

**AVAILABLE
FOR LEASE**



PROFESSIONAL OFFICE. FLEX INDUSTRIAL. RETAIL FRONTAGE



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
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MARK IV CAPITAL

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JOHN HART / D: 480.966.4373 / M: 602.526.9499 / jhart@cpiaz.com

**RED ROCK
BUSINESS PLAZA**

2250-2350 E Germann Rd | 2301 E Yeager Dr
Chandler, Az 85286

FOR LEASE

VERSATILE RETAIL, OFFICE, & INDUSTRIAL FLEX SPACE

Located in Chandler just 0.5 miles from the Loop 202 (San Tan Freeway) and only 14 minutes from Phoenix-Mesa Gateway Airport, Red Rock Business Plaza offers convenient access throughout the Southeast Valley.

The property has been newly updated with clean, modern interior finishes and open, functional layouts.

Flexible suite configurations are ideal for retail, office, or light industrial users. Red Rock Business Plaza presents a prime opportunity to operate from one of Chandler's most well-connected and growing business corridors.

AVAILABLE SPACE

UNIT	SIZE	LEASE RATE	STATUS
6	±4,106 SF	\$24.00/SF/YR	AVAILABLE NOW
22, 23	±5,216 SF	\$24.00/SF/YR	AVAILABLE NOW

PROPERTY HIGHLIGHTS

- » 1/2 Mile From San Tan 202 Freeway
- » 14 Minutes to Mesa-Gateway Airport
- » Germann Rd & Yeager Dr Frontage
- » Close proximity to large corporate neighbors such as:
 - Northrop Grumman Corporation
 - Cascade Financial
 - Deloitte
 - Footprint
 - Aspen Dental



RED ROCK BUSINESS PLAZA

2250-2350 E Germann Rd | 2301 E Yeager Dr
Chandler, Az 85286



LOOP
202

SITE MAP



RED ROCK BUSINESS PLAZA

2250-2350 E Germann Rd | 2301 E Yeager Dr
Chandler, Az 85286

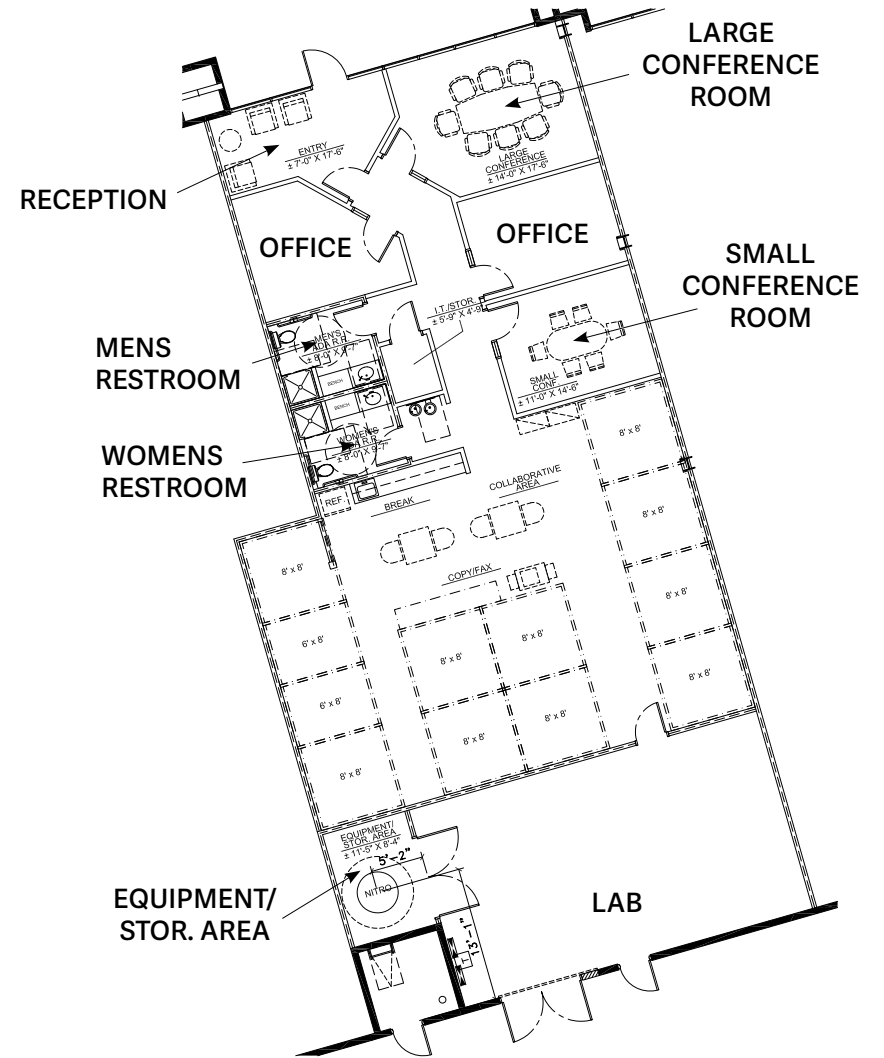
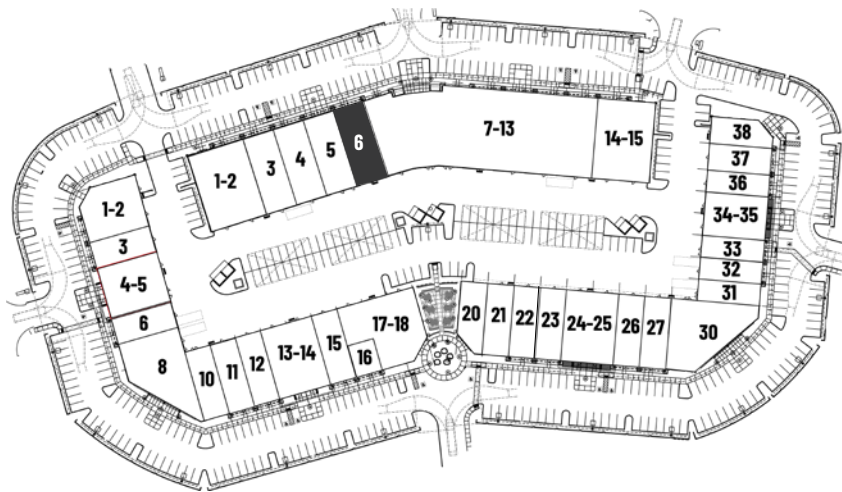
FLOOR PLAN

