



THE MERIT ON PRICE ROAD

The MERIT



MULTI-STORY

CLASS A OFFICE DEVELOPMENT

totaling

400,000 SQ
FT
IN A

CREATIVE OFFICE

setting

*AND A HIGHLY
PRESTIGIOUS*

location



THE MERIT ON PRICE ROAD

Developed By:



Specializing in Acquisitions, Development, Asset Repositioning, Leasing, Operations, and Selling of Industrial, Flex, and Office Properties, putting 32 years and \$1.4 billion of experience for you.

Designed By:



For 20 years, Butler Design Group has designed and completed well over 40 million square feet of office, industrial, retail, and specialty projects in Metro Phoenix.

Exclusively Represented By:



R. Craig Coppola
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CHANDLER BLVD.



101

202



202

NORTH PARK PLACE

CENTRAL PARK PLACE

SOUTH PARK PLACE



GILA RIVER INDIAN COMMUNITY



GERMANN RD.



THE PROPERTY

**ABUNDANT
PARKING**

IN THE PRESTIGIOUS
**PRICE ROAD
CORRIDOR**

**CONTEMPORARY
DESIGN
FEATURES**

**OUTSTANDING
DEMOGRAPHICS**

AMENITIES



Shopping and
Restaurants



Nearby
Retail



Hotels



Downtown Chandler
Entertainment District

FREEWAY ACCESS

to both East and West Valley Labor Pools.





Garmin
Dayita

CHANDLER BLVD.

202

ARIZONA STATE UNIVERSITY
RESEARCH PARK

Go Daddy

CHANDLER
FASHION CENTER

isola

Bank of America

ROGERS
CORPORATION

101

GM

CVS
CAREMARK

eBay

PayPal

Infusionsoft

Orbital ATK

HEALTHWAYS

202

NORTH
PARK PLACE

CENTRAL
PARK PLACE

SOUTH
PARK PLACE

KOVACH INC.

IRIDIUM

GM
GM FINANCIAL

DIGITAL REALTY TRUST

Walgreens

GERMANN RD.

CyrusOne

GILA RIVER
INDIAN COMMUNITY

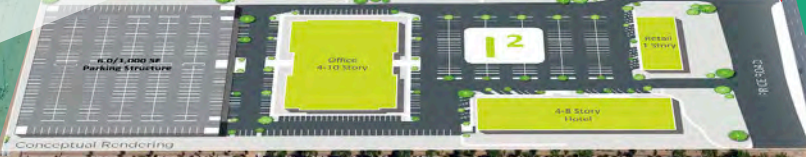
SRP



INGRESS/EGRESS

PRICE RD.

CONTINUUM



WELLS

AMENITY RICH LOCATION

RESTAURANTS



RETAIL



MULTI-FAMILY



SAMPLE FLOORPLANS





Create Your Own Identity...

HOUSING

Class A & B Multi-Family Units
Within 2 mile radius

EXISTING

54 **7,000**
Properties Number of Units

AVERAGE RENTS

\$850 Studio

\$969 1 Bedroom

\$1,176 2 Bedroom

\$1,422 3+ Bedroom

COMPLETED

VIVE LUXURY APARTMENTS RENTS
1901 W. Germann Rd. Chandler, AZ 85286
194 Units **\$1,000-\$2,599**

**MONTAGE AT
PECOS RANCH**
1616 W. Germann Rd. Chandler, AZ 85244
258 Units **\$860-\$1,395**

**OCOTILLO
BAY**
1189 W. Queen Creek Rd. Chandler, AZ 85248
296 Units **\$995-\$1,698**

**OCOTILLO
SPRINGS**
825 W. Queen Creek Rd. Chandler, AZ 85248
272 Units **\$827 - \$1,011**

CAMELBACK MOUNTAIN

MCDOWELL MOUNTAINS

Stellan Airport
GARMIN
Davita

CHANDLER BLVD.

202

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CHANDLER FASHION CENTER

101

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GILA RIVER INDIAN COMMUNITY

SNP



PRICE RD.

CONTINUUM

WELLS FARGO

DOBSON RD.

CHANDLER DEMOGRAPHICS



CHANDLER POPULATION

255,996 → 316,500
 2016 → 2040
 City of Chandler Planning Division



HOUSEHOLD INCOME

\$74,329
 Median HH Income



EDUCATION

75%
 of Residents have some form of College Education
 chandler.gov



AVERAGE AGE

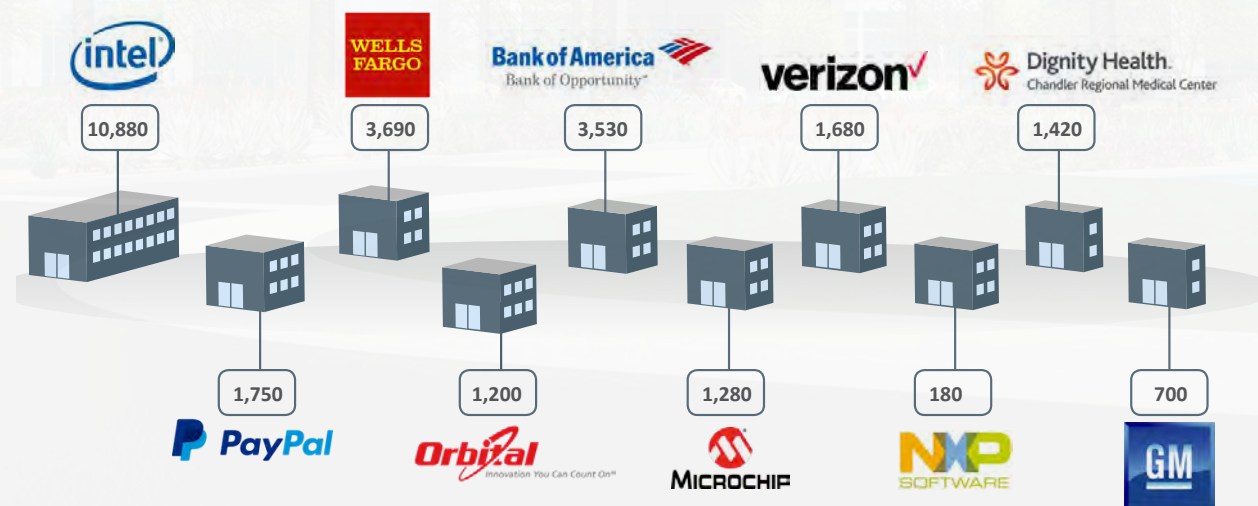
34.9
 Population Age



BEST PLACE TO LIVE IN THE PHOENIX AREA

-Niche, 2018

EMPLOYERS BY NUMBER OF FULL TIME EMPLOYEES



NOTES



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Model Entry View