



185,605 SF Medical Office Building for Lease

2700 W Frye Rd, Chandler, AZ 85224

Scan to view website:





Your Campus Experience



185,605-square-foot, 3-story
Class A medical office building



Building and monument
signage available



Fully covered parking for
patients and staff



Conference and meeting
rooms available



Under new ownership - building
improvements underway



Flexible 60,000-square-floor plates
with 3 elevators



Fully equipped
fitness center



Upcoming Grab 'n' Go food
service option with High-end amenity
lounge with Grab 'n' Go food service



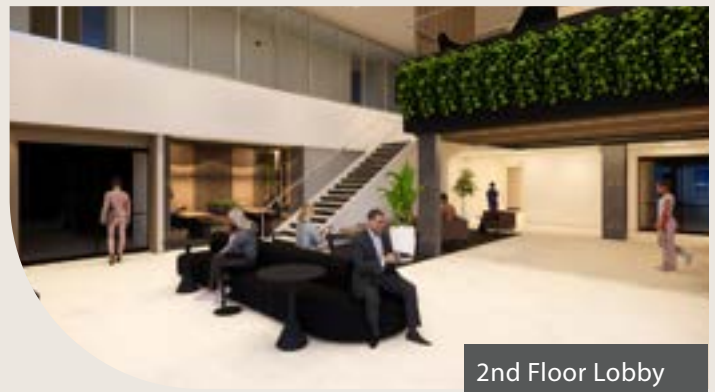
Campus Improvements Underway



Main Lobby



Amenity Lounge



2nd Floor Lobby



Amenity Lounge

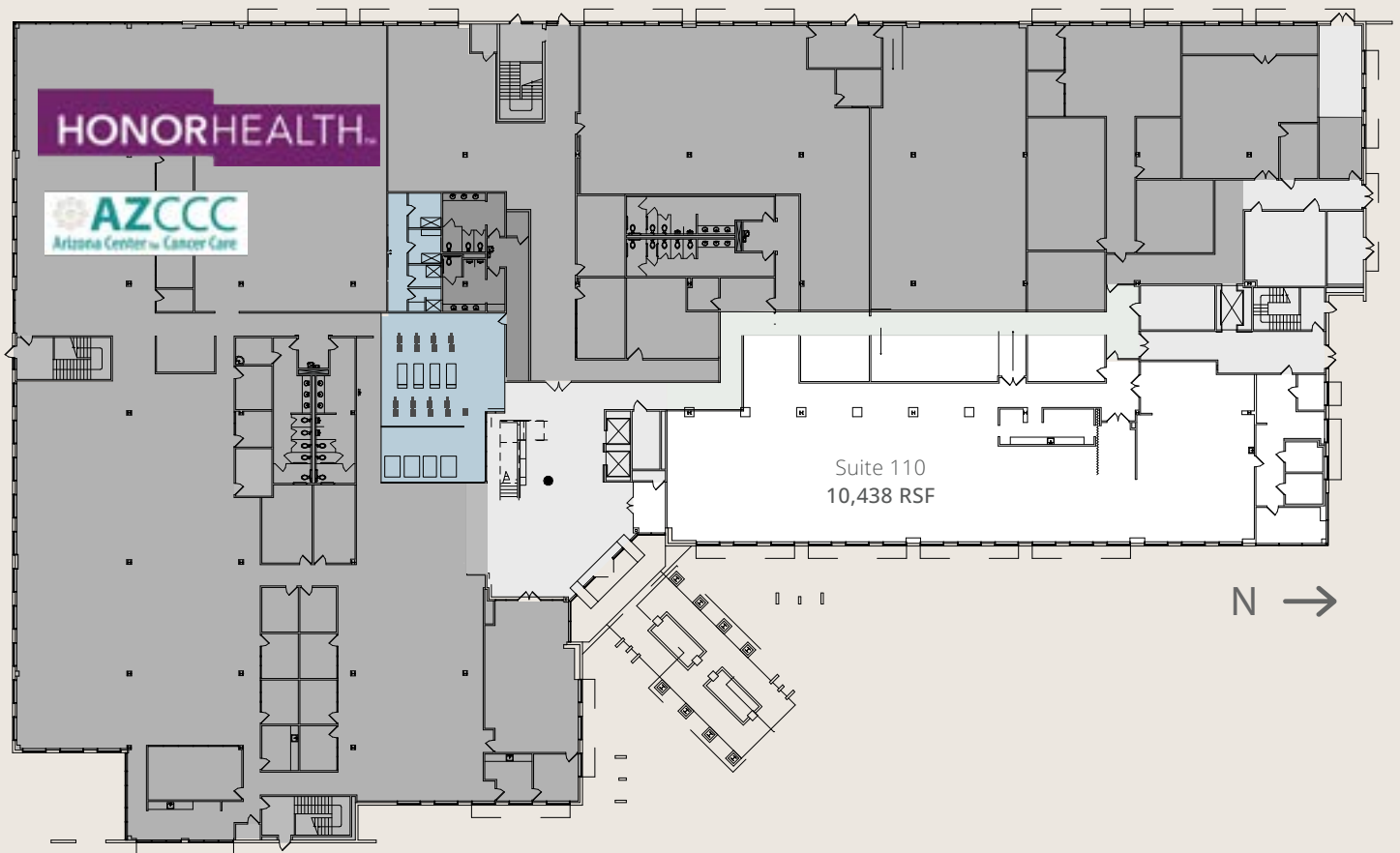


Main Lobby

Floor Plans

Level 1

Up to 10,438 RSF Available



Level 3

Up to 39,263 RSF Available

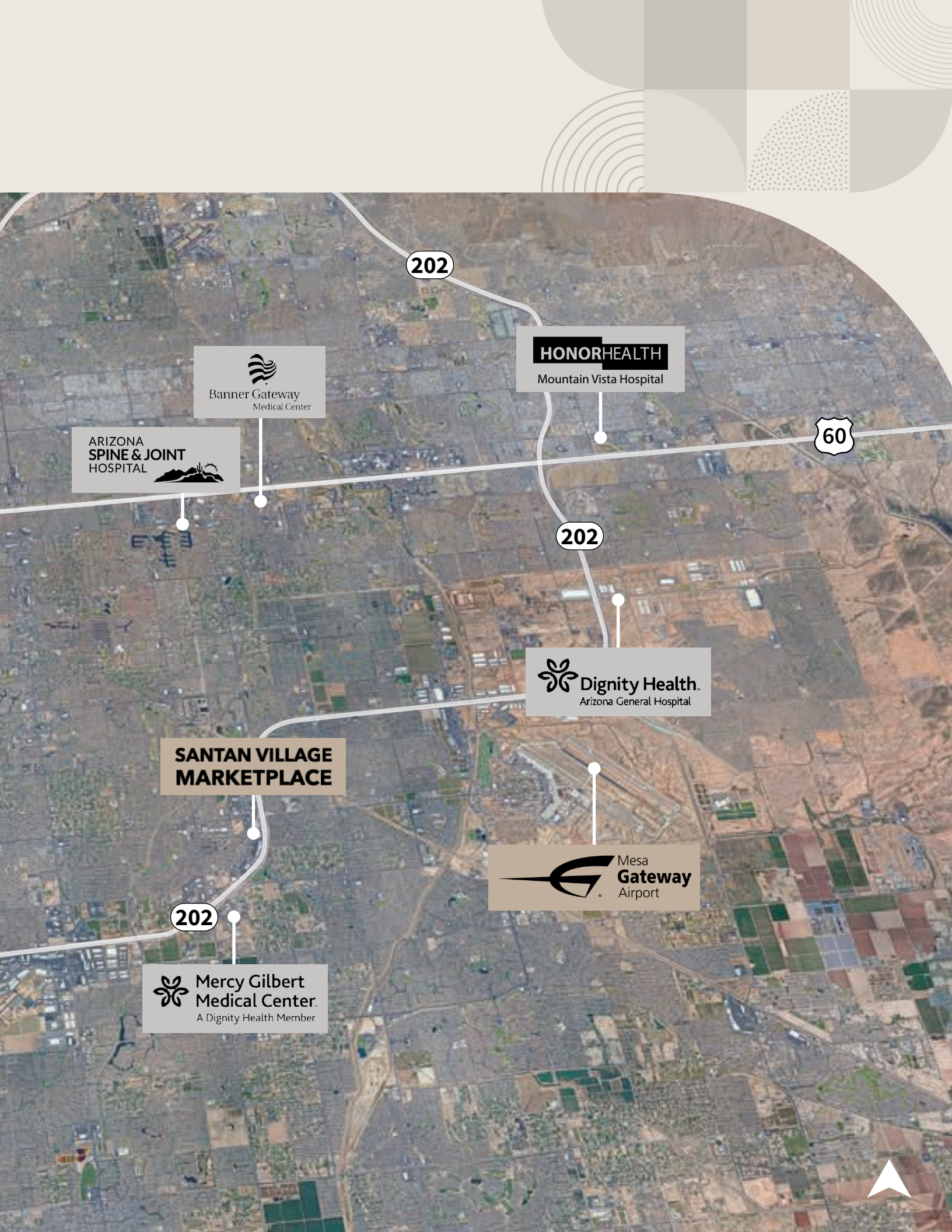


Suite 380 2,946 RSF Suite 370 2,944 RSF Suite 360 4,760 RSF Suite 350 3,110 RSF



