

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



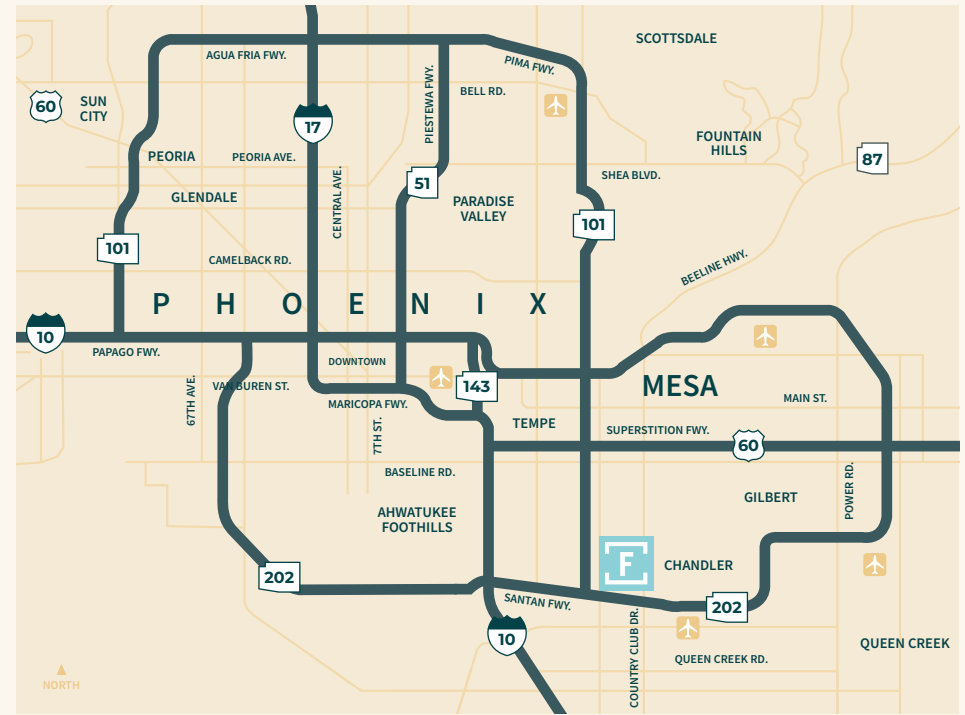
For Lease | Medical Office Suites | ±1,886 - ±4,567 SF

# 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

Suite 200: ±3,060 SF (Spec Suite)

Suite 204: ±1,886 SF



## PARKING RATIO

5:1000;

