

NEW SPEC SUITE COMING SOON!

FOCUS

C O R P O R A T E P L A Z A

555 W CHANDLER BLVD
CHANDLER, AZ 85225



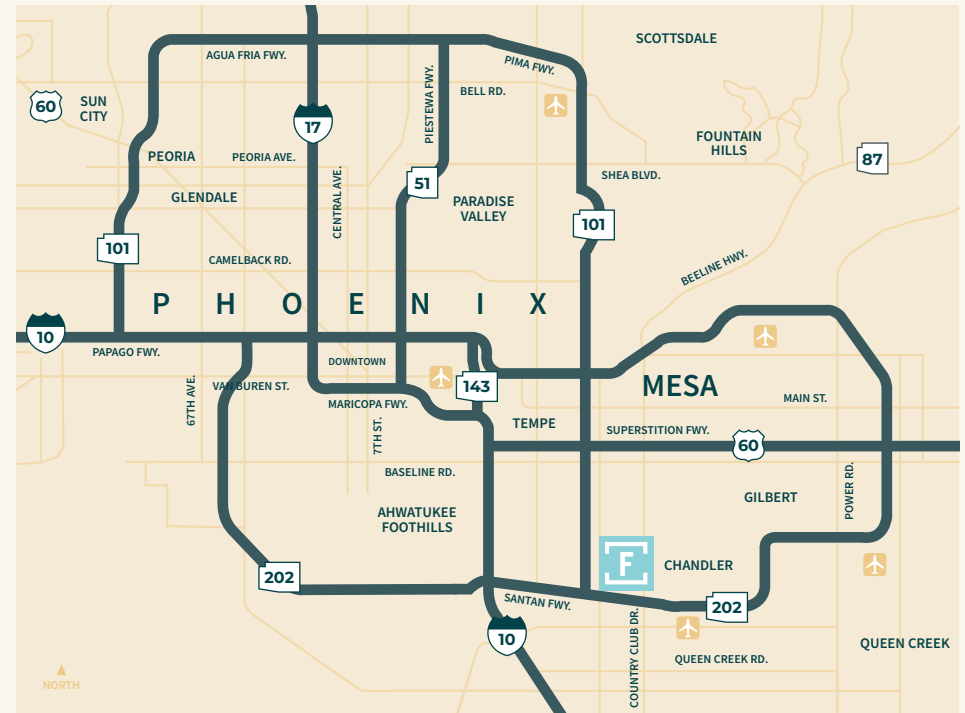
For Lease | Medical Office Suites | ±3,060 - ±4,567 SF

PROPERTY OVERVIEW

Focus Corporate Plaza is comprised of three multi-tenant office buildings and is centrally located within the fast-growing city of Chandler, an ideal location for businesses. With its modern architectural design, these buildings showcase clean lines with ample glass line and natural light throughout.

Brand-new to market, ±3,060 SF spec medical space, consisting of:

Reception/Waiting	MA Station
5 Exams Rooms	Lab
Large Procedure Room	Break room
3 Provider Offices	2 Restrooms
Storage Room	



PROPERTY HIGHLIGHTS

- + Prominent signage
- + Strong demographics
- + Excellent visibility fronting Chandler Blvd
- + Surface & covered parking available
- + Views of San Marcos Golf Course
- + Convenient access to SR-87, and Loop 101 & 202
- + Close to established retail and dining
- + 5 minutes from Chandler Regional and Banner Health hospitals

PROPERTY HIGHLIGHTS



TYPE

Multi-tenant medical office building



YEAR OF CONSTRUCTION

2004; Refurbished 2024



NO. OF STORIES

2



BUILDING SF

±18,946 SF



SIZE AREA

4.36 AC



ZONING

PAD, Chandler



RATE

\$34.00/SF Full Service, net of janitorial



TAX ASSESSOR PARCEL NUMBER

303-22-316, 303-22-342



OPEX

\$8.00 PSF



AVAILABLE SF

Suite 102: ±4,567 SF (Spec Suite)
Suite 200: ±3,060 SF (Spec Suite)