Healthcare Connections





202

HONORHEALTH

Mountain Vista Hospital

60


Banner Gateway
Medical Center

ARIZONA
SPINE & JOINT
HOSPITAL



202

 **Dignity Health.**
Arizona General Hospital

**SANTAN VILLAGE
MARKETPLACE**

 Mesa
Gateway
Airport

202

 **Mercy Gilbert
Medical Center.**
A Dignity Health Member



In the Heart of the Southeast Valley

0.5 Mile

to Loop 101

0.7 Mile

to Chandler Fashion Center

1 Mile

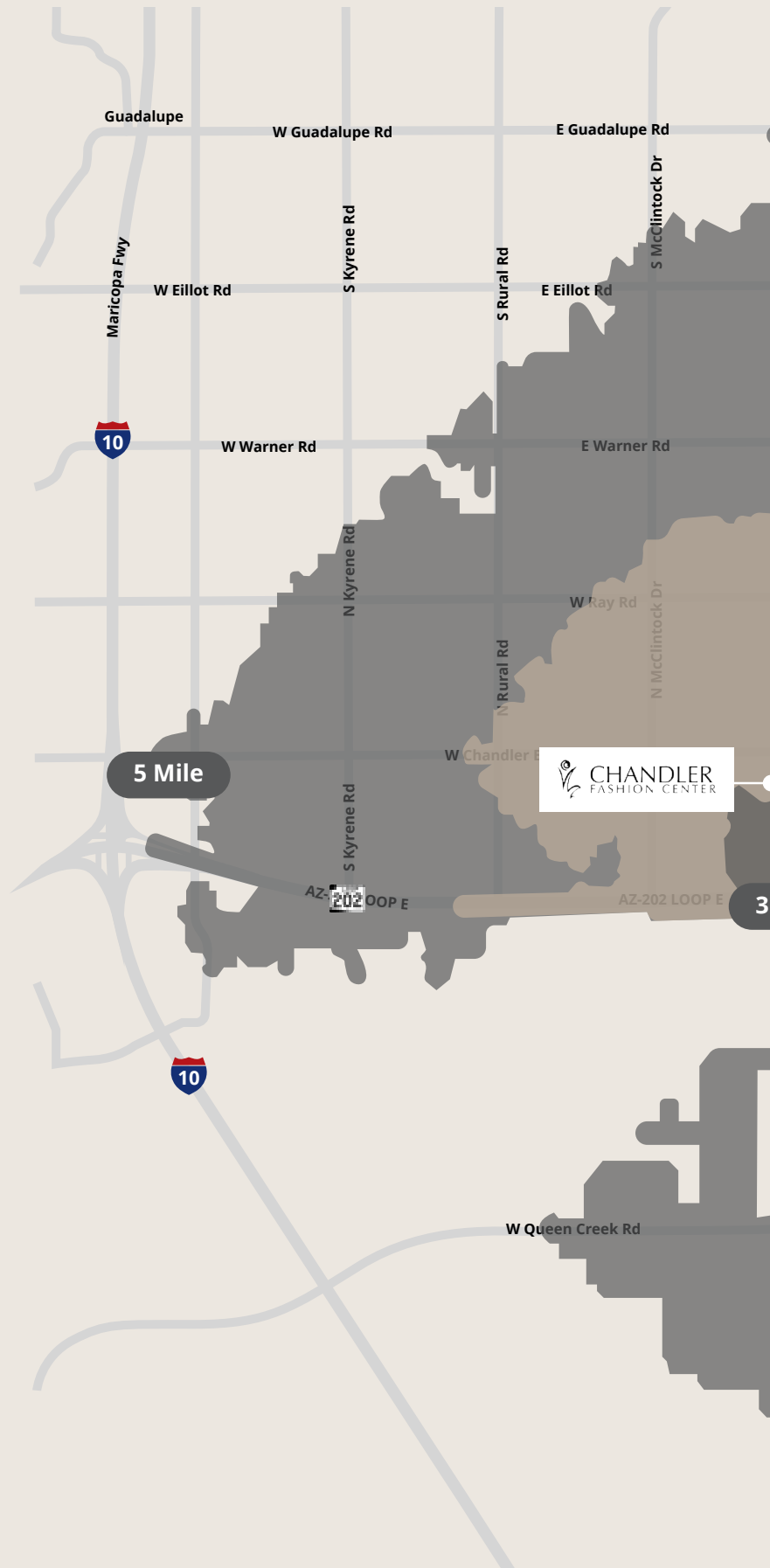
from Dignity Chandler
Regional Medical Center

