



MODERN OFFICE / FLEX SPACE | SOUTH CHANDLER

±2,040 SF | 10' × 10' BAY DOOR | MOVE-IN READY

1340 E RIGGS ROAD | CHANDLER, AZ 85249



FOR LEASE
\$22/SF + NNN





PROFESSIONAL UP FRONT. FUNCTIONAL IN BACK.

Position your business in a professionally finished

±2,040 SF office/flex suite in South Chandler.

The space combines a polished, client-facing environment with functional service and storage capabilities, including a **10' × 10' bay door**.

Finished office areas, reception and conference space, a kitchen/break area, private restrooms, and an office shower create a versatile environment for businesses seeking professional presentation without sacrificing operational functionality.

MOVE-IN READY
FLEXIBLE FUNCTIONALITY
SOUTH CHANDLER

PROPERTY OVERVIEW & KEY DETAILS

This **±2,040 SF office/flex suite** combines a professionally finished interior with functional service and storage capabilities. The existing layout includes reception and conference areas, a kitchen/break area, private restrooms, and an office shower.

A **10' × 10' bay door** provides added operational flexibility, creating a versatile environment for businesses seeking both professional presentation and functional workspace in South Chandler.

- ±2,040 SF Office/Flex Suite
- 10' × 10' Bay Door
- Reception & Conference Areas
- Kitchen / Break Area
- Private Restrooms & Office Shower
- 15 Uncovered Parking Spaces

FOR LEASE | \$22.00/SF + \$6.70/SF NNN

5–10 Year Lease Term | 3% Annual Base Rent Escalation



SPACE HIGHLIGHTS
PROFESSIONAL SPACE.
FUNCTIONAL DESIGN.

PROFESSIONAL OFFICE

- Finished client-facing workspace

CONFERENCE & BREAK AREA

- Functional space for daily operations

10' × 10' BAY DOOR

- Added flexibility for service and storage needs

MOVE-IN READY
VERSATILE. FUNCTIONAL.





WHY THIS OPPORTUNITY WINS

Professional Image. Operational Flexibility. Ready for Business.

- ±2,040 SF move-in ready office/flex suite
- 10' × 10' bay door for added functionality
- Finished reception and conference areas
- Kitchen/break area and private restrooms
- Office Shower
- South Chandler location

Secure a professionally finished space that combines a client-facing office environment with the operational flexibility of bay access — without the time and expense of starting from an unfinished shell.

1340 E RIGGS ROAD | CHANDLER, AZ

PROPERTY FEATURES & HIGHLIGHTS

Designed for flexibility, functionality, and immediate usability.

SUITE HIGHLIGHTS

- ±2,040 SF office/flex suite
- Finished office/showroom space
- Reception and conference areas
- Kitchen / break area
- Private restrooms
- Office shower

BUILDING & SITE FEATURES

- 10' × 10' bay door
- 2021 construction
- 15 uncovered parking spaces
- Fire sprinkler system
- Central air
- Fiber optic availability

OPERATIONAL ADVANTAGES

- Professional client-facing environment
- Functional bay access
- Office and operational space in one suite
- Existing improvements
- South Chandler location



SOUTH CHANDLER | RIGGS ROAD & McQUEEN ROAD



LOOP
202

SANTAN FREEWAY
3.5 MILES

Top Notch
Collision & Repair

Insurance
Benefit Advisors



Barro's Pizza

Layne, A
Granite Company



**1340
E RIGGS RD**

Sticky Saguaro



E RIGGS RD



Dollar Tree

E LAS COLINAS DR

E AUGUSTA AVE

S WINDSTREAM PL

Fry's Marketplace

E CHERRY HILLS DR

S McQUEEN RD

S ST ANDREWS BLVD

E VICTORIA ST

E SCORPIO PL

S 124TH ST



SOUTH CHANDLER | RIGGS ROAD & McQUEEN ROAD STRATEGIC SOUTH CHANDLER LOCATION

CONNECTIVITY

- Convenient access to Loop 202 (Santan Freeway)
- Positioned near Riggs Road & McQueen Road
- Easy access throughout Chandler and the East Valley

VISIBILITY & ACCESS

- Established South Chandler commercial corridor
- Convenient access for employees and clients
- Surrounded by retail, services, and residential communities

BUSINESS ENVIRONMENT

- Strong surrounding household incomes
- Established residential base
- Proximity to major Chandler employment corridors
- Growing South Chandler business community

POSITIONED FOR ACCESS.

SUPPORTED BY GROWTH. BUILT FOR BUSINESS.

SOUTH CHANDLER MARKET PROFILE

DEMOGRAPHICS:

82,357

3-Mile Population

\$124,123

3-Mile Median Household Income

53,327

5-Mile Daytime Employees

\$505,863

3-Mile Median Home Value

MAJOR AREA EMPLOYERS

- Intel
- Wells Fargo
- Northrop Grumman
- Chandler Regional Medical Center
- Microchip Technology
- NXP Semiconductors
- Bank of America





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