

FOR LEASE OR SALE

# WATCH TOWER MEDICAL

*Brand New Construction Building with Build-to-Suit  
Options Available*

1031 E CHANDLER BLVD, CHANDLER, AZ

*Represented by*

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# MEDICAL OFFICES

## FOR LEASE OR SALE

Watch Tower Medical is a medical development ideally located in Chandler, AZ. This brand new development has an existing shell space available with four (4) additional planned buildings for unique build-to-suit opportunities. The site plan may be modified to accommodate larger buildings within the project.

Tenants will enjoy direct pull-up parking and patient access, building exterior signage opportunities, and an ideal location between two major CommonSpirit / Dignity Health hospitals.

### Property Highlights

±3,343 SF freestanding exterior loaded suite available

Monument and building signage available

5.35/1,000 parking ratio; ideal for medical office use and covered reserved spaces available

32,909 vehicles per day with frontage and signage on E Chandler Blvd

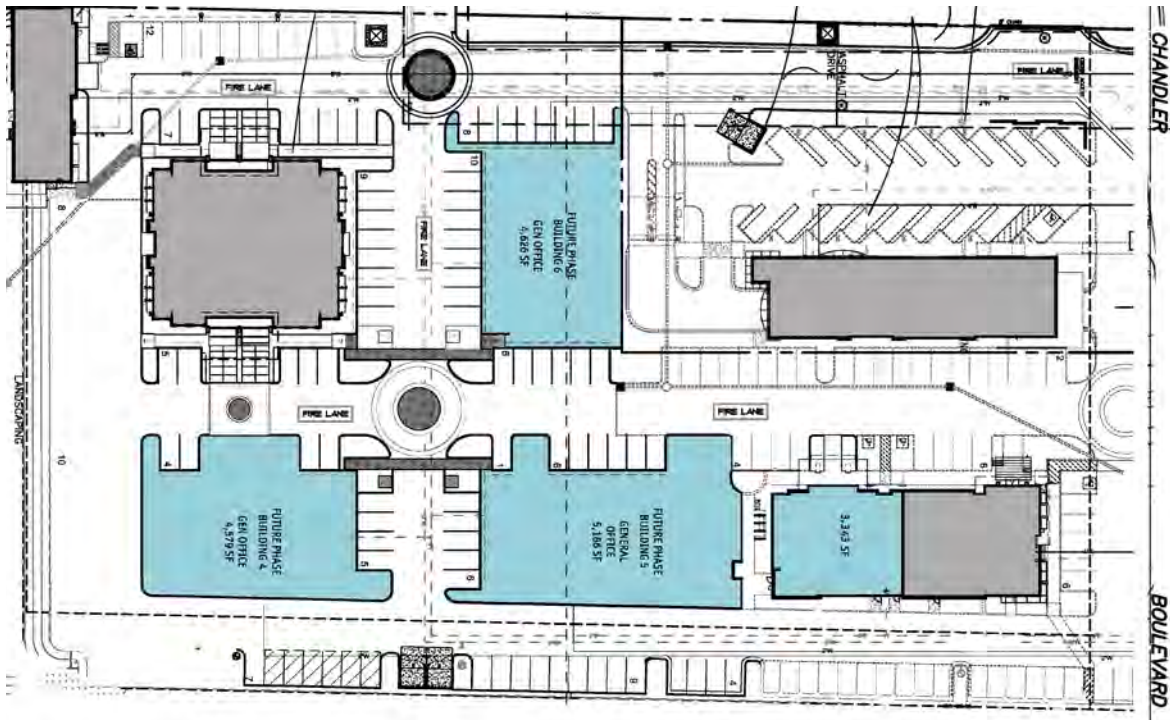


### Availabilities

BUILDING 2	±3,343 SF existing shell space (spec suite coming soon)
BUILDING 4	±5,194 SF to be constructed
BUILDING 5	±4,867 SF to be constructed
BUILDING 6	±5,458 SF to be constructed



