

# 1721 N Arizona Ave

Chandler, AZ 85225 | ±6,703 SF (Divisible to ±1,196 SF) | Major Price Reduction

*Frontage Stand-Alone Office Building For Sale/Lease*



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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CPPIAC International

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**1721 N Arizona Ave** is located off the corner of Arizona Ave & Warner just north of the revitalized Down Town Chandler corridor, stand-alone frontage building with high parking ratio, available immediately.

**FOR SALE | PRICE REDUCTION**

~~\$1,206,540 (\$180 PSF)~~

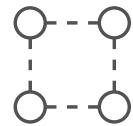
**\$1,105,995 (\$165 PSF)**

## PROPERTY OVERVIEW



### ADDRESS

1721 N Arizona Ave  
Chandler, AZ 85225



### AVAILABLE SQ FT

±6,703 SF



### TENANCY

Multi-Tenant



### CONSTRUCTION

Built in 2005



### OFFICE USE

Office or Medical



### APN

302-39-180

## LEASE OPTIONS

Suite 1-3	±3,115 SF	\$13.00 NNN
Suite 1-4	±4,311 SF	\$12.50 NNN
Suite 1-6 (Bldg)	±6,703 SF	\$12.00 NNN
Suite 5-6	±2,392 SF	\$13.00 NNN
Suite 6	±1,196 SF	\$13.00 NNN

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 03 20 20



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# CHANDLER OFFICE FOR SALE/LEASE

● SUITE 1-3 | ±3,115 SF

- RECEPTION
- CONFERENCE ROOM
- 5 OFFICES
- COPY ROOM
- BREAK ROOM
- STORAGE ROOMS
- BULLPEN
- 2 RESTROOMS

● SUITE 1-4 | ±4,311 SF

- 2 RECEPTIONS
- CONFERENCE ROOM
- 8 OFFICES
- COPY ROOM
- BREAK ROOM
- STORAGE ROOM
- BULLPEN
- 3 RESTROOMS

● SUITE 1-6 (BLDG) | ±6,703 SF

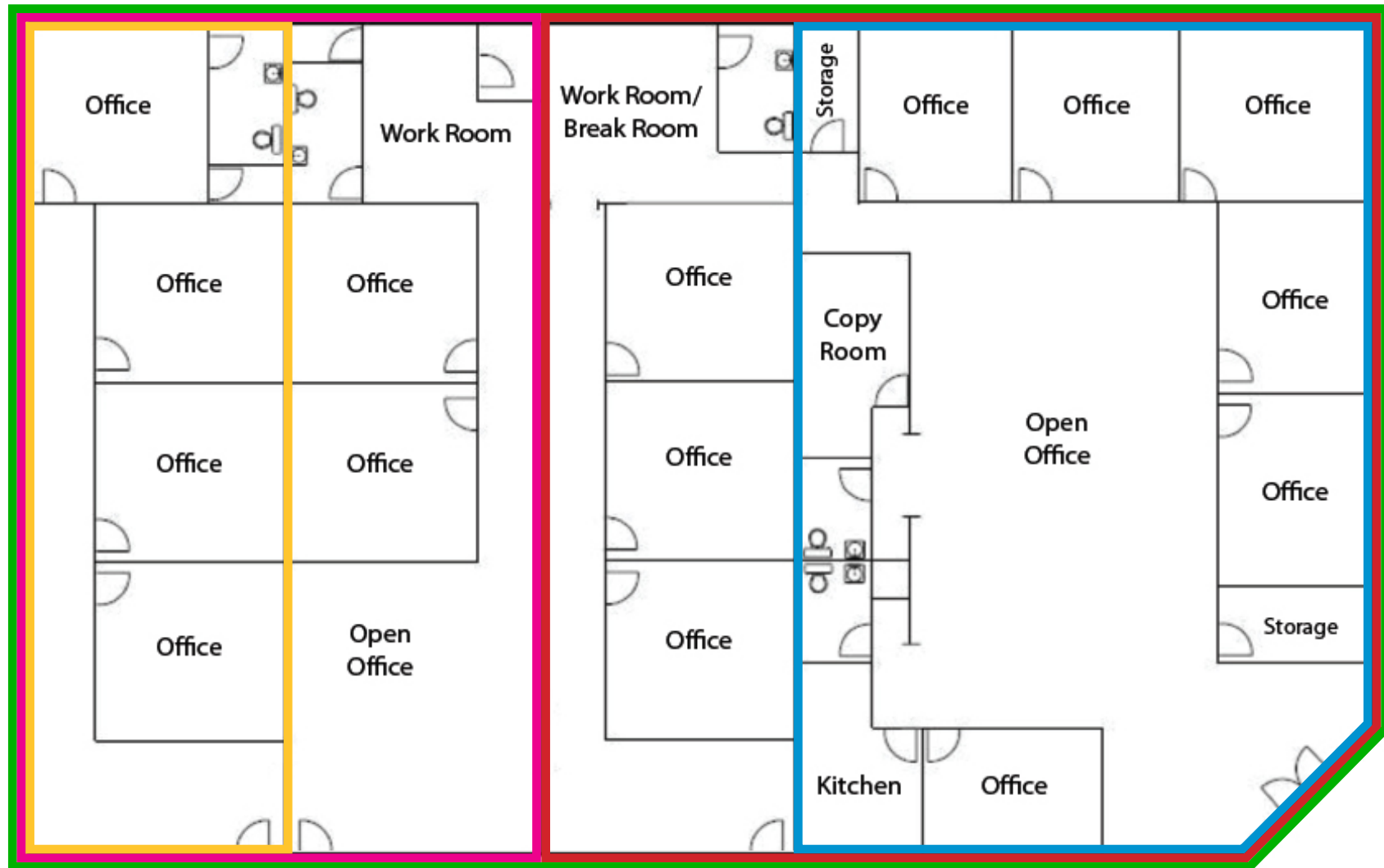
- 3 RECEPTIONS
- CONFERENCE ROOM
- 10 OFFICES
- COPY ROOM
- BREAK ROOM
- 3 STORAGE ROOMS
- 2 BULLPENS
- 4 RESTROOMS

● SUITE 5-6 | ±2,392 SF

- 2 RECEPTIONS
- 5 OFFICES
- 3 STORAGE ROOMS
- BULLPEN
- 2 RESTROOMS

● SUITE 6 | ±1,196 SF

- RECEPTION
- 3 OFFICES
- RESTROOM
- STORAGE ROOM



# CHANDLER OFFICE FOR SALE/LEASE



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