PARKING RATIO

5:1000;
Covered, reserved available



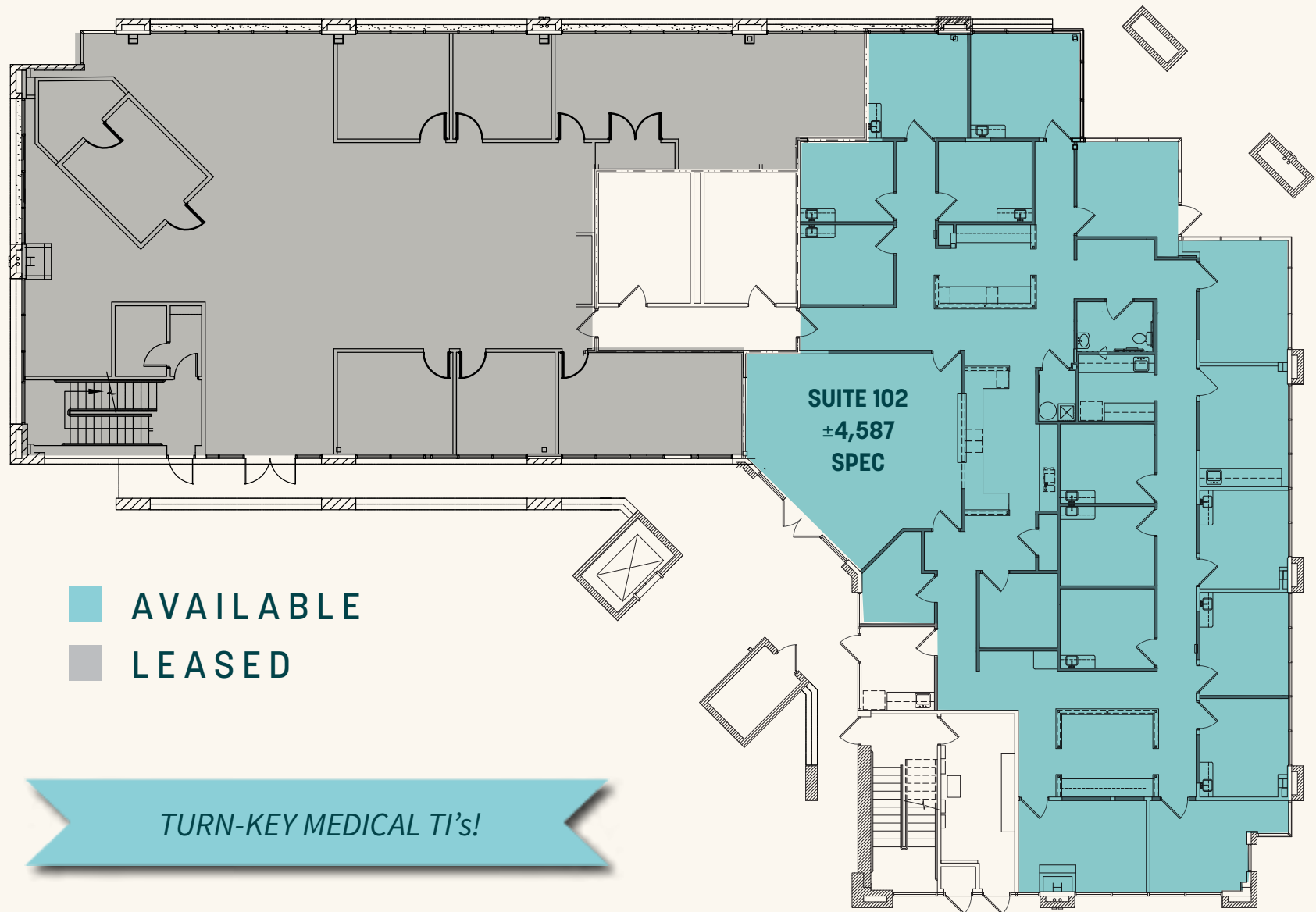
SIGNAGE

Building and monument
signage available



FLOOR PLAN

1ST FLOOR

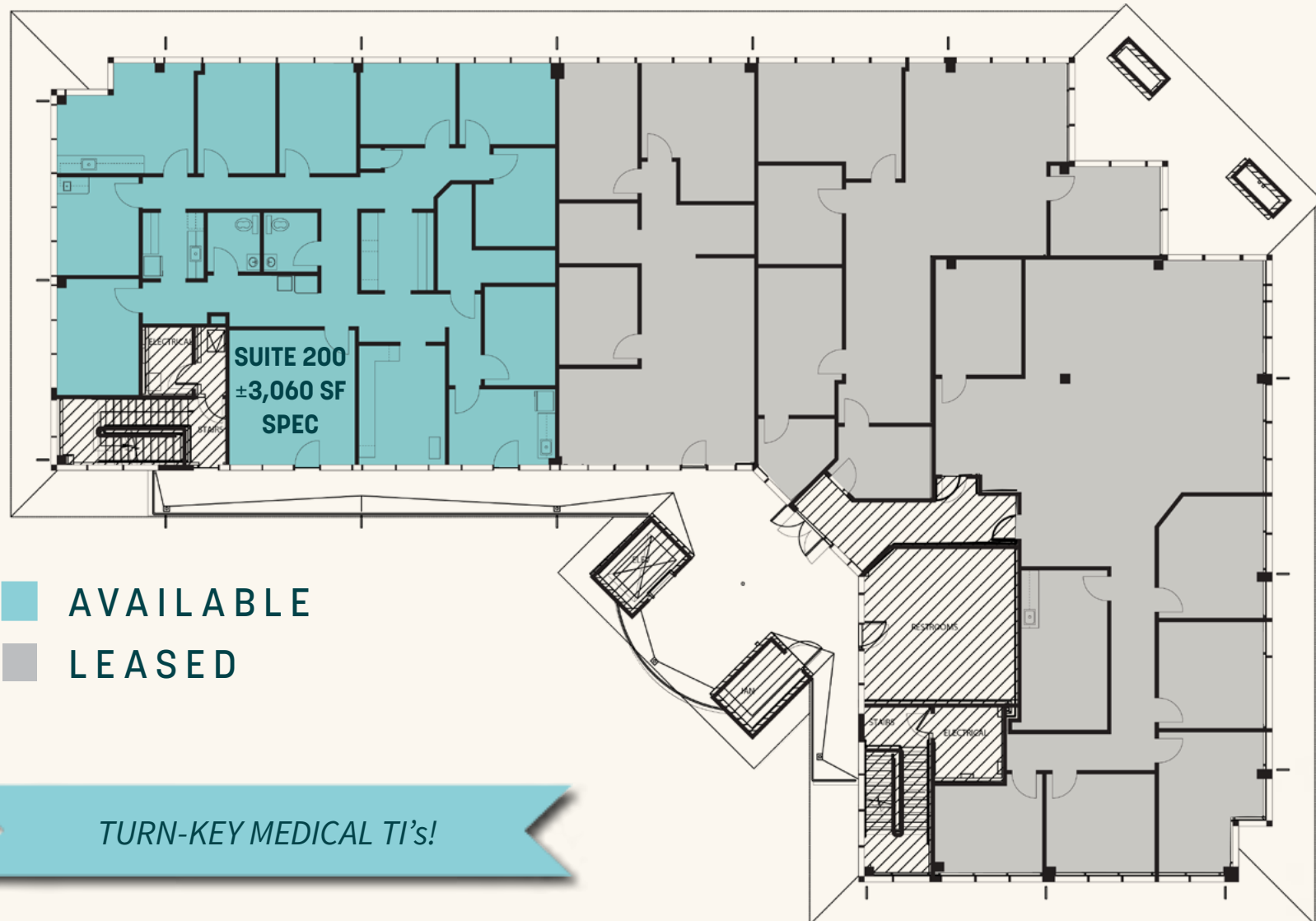



NORTH
NOT TO SCALE

FOCUS CORPORATE PLAZA | 555 W CHANDLER BLVD, CHANDLER, AZ

FLOOR PLAN

2ND FLOOR



SPACE PLAN - SPEC SUITE

