



185,605 SF Medical Office Building for Lease

2700 W Frye Rd, Chandler, AZ 85224



Your Campus Experience



185,605-square-foot, 3-story Class A medical office building



Building and monument signage available



Fully covered parking for patients and staff



Conference and meeting rooms available



Under new ownership - building improvements underway



Flexible 60,000-square-foot plates with 3 elevators



Fully equipped fitness center



Upcoming Grab 'n' Go food service option with High-end amenity lounge with Grab 'n' Go food service



Campus Improvements Underway



Main Lobby



Amenity Lounge



2nd Floor Lobby



Amenity Lounge

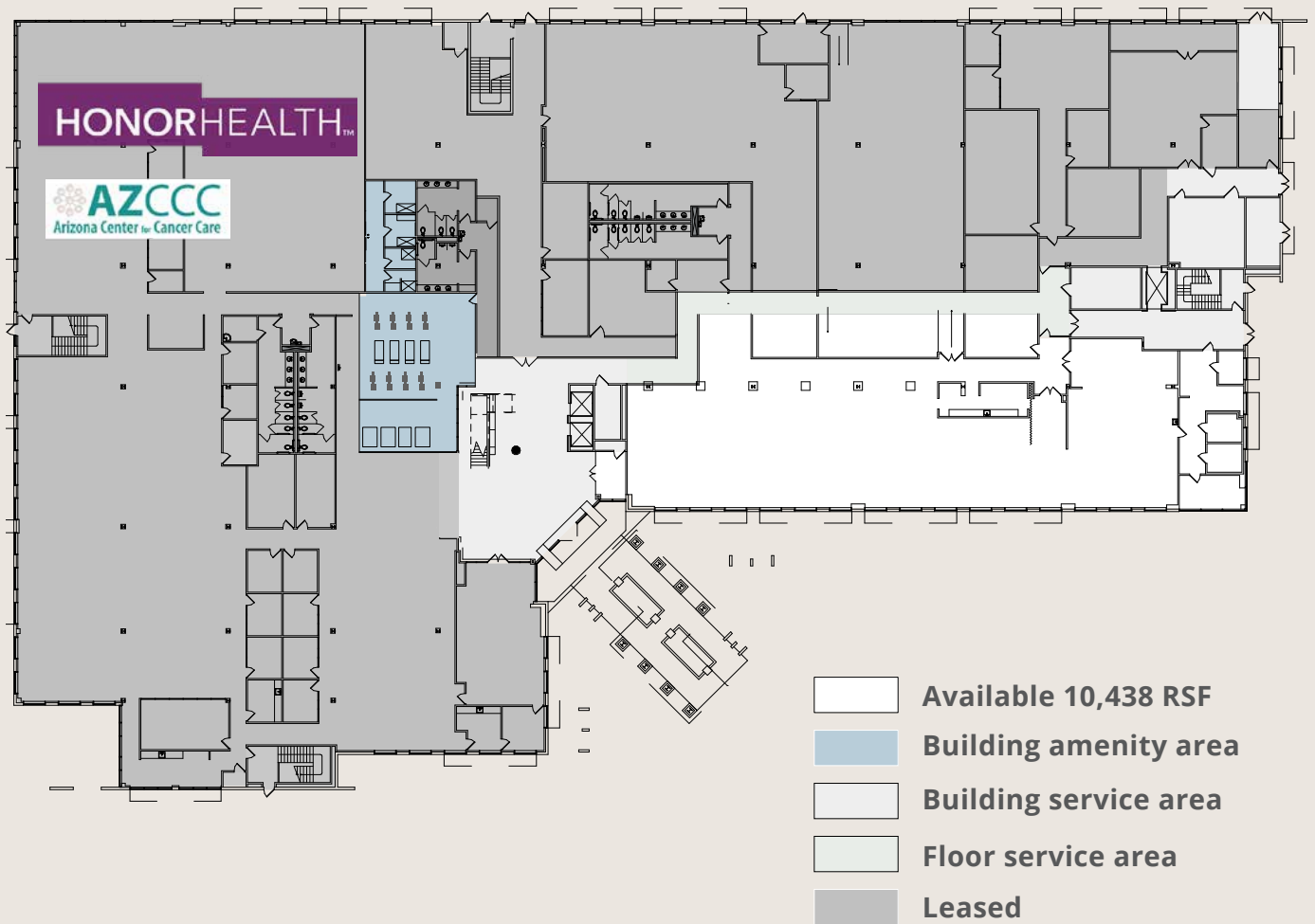


Main Lobby

Floor Plans

Level 1

Up to 10,438 RSF Available



Level 3

Up to 61,697 RSF Available



Suite 304 2,993 RSF Suite 306 3,002 RSF Suite 308 4,715 RSF Suite 310 3,076 RSF



Healthcare Connections



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ASU Arizona State
University

