

FOR LEASE | OFFICE

VERSANTE AT CHANDLER AIRPARK

2425 S Stearman Dr, Ste 110, Chandler, AZ 85286

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	5,183 SF
Lease Rate:	\$34.61 SF/yr (NNN)
Lot Size:	4.28 Acres
Building Size:	67,386 SF
Lease End:	3/31/2029
Year Built:	2018
Zoning:	PAD
Cross Streets:	Stearman Dr/Insight Wy

VIRTUAL TOUR

PROPERTY OVERVIEW

Located just east of Chandler Airport and only a couple of blocks south of Loop 202, this property is tucked back in a well-travelled medical hub with countless nearby amenities. The property is surrounded by residential neighborhoods, making this easy-access location ideal for clients and employees travelling to the office. The building itself is modern and well kept. Currently used for medical purposes, this office has a bright waiting room, reception, 8 active offices/exam rooms, a spacious conference room, desk area, and a large open area/bullpen. Built out to accommodate a wide variety of uses, this is a must-see property in a great location. The lease on this great suite goes through March 31, 2029.

PROPERTY HIGHLIGHTS

- Built out with conference, reception, 8 offices, and bullpen
- Well-maintained building with shared restrooms and available covered parking
- Sitting in medical hub with hospital minutes away

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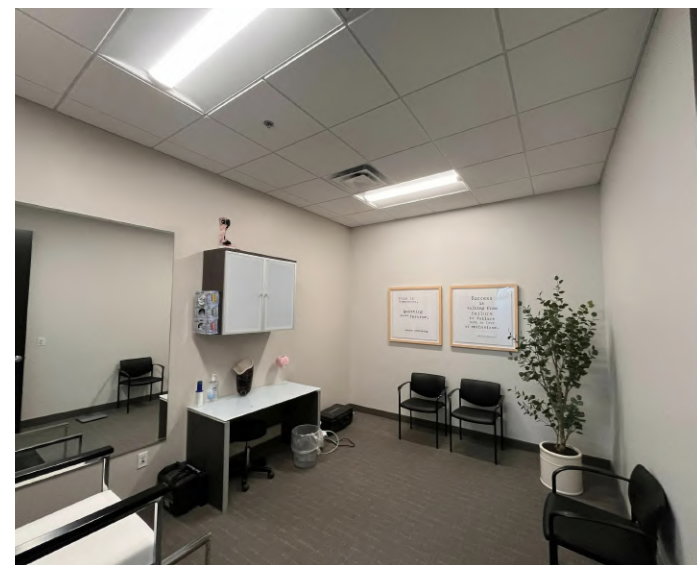
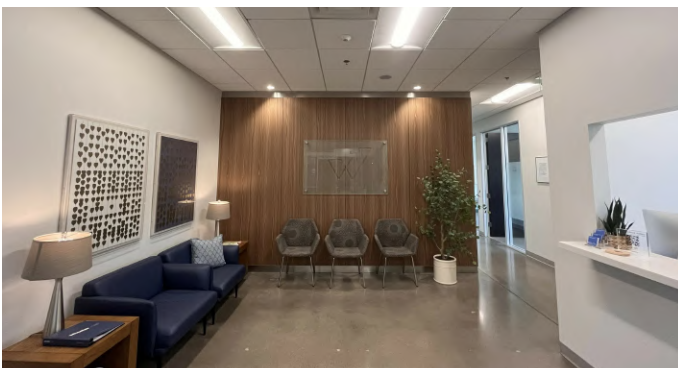
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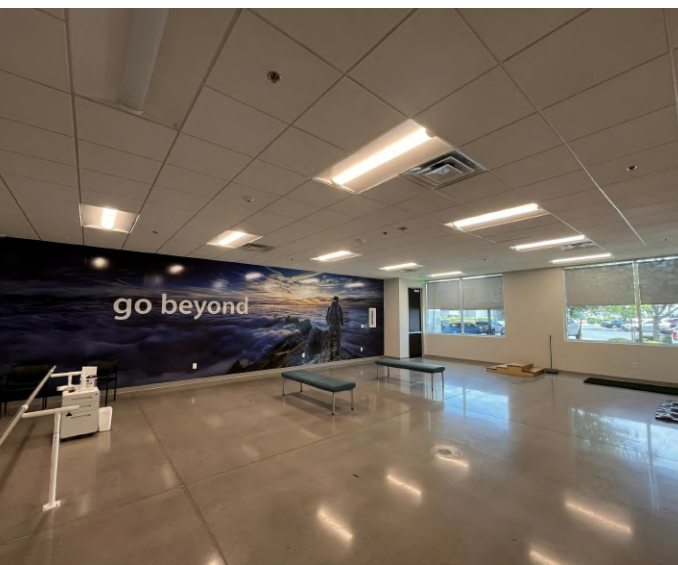
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FUTURE CORRIDOR UNDER SEPARATE PERMIT

