



# Modern Office Condo | Move-In Ready Owner-User Opportunity

±1,038 SF | GLASS CONFERENCE ROOM | HIGH CEILINGS

5680 W CHANDLER BLVD SUITE 7, CHANDLER, AZ, 85226

OFFERED AT \$373,680



**Position your business in a professionally designed office condo within Chandler Midway Corporate Center.**

**This suite features a modern, efficient layout with a glass-enclosed conference room, private offices, and strong natural light.**

**Designed to create a clean, client-facing environment without the need for additional buildout, the space is ideal for owner-users seeking immediate functionality in an established business setting.**



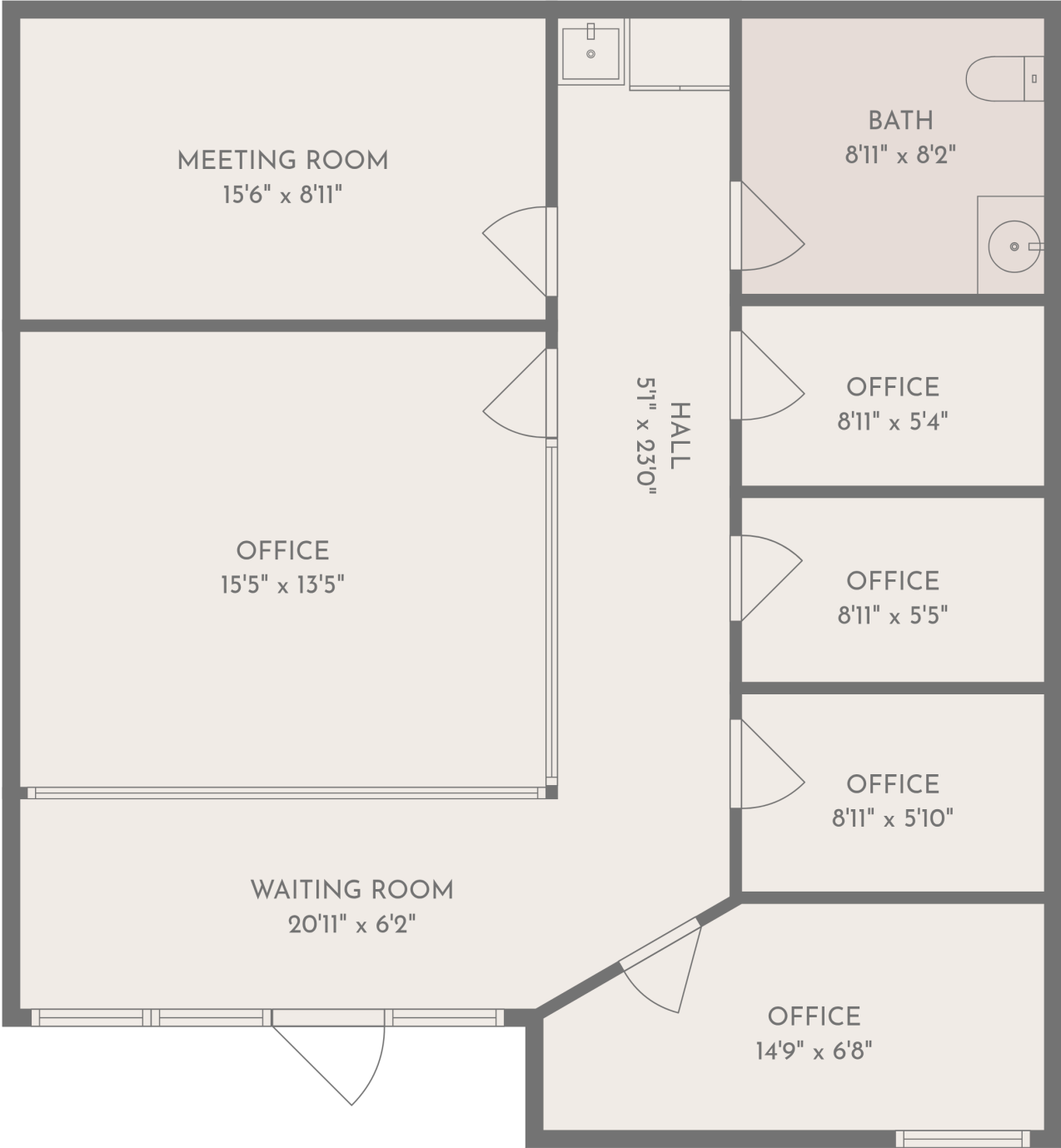
## Property Overview & Key Details

This ±1,038 SF office condo is configured for immediate functionality, featuring a glass-enclosed conference room, multiple private offices, and an efficient layout designed for daily operations. High ceilings, natural light, and modern finishes create a professional, client-facing environment without the need for additional buildout. Located within the Chandler Midway Corporate Center, the suite benefits from an established business setting with strong demographics and convenient access to major transportation corridors.