HONORHEALTH
Osborn Hospital

Banner Desert
Medical Center

**ARIZONA
MILLS**

HONORHEALTH
Tempe St. Luke's Hospital



GILA RIVER
RESORTS & CASINOS
vee quiva • wild horse pass • lone butte

Banner Health,
Ocotillo Medical Center
5 minute drive



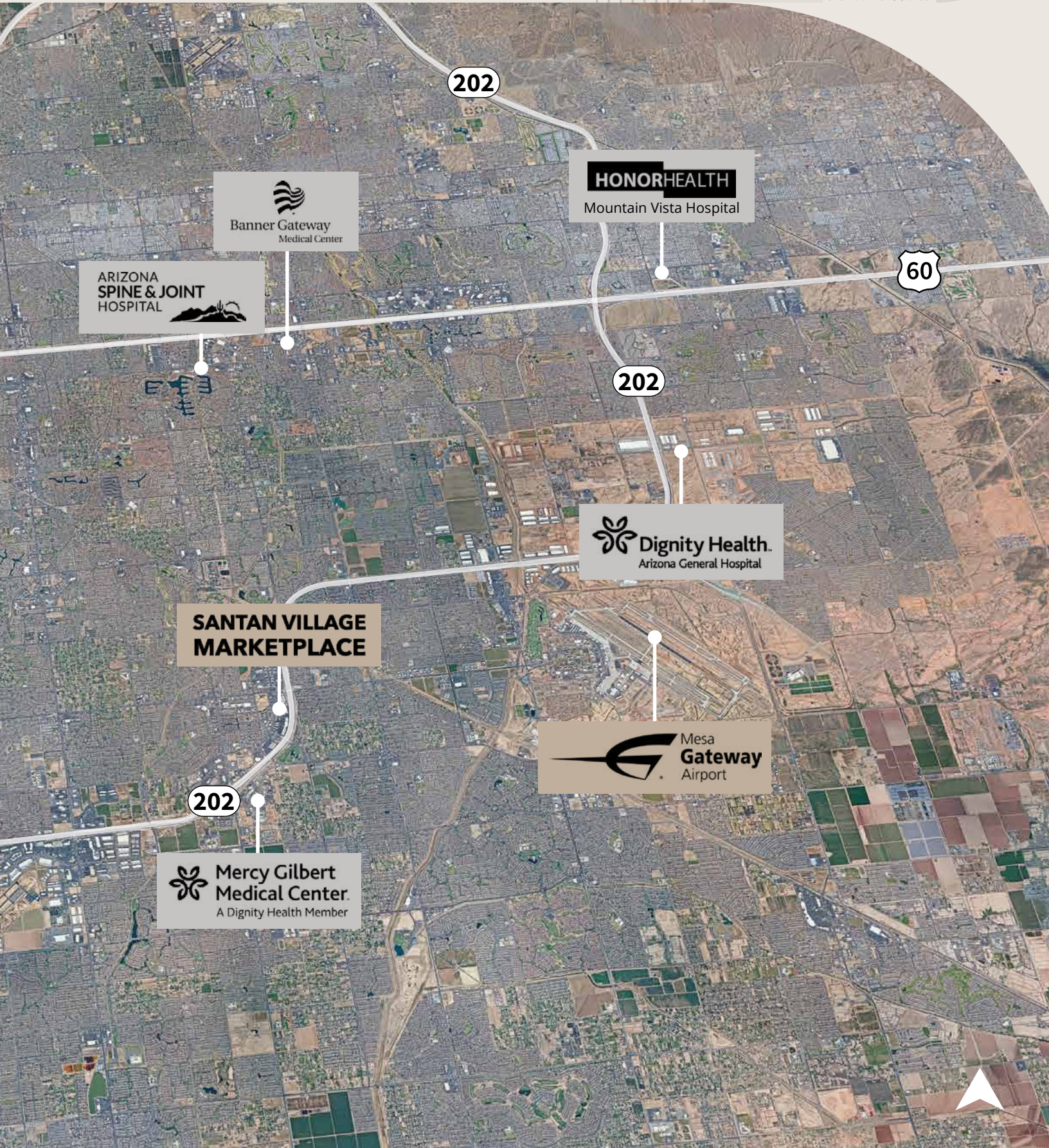
CHANDLER
FASHION CENTER

Dignity Health.
Chandler Regional Medical Center
3-minute drive

CHANDLER
MUNICIPAL AIRPORT
CHD

intel Ocotillo
Campus





202

HONORHEALTH
Mountain Vista Hospital

60

**ARIZONA
SPINE & JOINT
HOSPITAL**


Banner Gateway
Medical Center

202

 **Dignity Health.**
Arizona General Hospital