Covered, reserved available



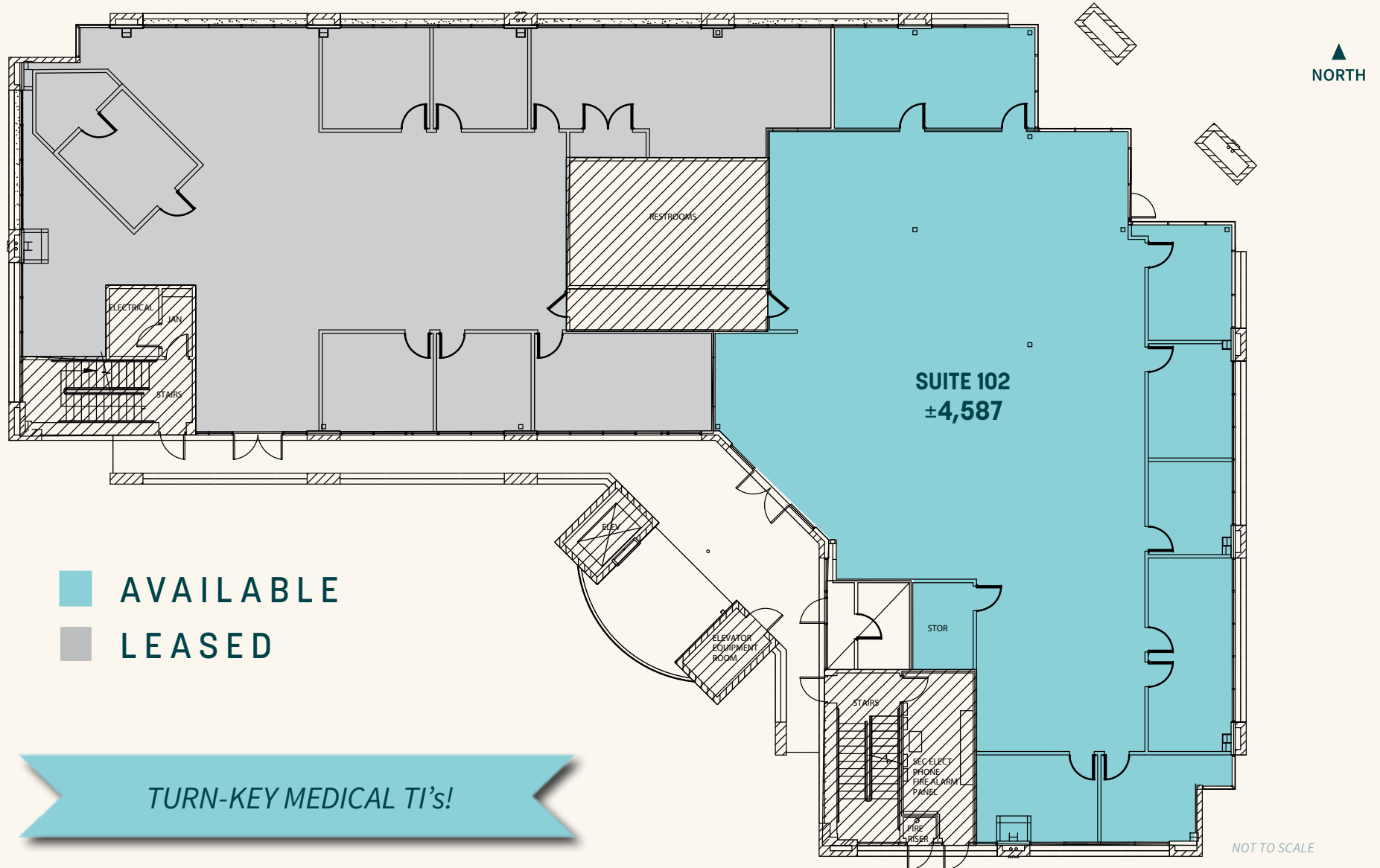
## SIGNAGE

Building and monument signage available



# FLOOR PLAN

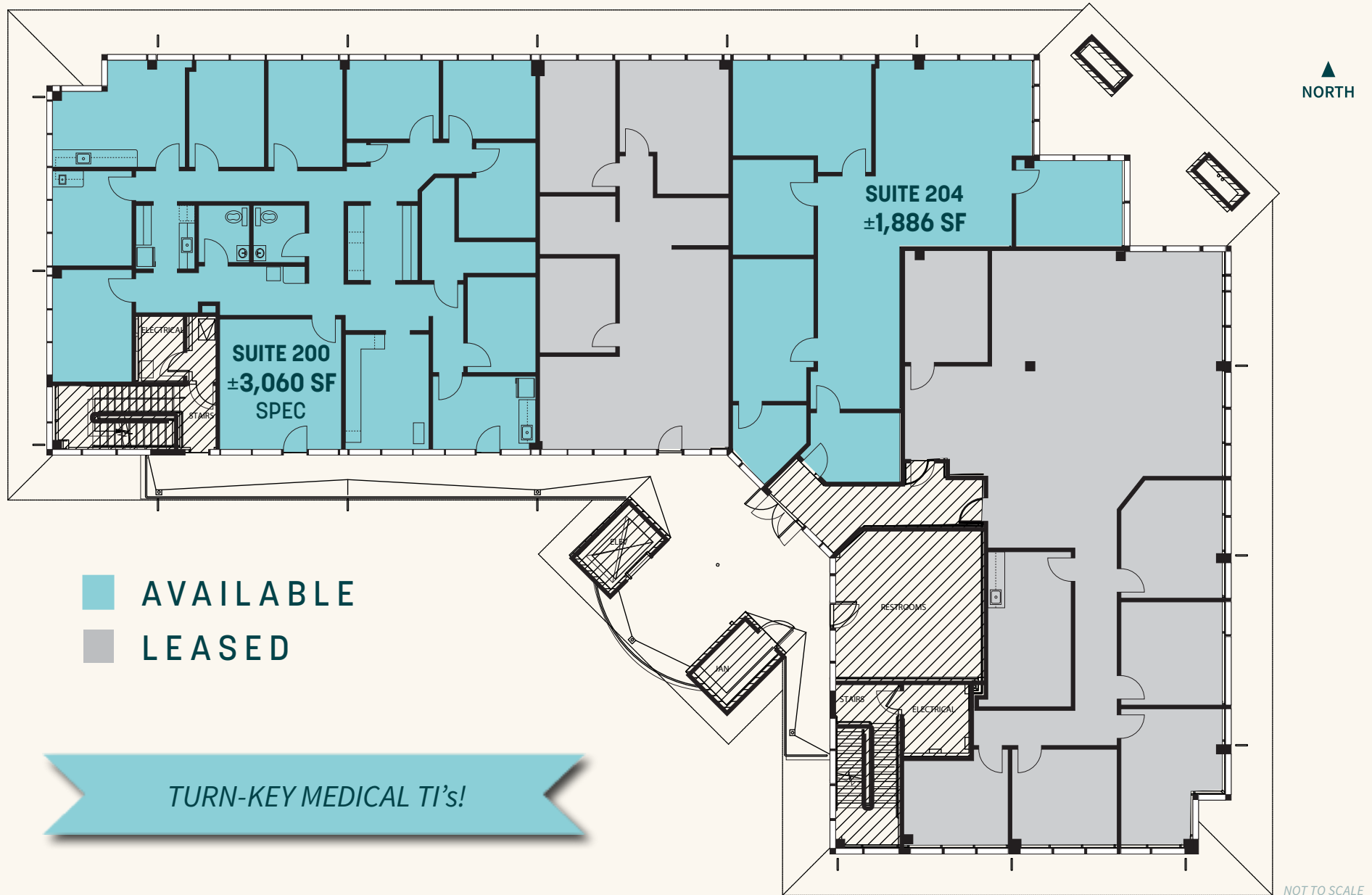
1ST FLOOR



*TURN-KEY MEDICAL TI's!*

# FLOOR PLAN

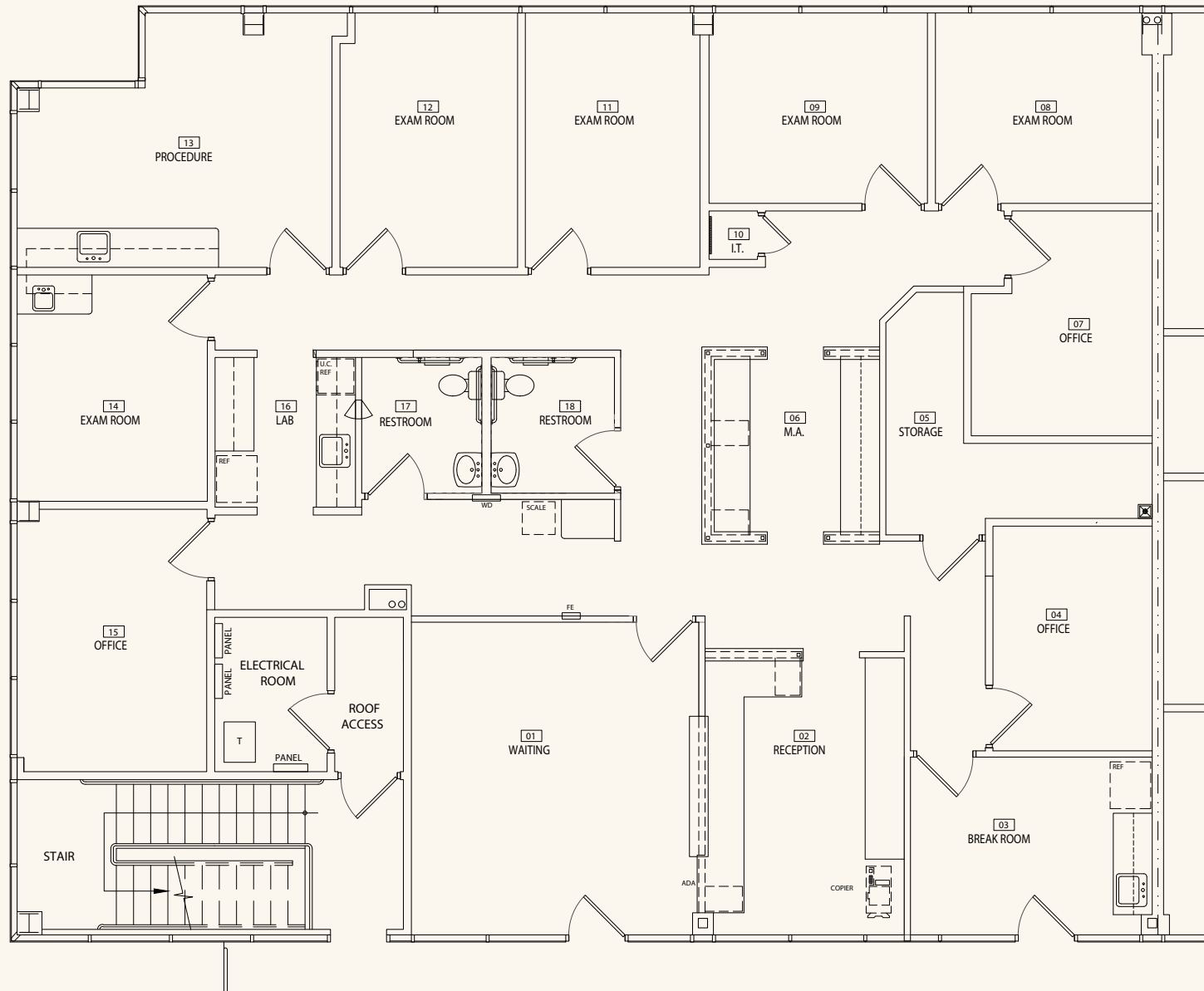
2ND FLOOR



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

# SPACE PLAN - SPEC SUITE

SUITE 200  
±3,060 SF



NOT TO SCALE



◀ NORTH

**CHANDLER HIGH SCHOOL**

**DOWNTOWN CHANDLER**

**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

**555 W CHANDLER BLVD**

**SAN MARCOS GOLF COURSE**



# 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



**CHANDLER REGIONAL MEDICAL CENTER**

**SAN MARCOS GOLF COURSE**

**555 W CHANDLER BLVD**

**W CHANDLER BLVD**

**NORTH** ▶

**FOR MORE INFORMATION, PLEASE CONTACT:**



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**CBRE**

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