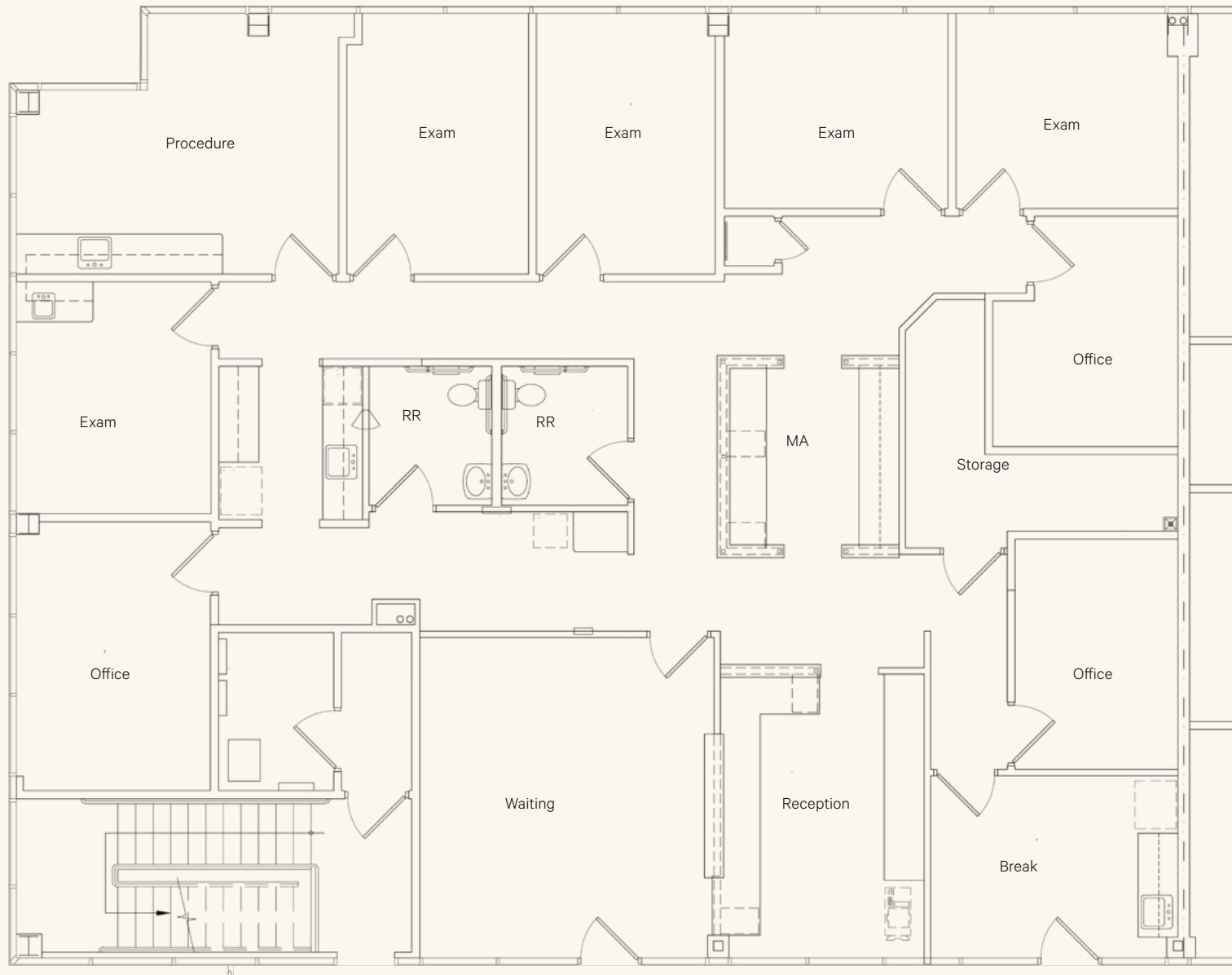
SUITE 102
±4,587 SF



FOCUS CORPORATE PLAZA | 555 W CHANDLER BLVD, CHANDLER, AZ

SPACE PLAN - SPEC SUITE

SUITE 200
±3,060 SF




NORTH
NOT TO SCALE

FOCUS CORPORATE PLAZA | 555 W CHANDLER BLVD, CHANDLER, AZ



12,467 VEHICLES PER DAY
at W Chandler Blvd & N Alma School

13,208 VEHICLES PER DAY
at W Chandler Blvd & N Arizona Ave (AZ87)

Source: ADOT

POPULATION

21,797	151,072	320,924
1 Mile	3 Miles	5 Miles

Source: Esri

MEDIAN HH INCOME

\$58,157	\$86,692	\$100,683
1 Mile	3 Miles	5 Miles

AIRPORT

20 MINUTES
to Sky Harbor Airport



FOR MORE INFORMATION, PLEASE CONTACT:



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CBRE

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