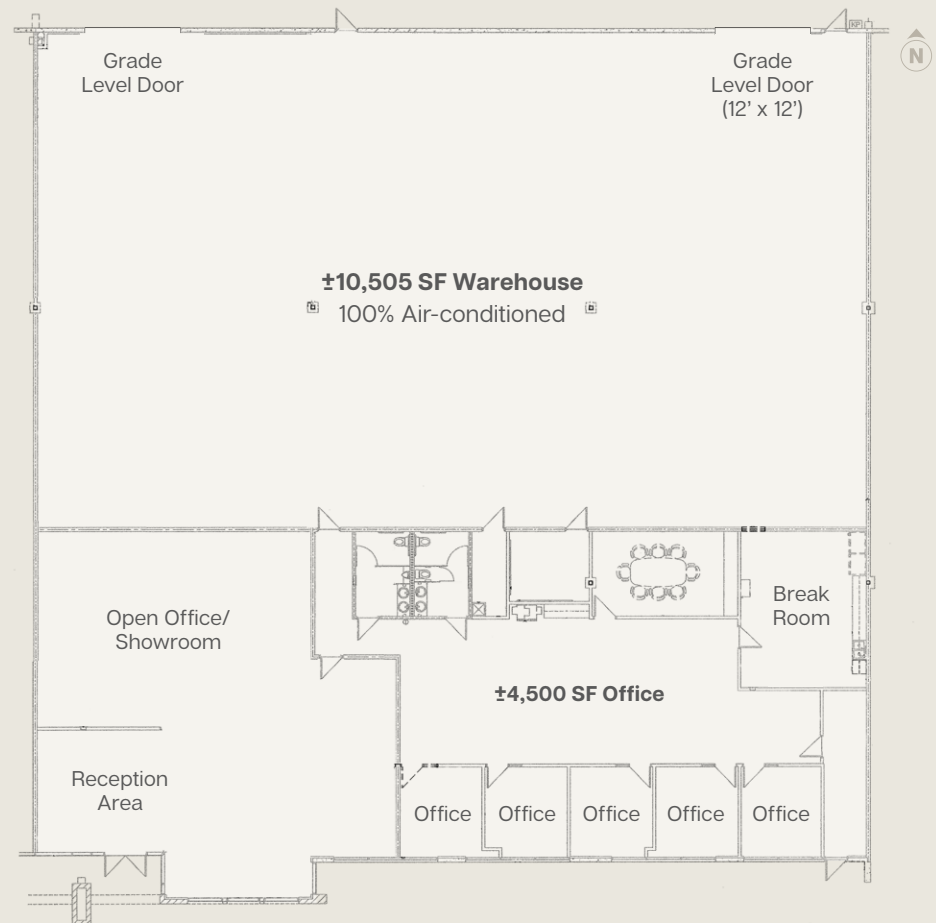
**100% AC**



**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

SCOTTSDALE

AGUA FRIA FWY.

PIMA FWY.

BELL RD.

FOUNTAIN HILLS

87

SUN CITY

PEORIA

PEORIA AVE.

PIESTEWA FWY.

101

PARADISE VALLEY

101

GLENDALE

101

CENTRAL AVE.

51

101

101

CAMELBACK RD.

BEELINE HWY.

PHOENIX

PAPAGO FWY.

DOWNTOWN

MESA

MAIN ST.

67TH AVE.

VAN BUREN ST.

MARICOPA FWY.

143

TEMPE

SUPERSTITION FWY.

60

7TH ST.

BASELINE RD.

GILBERT

POWER RD.

AHWATUKEE FOOTHILLS

10

COUNTRY CLUB DR.

CHANDLER

202

202

SANTAN FWY.

QUEEN CREEK RD.

QUEEN CREEK

**CHANDLER**  
BUSINESS CENTER

347

10



# CHANDLER

## BUSINESS CENTER

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# CBRE

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# CHANDLER

BUSINESS CENTER

U-HAUL

W CHANDLER BLVD

N KYRENE RD



N