



San Tan Corporate Center I & II



3100-3200 W RAY RD, CHANDLER, ARIZONA

CBRE

CLASS A OFFICE SPACE FOR LEASE



W PARK AVE

S PRICE RD




S SEVILLE BLVD





W RAY ROAD

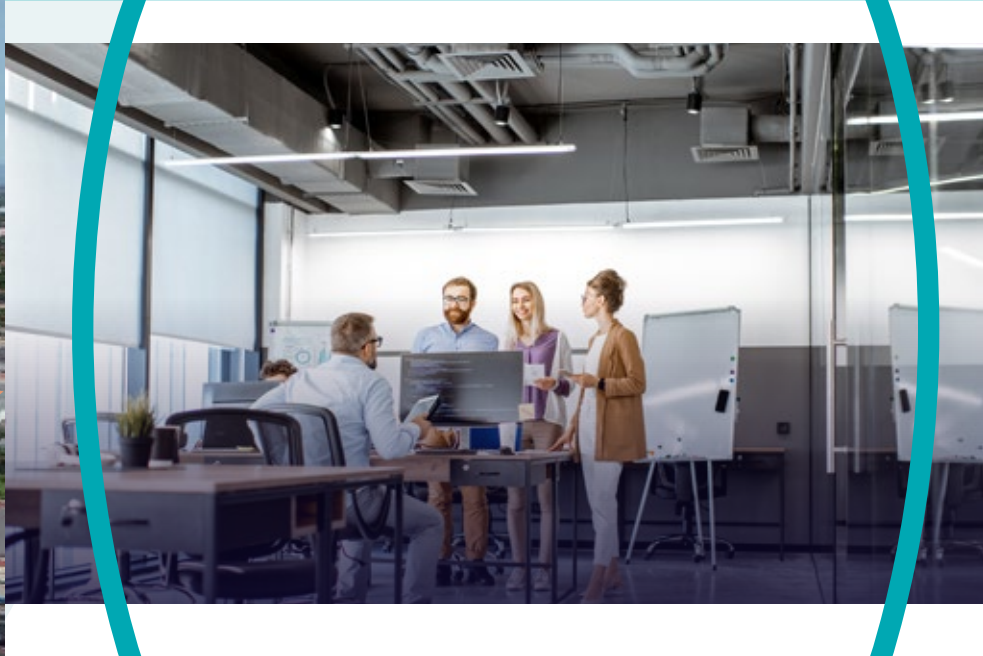


NOT TO SCALE

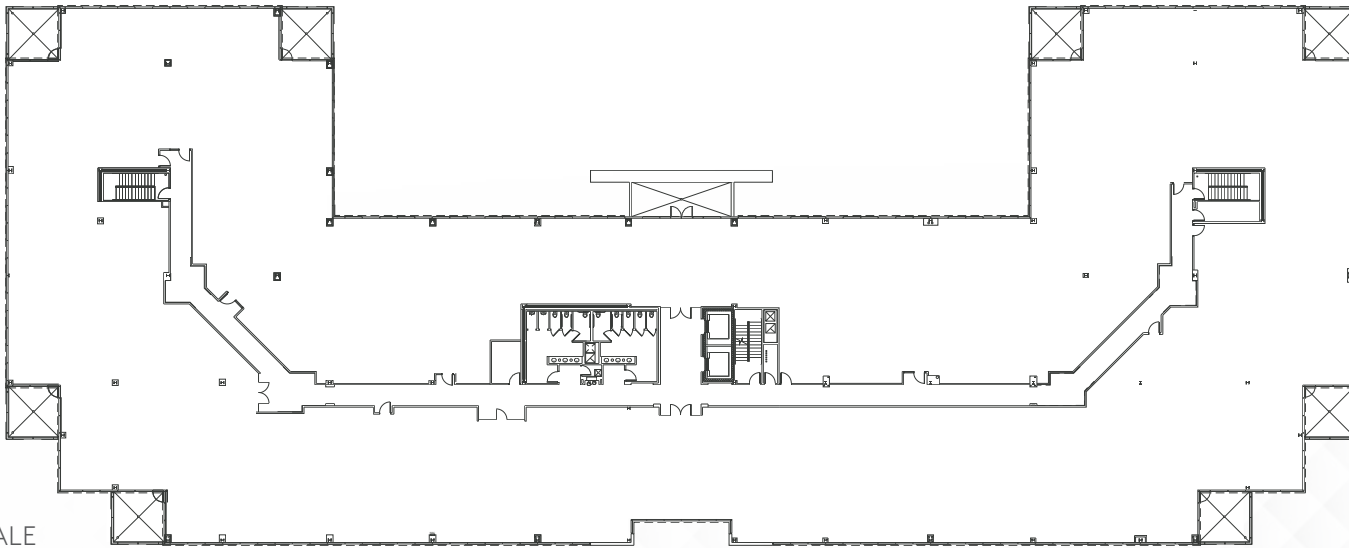
BUILDING FEATURES

-  Two 3-story office buildings totaling $\pm 266,531$ RSF
-  4.7/1,000 parking ratio
-  On-site property manager
-  Conference facility
-  Prominent building signage available

-  Freeway visibility
-  On-site food service and numerous restaurants nearby
-  Excellent ingress & egress from Loop 101 & Ray Road with a full diamond interchange
-  ± 1 mile from Chandler Fashion Center



CLASS A OFFICE SPACE FOR LEASE



TYPICAL FLOOR PLATE

±43,800 RSF



NOT TO SCALE



Class A Finishes



On-site Deli



Outdoor Courtyard



EV Charging



AMENITY RICH AREA



San Tan Corporate Center I & II

fry's
usbank

Albertsons