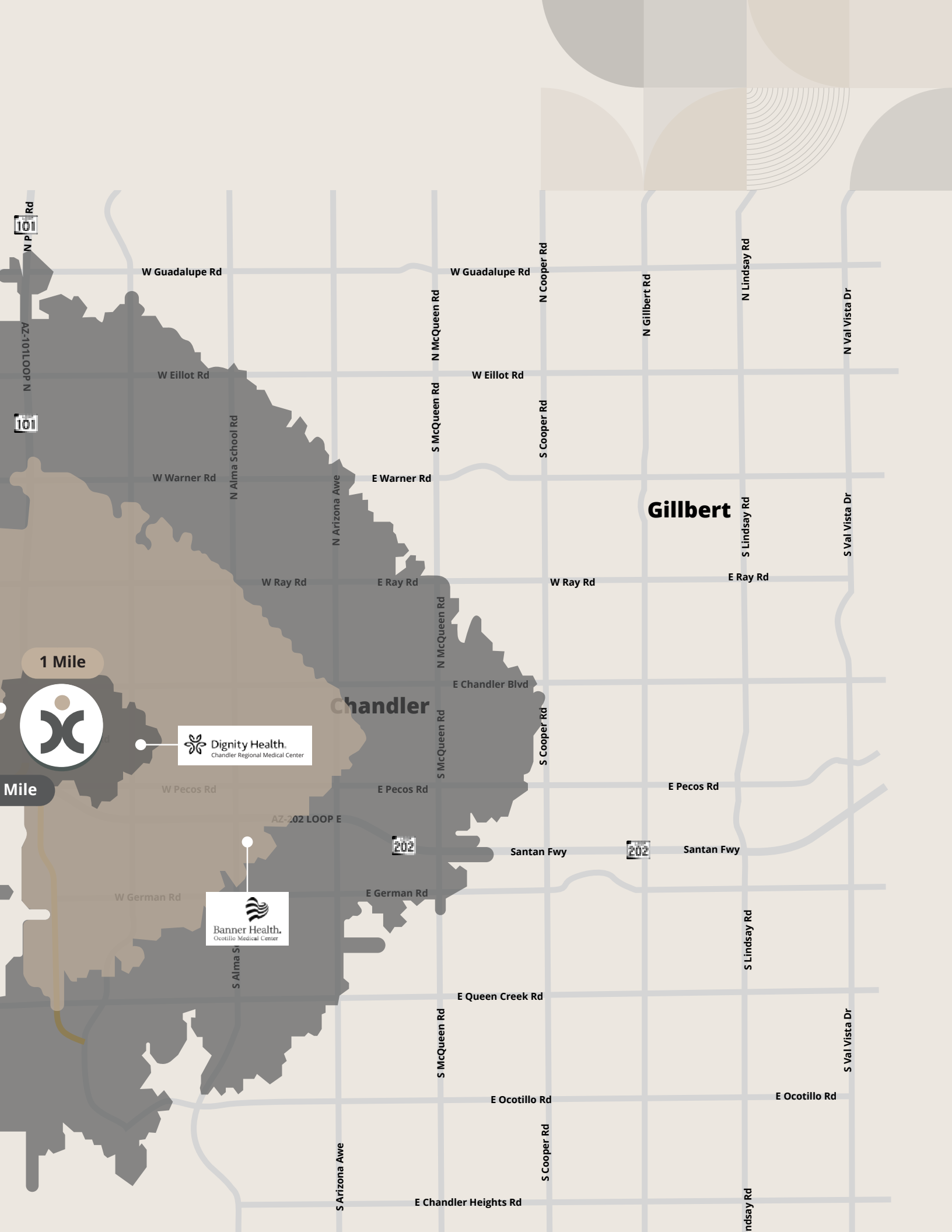
2.7 Miles

to Banner Ocotillo
Medical Center

98,497

households within
a 5-mile radius





N Pinal Rd

AZ-101 Loop N

101

1 Mile



Dignity Health.
Chandler Regional Medical Center

Banner Health.
Ocotillo Medical Center

Mile

W Pecos Rd

AZ-202 Loop E

202

W German Rd

S Alma School Rd

S Arizona Ave

E Chandler Heights Rd

E Chandler Blvd

E Pecos Rd

E German Rd

E Queen Creek Rd

E Ocotillo Rd

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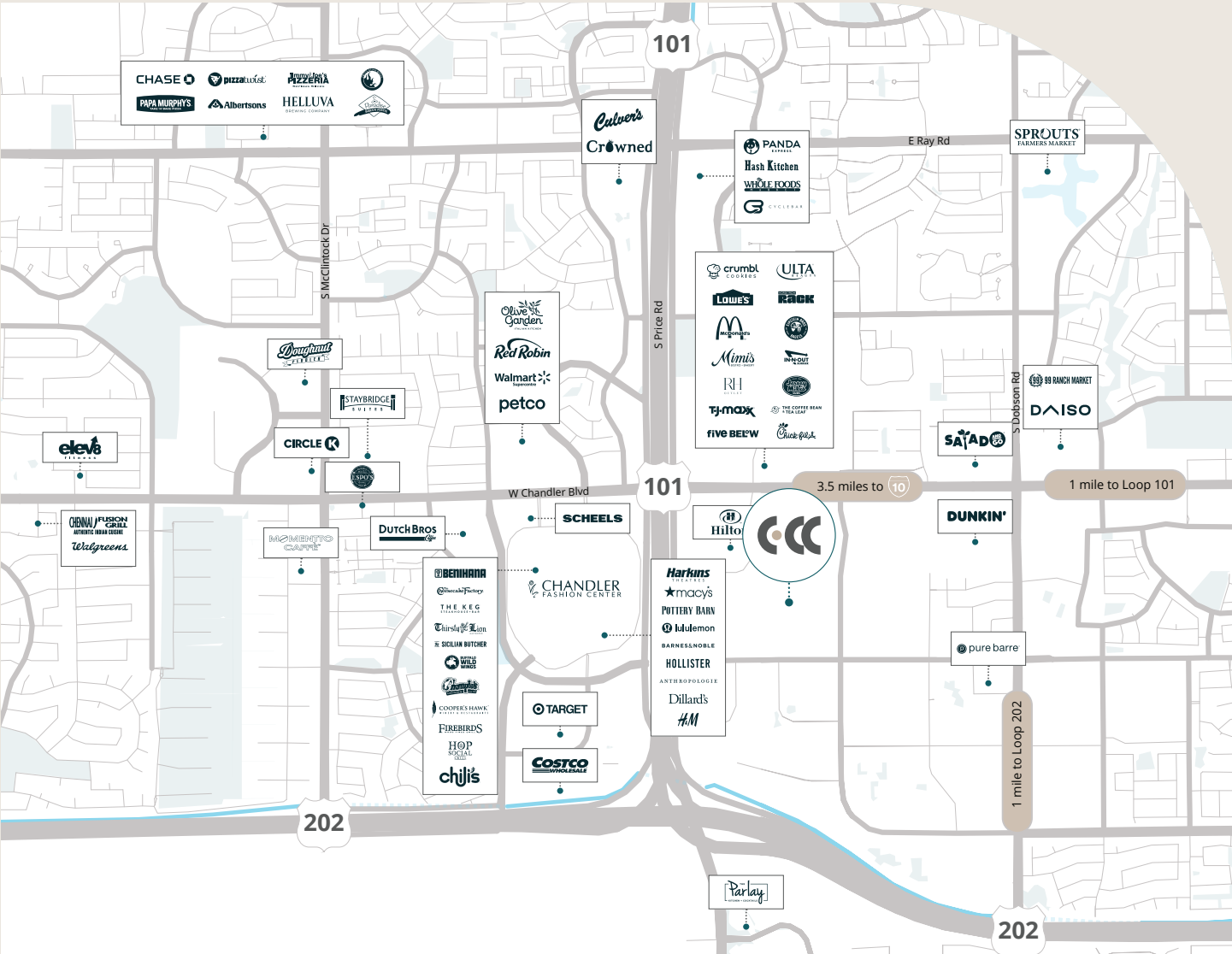
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Integrated Care Needs Assessment

Chandler, AZ Outpatient Volumes - Advisory Board