- Glass-Enclosed Conference Room
- Efficient Private Office Layout
- Professional Business Park Setting
- Strong Chandler Demographics
- Quick Access to Loop 202 (Santan Freeway)
- Owner-User or Investment Opportunity

**OFFERED AT \$373,680**

At this price point, the property presents a rare opportunity to secure a move-in ready office condo in one of Chandler's most established business corridors.



MEETING ROOM  
15'6" x 8'11"

BATH  
8'11" x 8'2"

OFFICE  
8'11" x 5'4"

OFFICE  
15'5" x 13'5"

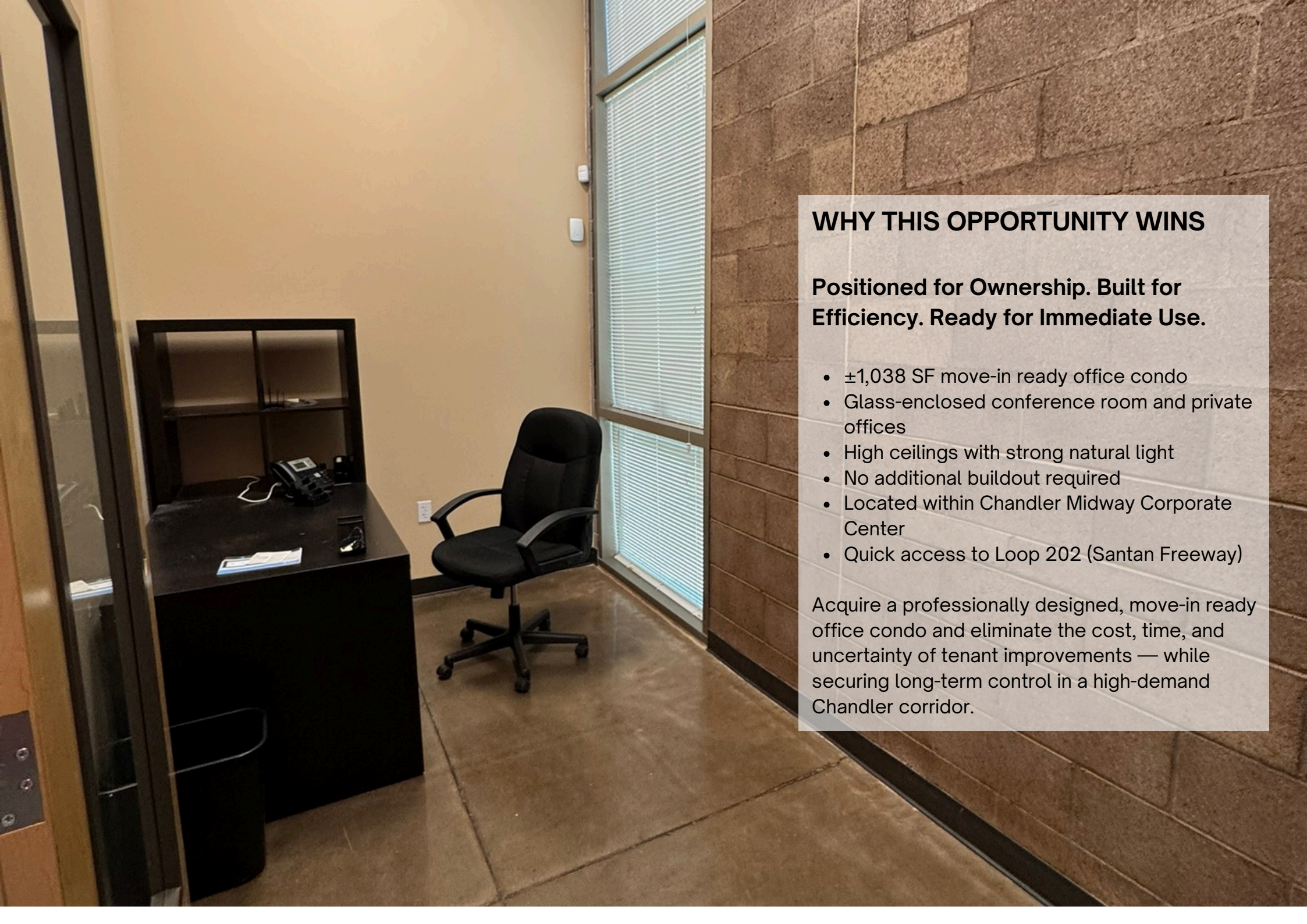
OFFICE  
8'11" x 5'5"