fry's **BURGER KING** **DEL TACO**

CORONA VILLAGE
CHANDLER GATEWAY
Olive Garden **Cafe Rio**
HOBBY LOBBY **SUBWAY**
BANK OF AMERICA **Red Robin**
MEN'S WEARHOUSE

RAINTREE RANCH CENTER
WHOLE FOODS STARBUCKS FIREED KOREAN EXPRESS

SPROUTS
FARMERS MARKET

CHANDLER FESTIVAL
LOWE'S *Mimi's* **BLACK ANGLUS**
KFC **NORDSTROM** **rack** **ULTA** **McDonald's**

ANDERSEN FIESTA SHOPPING CENTER
Jack **peter piper pizza**
SUBWAY **Denny's**

DUTCH BROS COFFEE
POTBELLY **HYATT PLACE** **TOWNEPLACE SUITES MARRIOTT**

CHANDLER FASHION CENTER
BEST BUY Apple **CHIPOTE** **KOREAN EXPRESS** **WELLS FARGO** **STARBUCKS**
FIREBIRDS **snēkter** *Famous Dave's*
Bj's **BUFFALO WILD WINGS** **FIVE GUYS** **P.F. CHANG'S**
rubio's **Freddy's** **Harkins**
The Cheesecake Factory **BBVA** **Compass** **Jamba**
california PIZZA KITCHEN **WHICH WICH** **NORDSTROM**
macy's **Dillard's** **ZUPAS** **WILDFLOWER**

HIGHTOWN
CHOICE HOTELS **Target**

DUNKIN'