RECEPTION 101

CONF. RM. 102

OFFICE 103

IT/STOR. 104

BREAK 105

EXEC. OFC. 106

OFFICE 107

OFFICE 108

OFFICE 109

OFFICE 110

OFFICE 111

ZEN 115

OFFICE 116

Gait Room

1 15'-1"

2 22'-0"

3 13'-11"

4 11'-0"

5 11'-1"

6 10'-0"

7 12'-7"

8 12'-0"

9 14'-0"

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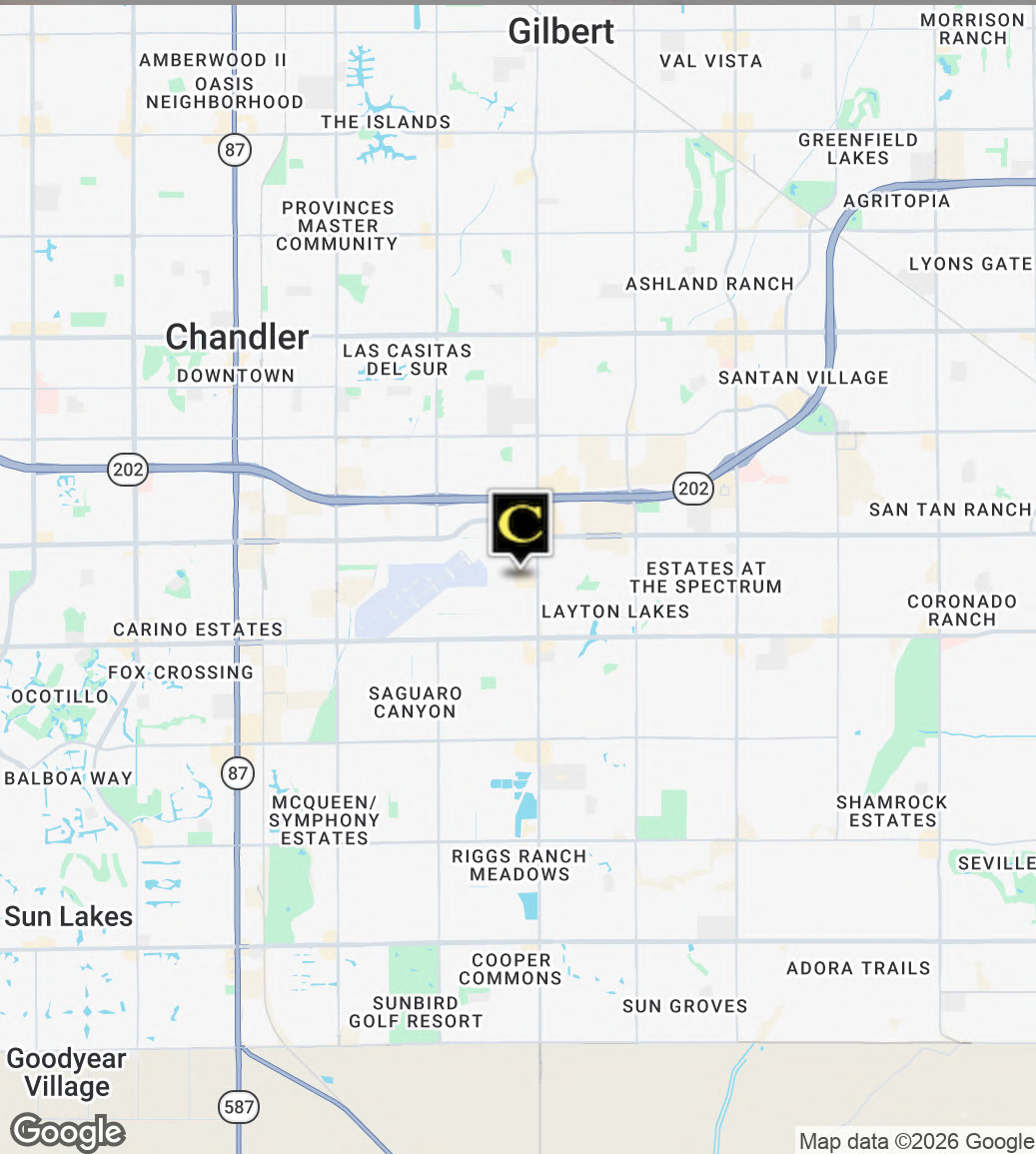
284 1'-0"