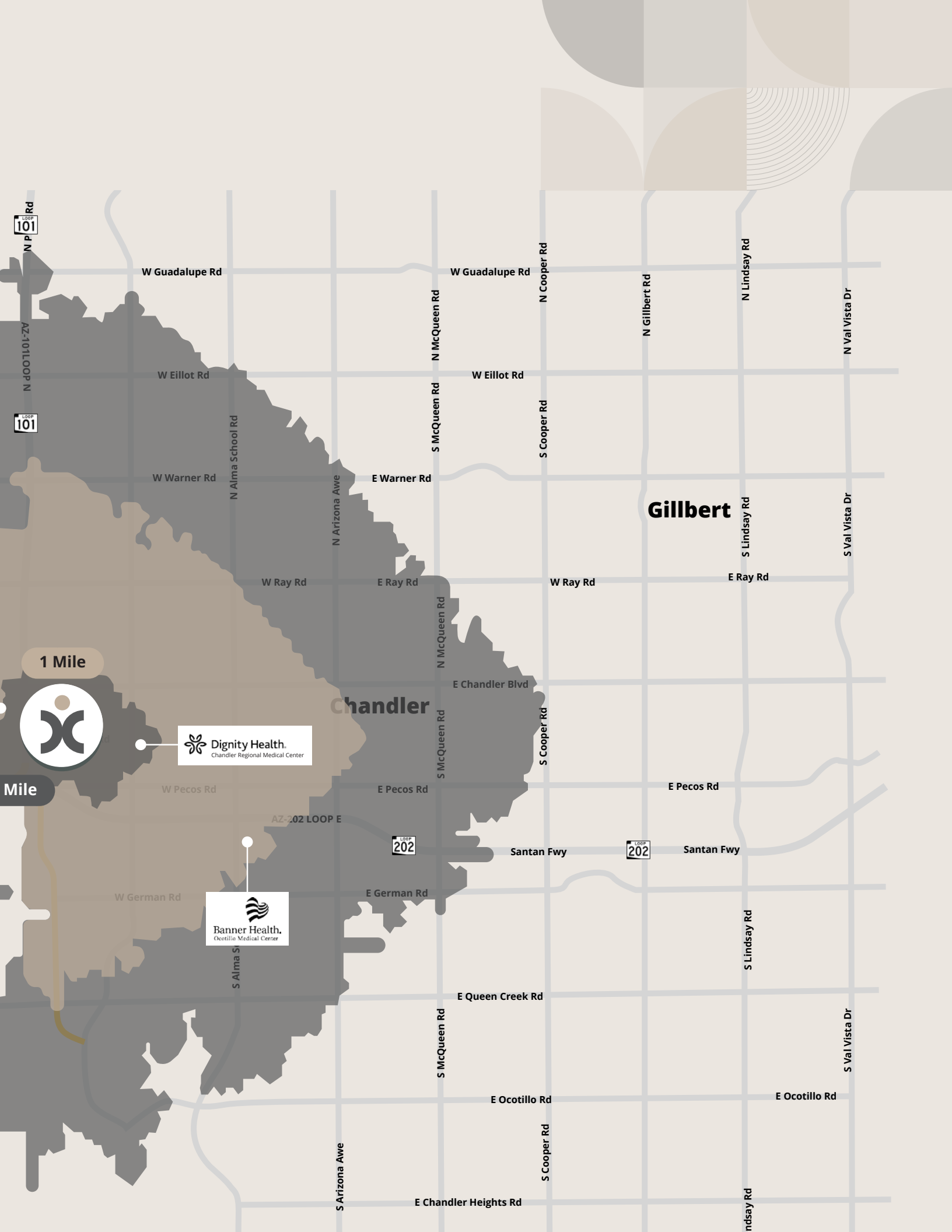
**SANTAN VILLAGE
MARKETPLACE**

 **Mesa
Gateway**
Airport

202

 **Mercy Gilbert**
Medical Center
A Dignity Health Member





LOOP 101

LOOP 101

LOOP 202

LOOP 202

1 Mile



Dignity Health.
Chandler Regional Medical Center



Banner Health.
Ocotillo Medical Center

Gilbert

Chandler

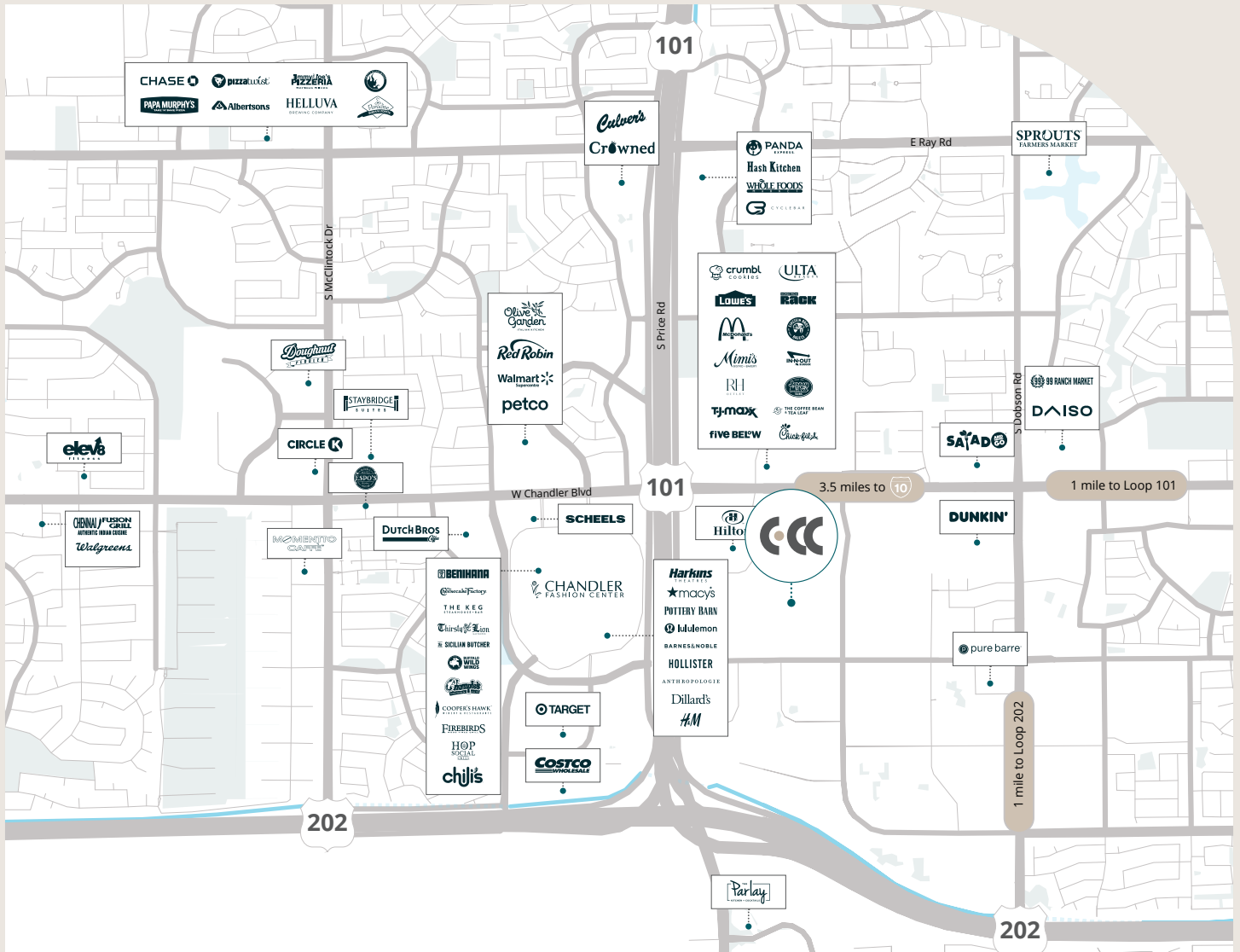
Mile

Integrated Care Needs Assessment

Chandler, AZ Outpatient Volumes - Advisory Board

Market Scenario Planner - Outpatient					
Service Line	2023 Volume	2028 Volume	2033 Volume	5-Yr Growth	10-Yr Growth
Cardiology	86,467	100,859	113,405	16.6%	31.2%