**2301 E YEAGER DR
SUITE 6**

±4,106 SF

\$24.00 NNN

Available Now



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Chandler, Az 85286

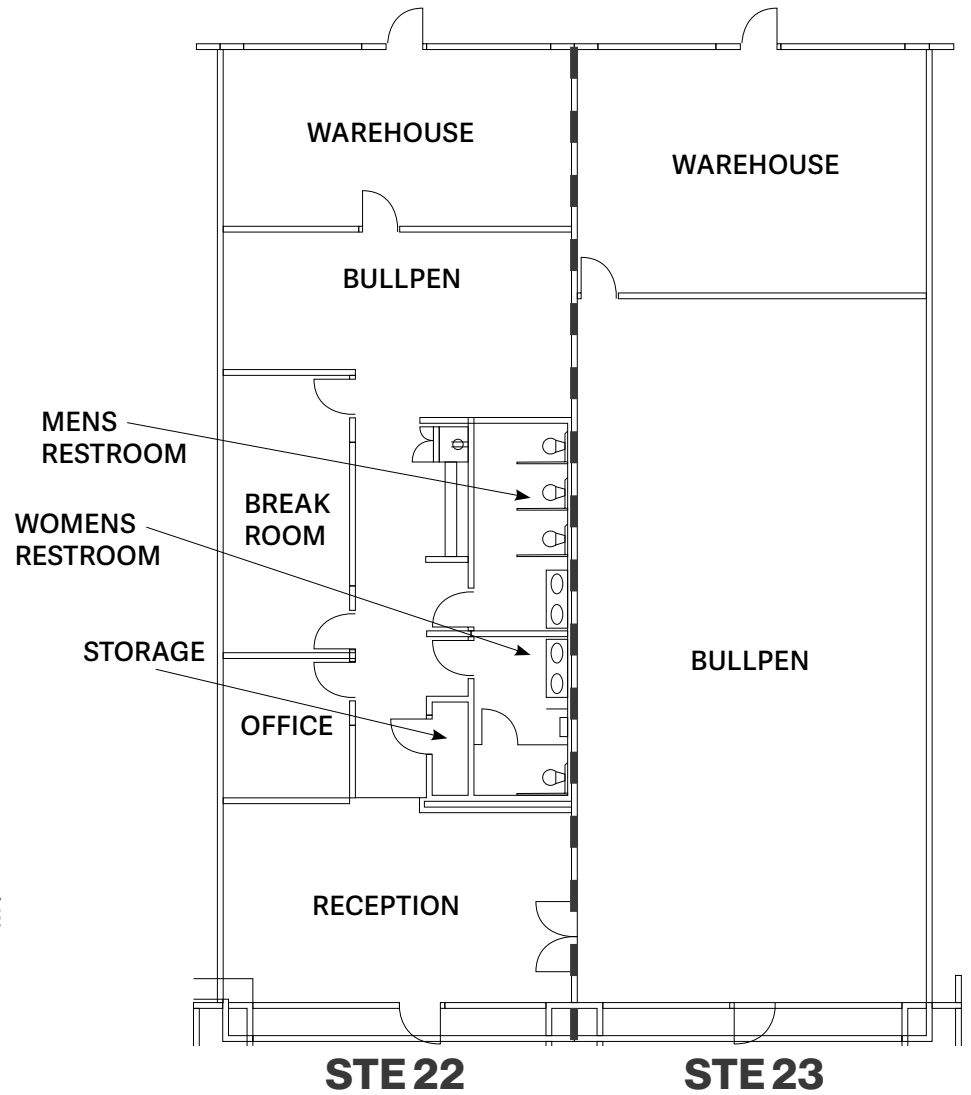
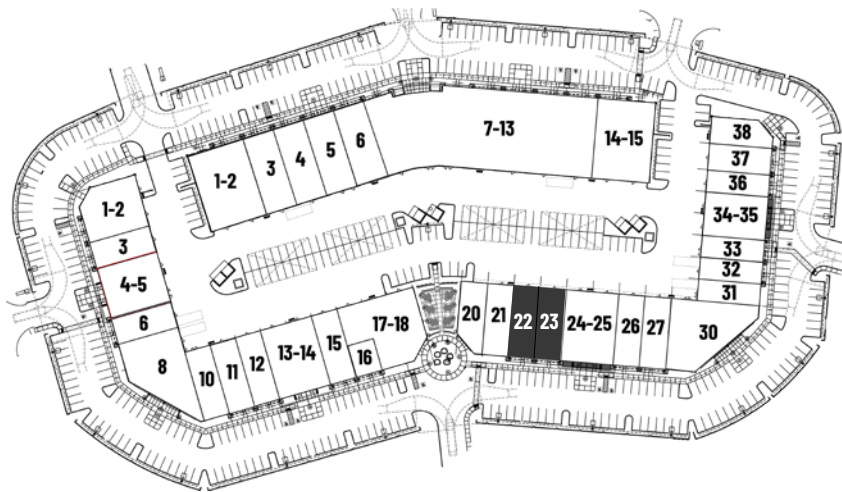
FLOOR PLAN