285 1'-0"

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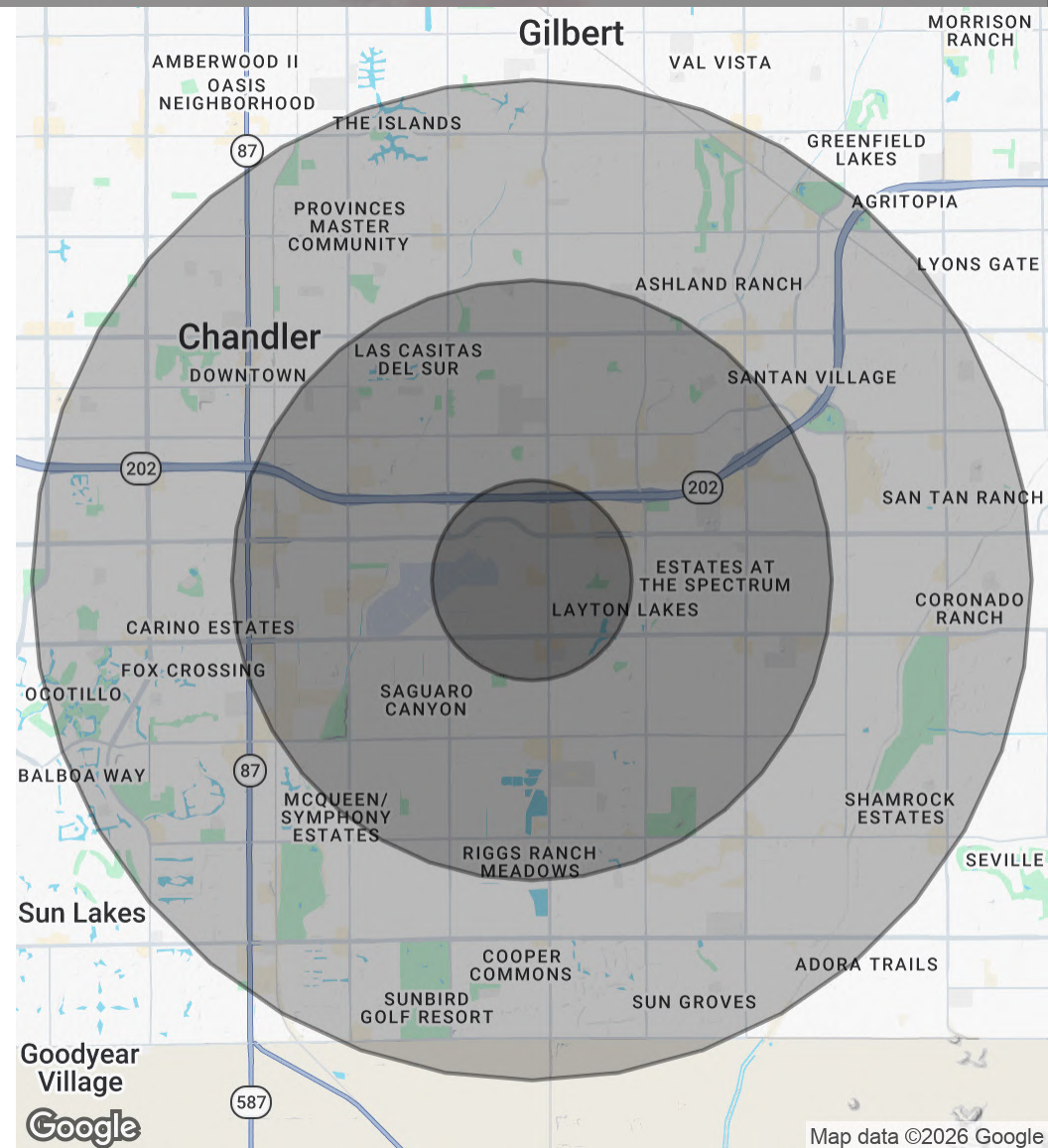
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,912	85,222	286,461
Average Age	36.6	37.2	37.7
Average Age (Male)	35.1	36.6	36.7
Average Age (Female)	37.3	37.8	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,782	28,587	100,342
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$172,814	\$163,069	\$150,190
Average House Value	\$633,343	\$607,284	\$564,171

2023 American Community Survey (ACS)



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