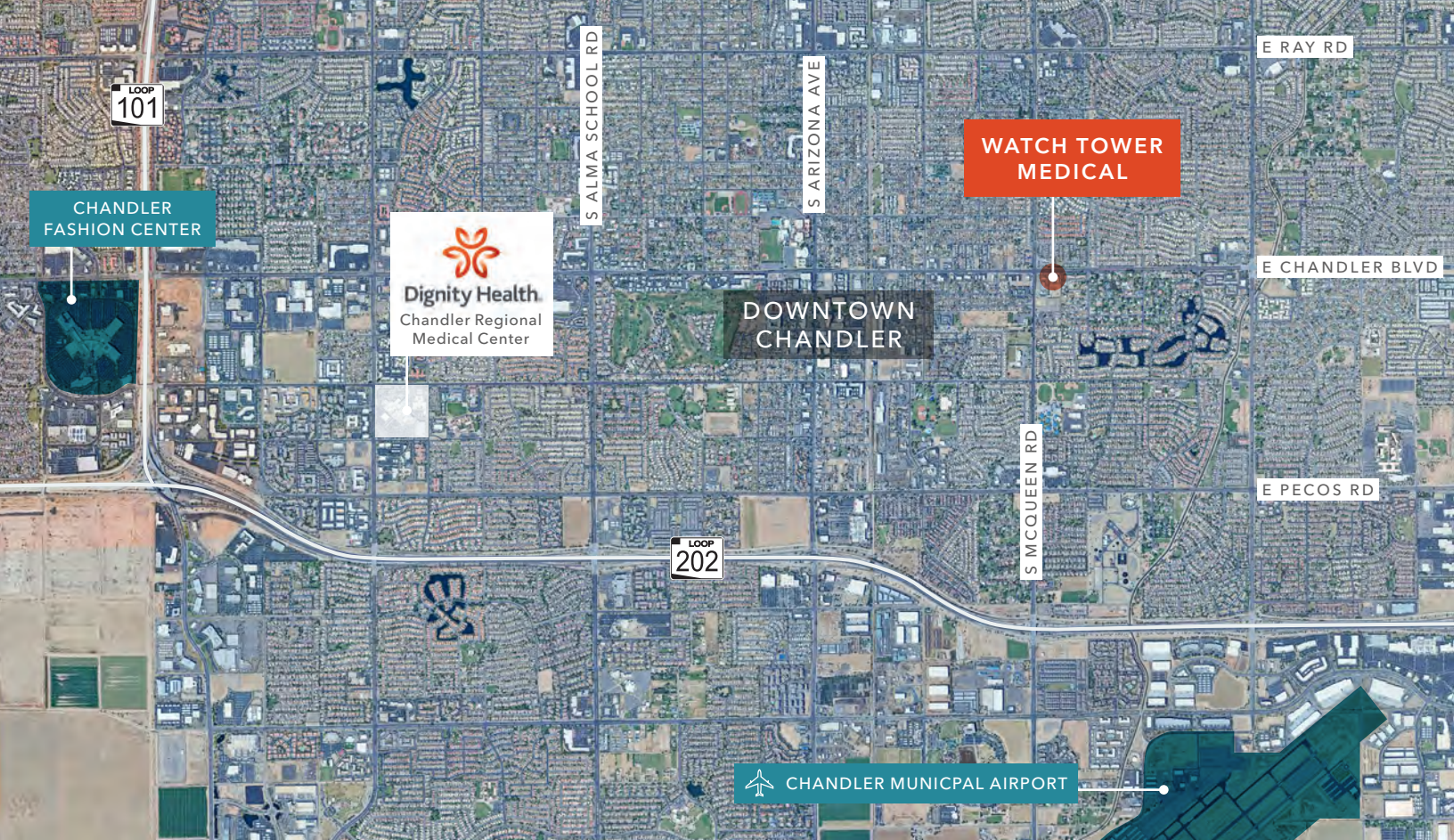
SITE PLAN



  
**Dignity Health**  
 Chandler Regional  
 Medical Center

**WATCH TOWER  
 MEDICAL**

  
**Dignity Health**  
 Mercy Gilbert  
 Medical Center



*4 MIN*

TO LOOP 202 ACCESS

*8 MIN*

TO DIGNITY HEALTH  
CHANDLER REGIONAL

*9 MIN*

TO DIGNITY HEALTH  
MERCY GILBERT

*10 MIN*

TO LOOP 101 ACCESS

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