Pizza Hut

STARBUCKS

CHOICE HOTELS

COSTCO WHOLESALE

Hilton
HOTELS & RESORTS

COURTYARD
BY MARRIOTT

DRURY
HOTELS

Hampton
BY HILTON
HOMESIDE SUITES
BY HILTON

NOT TO SCALE

#2

2018 BEST PLACES TO LIVE
IN ARIZONA

Niche.com

#10

2019 BEST PLACE TO FIND
A JOB

Wallethub.com

#2

2018 BEST CITY TO BUY A
FAMILY HOME

Wallethub.com

#12

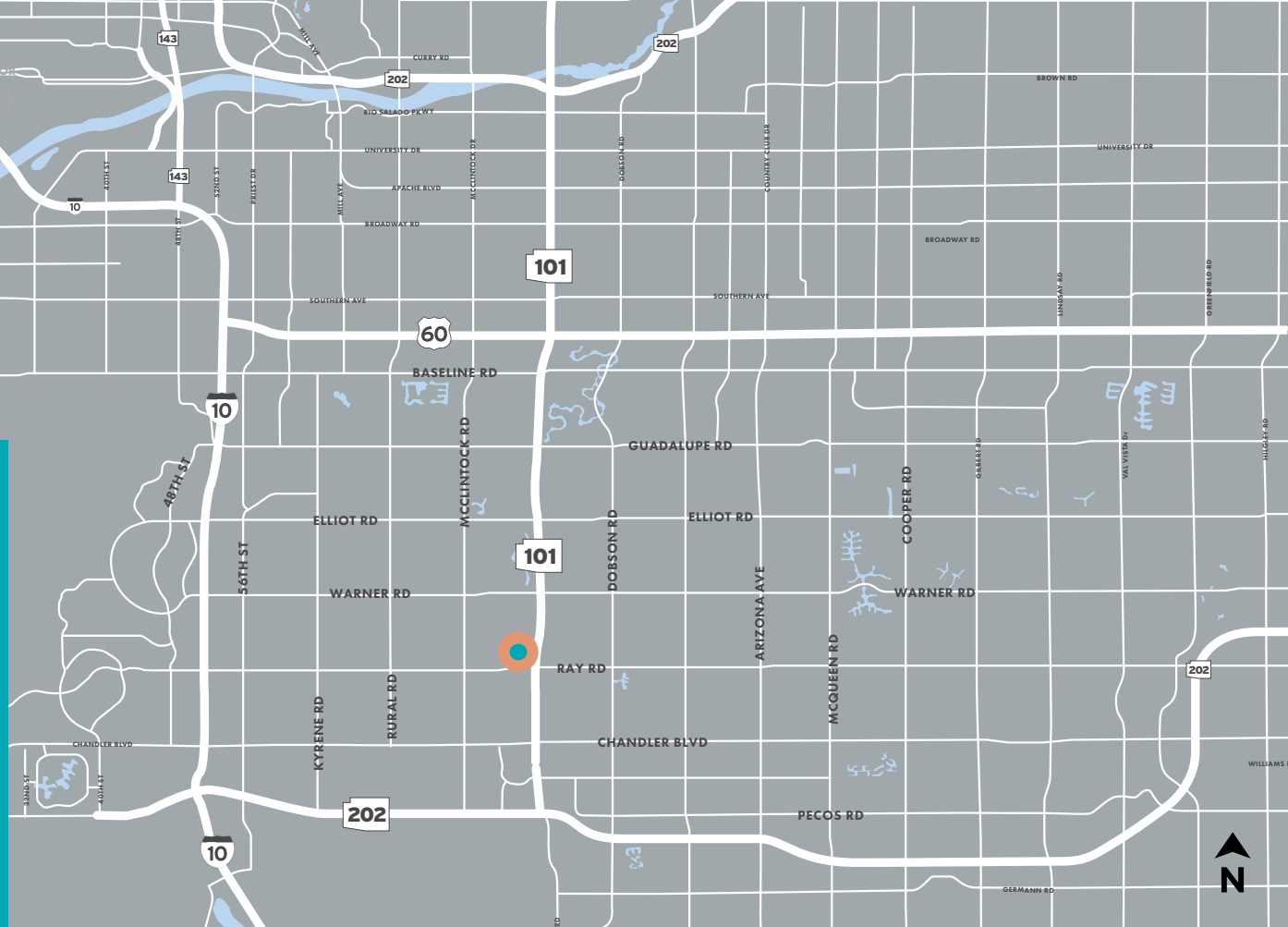
2018 SAFEST CITIES IN THE U.S.

Wallethub.com

#13

2018 BEST CITIES FOR
WOMEN IN TEFCH

SmartAsset.com



NOT TO SCALE

M t W t F S s





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