Market Scenario Planner - Outpatient					
Service Line	2023 Volume	2028 Volume	2033 Volume	5-Yr Growth	10-Yr Growth
Cardiology	86,467	100,859	113,405	16.6%	31.2%
Cosmetic Procedures	7,173	7,559	8,024	5.4%	11.9%
Dermatology	39,364	42,716	46,030	8.5%	16.9%
ENT	29,150	33,564	38,192	15.1%	31.0%
Evaluation and Management	916,114	1,016,166	1,108,055	10.9%	21.0%
Gastroenterology	21,360	22,882	24,296	7.1%	13.7%
Gynecology	8,711	9,053	9,478	3.9%	8.8%
Lab	394,820	452,451	504,509	14.6%	27.8%
Neurology	15,212	16,807	18,539	10.5%	21.9%
Oncology	13,345	14,488	15,804	8.6%	18.4%
Ophthalmology	78,956	91,841	106,189	16.3%	34.5%
Orthopedics	26,927	30,831	35,635	14.5%	32.3%
Pain Management	10,196	12,062	12,957	18.3%	27.1%
Physical Therapy/Rehabilitation	232,453	271,005	329,084	16.6%	41.6%
Podiatry	14,335	16,506	18,963	15.1%	32.3%
Psychiatry	124,452	149,767	161,899	20.3%	30.1%
Radiology	267,254	292,643	318,092	9.5%	19.0%
Trauma	6,677	7,418	8,184	11.1%	22.6%
Urology	8,756	9,319	10,119	6.4%	15.5%
Vascular	14,720	17,282	19,856	17.4%	34.9%

Minutes from Countless Amenities in the Heart of Chandler



Within 1 mile:



4

Hotels



39

Restaurants



2.76M

SF of Retail

Chandler, AZ



256,572
2024 Population



38
Median Age



\$115,938
Avg Household Income

**Contact:**

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