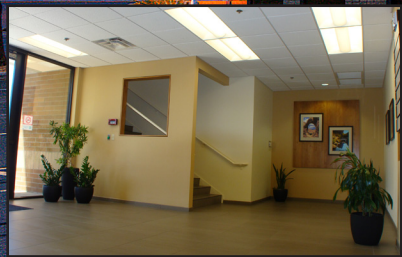


Chandler Blvd and 44th St PROFESSIONAL OFFICE SUITE FOR LEASE

4435 E. Chandler Blvd • Phoenix, AZ 85048



Upgraded Interiors

Available Suite
Suite 140: ±1,861 SF / \$19.00 MG

Office Suites For Lease \$19.00 MG

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpi.az.com

Shane McCormick
D 480.968.9618
M 480.720.6250
smccormick@cpi.az.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. 
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 06.12.18

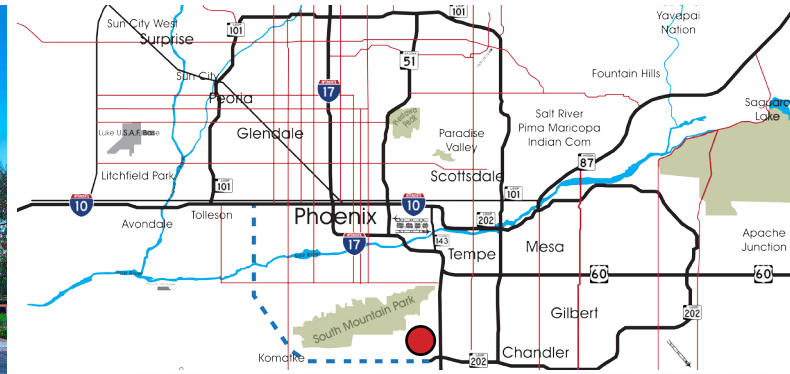
Chandler Blvd and 44th St PROFESSIONAL OFFICE SUITE FOR LEASE

4435 E. Chandler Blvd • Phoenix, AZ 85048



Property Details

- Parking Ratio of 4.56/1,000 SF
- Zoning C-O, City of Phoenix
- Excellent Access to I-10 and S Loop 202
- Minutes from Sky Harbor International Airport and Arizona State University
- Surrounded by Strong Employment Pool



Office Suites For Lease \$19.00 MG

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Shane McCormick
D 480.968.9618
M 480.720.6250
smccormick@cpiaz.com

4435



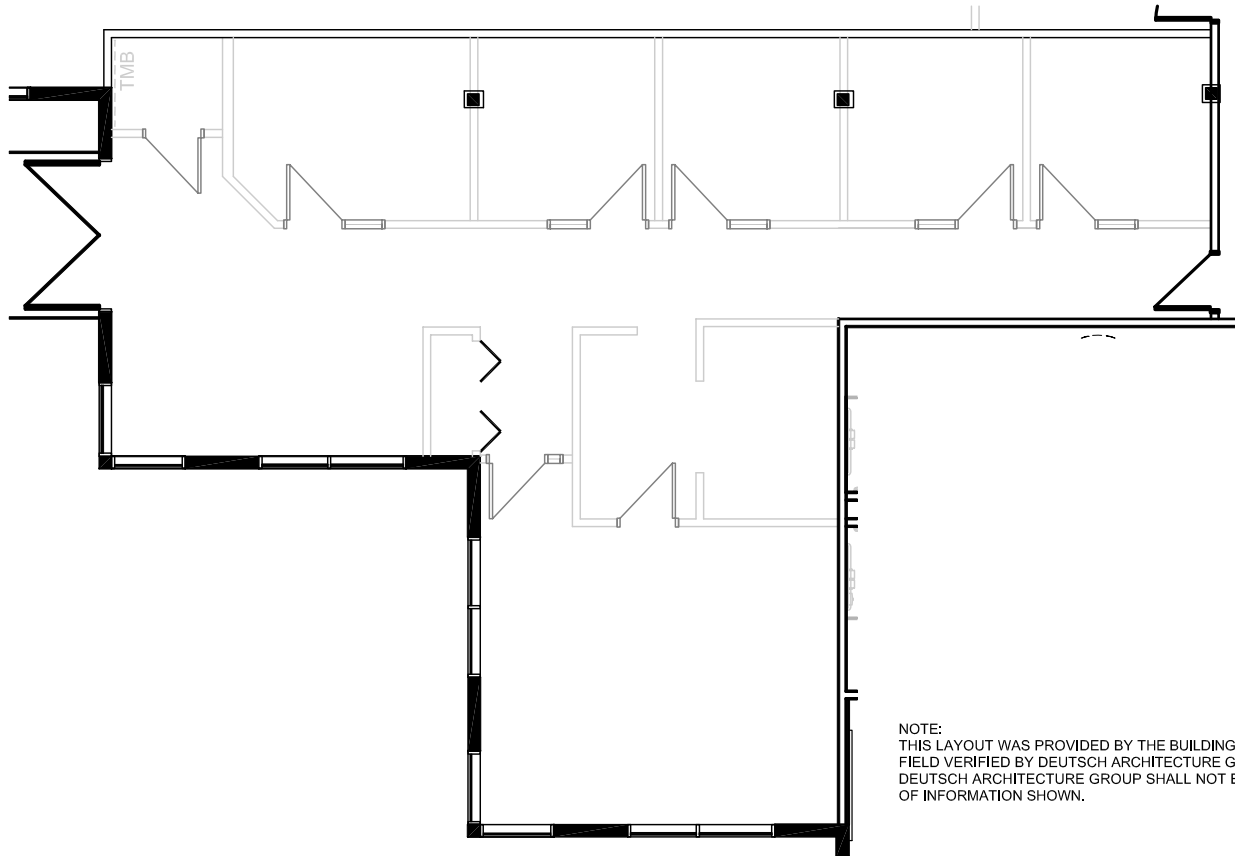
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Chandler Blvd and 44th St PROFESSIONAL OFFICE SUITE FOR LEASE

4435 E. Chandler Blvd • Phoenix, AZ 85048



NOTE:
THIS LAYOUT WAS PROVIDED BY THE BUILDING OWNER AND WAS NOT
FIELD VERIFIED BY DEUTSCH ARCHITECTURE GROUP.
DEUTSCH ARCHITECTURE GROUP SHALL NOT BE RESPONSIBLE FOR ACCURACY
OF INFORMATION SHOWN.

SUITE 140

1,861 SF

SCALE: 3/32"=1'-0"



11.05.14




Office Suites For Lease \$19.00 MG

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpi.az.com

Shane McCormick
D 480.968.9618
M 480.720.6250
smccormick@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 06 12 18