HALL  
5'1" x 23'0"

OFFICE  
8'11" x 5'10"

WAITING ROOM  
20'11" x 6'2"

OFFICE  
14'9" x 6'8"



## **WHY THIS OPPORTUNITY WINS**

**Positioned for Ownership. Built for Efficiency. Ready for Immediate Use.**

- ±1,038 SF move-in ready office condo
- Glass-enclosed conference room and private offices
- High ceilings with strong natural light
- No additional buildout required
- Located within Chandler Midway Corporate Center
- Quick access to Loop 202 (Santan Freeway)

Acquire a professionally designed, move-in ready office condo and eliminate the cost, time, and uncertainty of tenant improvements — while securing long-term control in a high-demand Chandler corridor.

**5680 W Chandler Blvd Suite 7 | Chandler, AZ**

## **Property Features & Highlights**

Designed for efficiency, functionality, and immediate usability.

## **Suite Highlights**

- ±1,038 SF office condo
- Glass-enclosed conference room
- Multiple private offices
- Efficient, functional layout
- High ceilings with natural light
- Move-in ready condition

## **Building & Site Features**

- Located within Chandler Midway Corporate Center
- Professionally maintained multi-tenant environment
- Monument and building signage opportunities
- Ample surface parking
- Established business park setting

## **Operational Advantages**

- Immediate occupancy available
- No additional buildout required
- Ideal for owner-user or investor
- Functional layout for daily operations

**Built for Functionality. Positioned for Growth.**



## Chandler Midway | Chandler Blvd & Kyrene Rd

Located along Chandler Blvd, within one of Chandler's most established and accessible business corridors.

### Connectivity That Drives Demand

- Direct access to Loop 202 (Santan Freeway)
- Strong east-west positioning along Chandler Blvd
- Minutes to Kyrene Rd, I-10, and surrounding business hubs

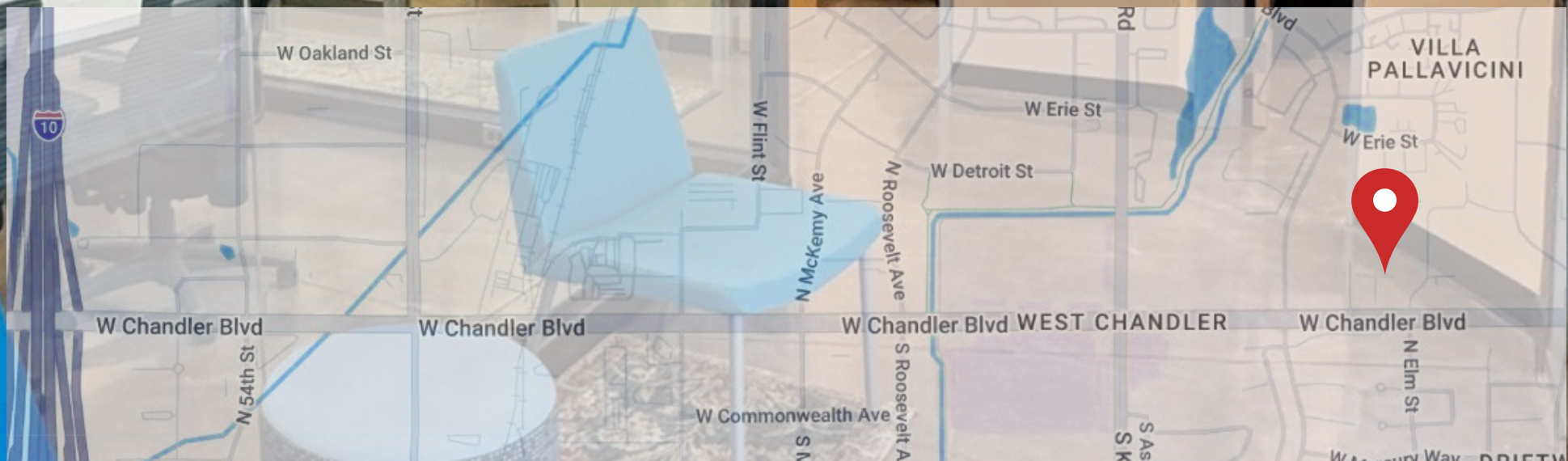
### Visibility & Access

- Easy ingress and egress within Chandler Midway Corporate Center
- Ample on-site parking
- Professionally maintained business park environment
- Convenient access for employees and clients

### Surrounded by Growth

- Strong household incomes in the surrounding area
- Established residential base supporting local businesses
- Continued growth throughout Chandler and the East Valley
- Proximity to major employment corridors

**Positioned for Visibility. Supported by Growth. Built for Long-Term Value.**





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