**2350 E GERMANN RD
SUITE 22, 23**

±5,216 SF

\$24.00 NNN

Available Now



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Chandler, Az 85286





TARGET
 ROSS DRESS FOR LESS
 TJ-maxx
 five BELOW
 TILLYS
 CUPOLE
 STARBUCKS COFFEE
 Bank of America
 HOBBY LOBBY
 Cinnabon
 chili's
 FAMOUS footwear
 TEXAS ROADHOUSE

Deloitte.

MOUNTAINSIDE
M FITNESS

Walmart
Save money. Live better.

CHASE

LOOP
202

THE
HOME DEPOT
OF PHOENIX

BOB'S
DISCOUNT
FURNITURE

BIG TIRES

JJ
JEWELRY

Mercedes-Benz of Gilbert

Audi Gilbert
 VOLVO
Car Center

SUBARU
SUPERSTORE
of Chandler

AutoNation Honda
Chandler

BIG TWO
TOYOTA
of Chandler

AutoNation
Nissan
Chandler

EARNHARDT
CHANDLER CADILLAC

Autobahn Collision

CASCADE
FINANCIAL

LOOP
202

AspenDental

E YEAGER DR

E GERMANN RD





CROSSROADS TOWNE CENTER

TARGET
ROSS DRESS FOR LESS
TJ-maxx
FIVE BELW
TILLYS
CHASE
BOB'S DISCOUNT FURNITURE
HOBBY LOBBY
Carib's
FAMOUS footwear
TEXAS INSTRUMENTS
Bank of America
chili's
FAMOUS footwear
TEXAS INSTRUMENTS
Walmart Save money. Live better.
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SAN TAN MARKETPLACE VILLAGE

WinCo FOODS
COSTCO WHOLESALE
Arby's
TACO BELL
STARBUCKS COFFEE
DSW
ULTA BEAUTY
OLD NAVY
Marshalls
GameStop power to the players
FIVE BELW
Wendy's
MATTRESS FIRM
SAM'S CLUB
IN-N-OUT BURGER
Walmart Save money. Live better.
OUTBACK STEAKHOUSE
Chick-fil-A
Bank of America

AutoNation

CASCADE FINANCIAL

FOOTPRINT

CHANDLER MUNICIPAL AIRPORT

SITE

Deloitte.

Dignity Health.
Mercy Gilbert Medical Center

NORTHROP GRUMMAN

Goodmans

E QUEEN CREEK RD

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