Cosmetic Procedures	7,173	7,559	8,024	5.4%	11.9%
Dermatology	39,364	42,716	46,030	8.5%	16.9%
ENT	29,150	33,564	38,192	15.1%	31.0%
Evaluation and Management	916,114	1,016,166	1,108,055	10.9%	21.0%
Gastroenterology	21,360	22,882	24,296	7.1%	13.7%
Gynecology	8,711	9,053	9,478	3.9%	8.8%
Lab	394,820	452,451	504,509	14.6%	27.8%
Neurology	15,212	16,807	18,539	10.5%	21.9%
Oncology	13,345	14,488	15,804	8.6%	18.4%
Ophthalmology	78,956	91,841	106,189	16.3%	34.5%
Orthopedics	26,927	30,831	35,635	14.5%	32.3%
Pain Management	10,196	12,062	12,957	18.3%	27.1%
Physical Therapy/Rehabilitation	232,453	271,005	329,084	16.6%	41.6%
Podiatry	14,335	16,506	18,963	15.1%	32.3%
Psychiatry	124,452	149,767	161,899	20.3%	30.1%
Radiology	267,254	292,643	318,092	9.5%	19.0%
Trauma	6,677	7,418	8,184	11.1%	22.6%
Urology	8,756	9,319	10,119	6.4%	15.5%
Vascular	14,720	17,282	19,856	17.4%	34.9%

Minutes from Countless Amenities in the Heart of Chandler



Within 1 mile:



4

Hotels



39

Restaurants



2.76M

SF of Retail

Chandler, AZ



256,572
2024 Population



38
Median Age



\$115,938
Avg Household Income



Contact:

Mari Lederman
602-282-6325
mari.lederman@jll.com

Katie McIntyre
602-282-6357
katie.mcintyre@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.