

**±147,000 SF AVAILABLE FOR LEASE**  
**OFFICE / MANUFACTURING (DIVISIBLE)**  
**STATE-OF-THE-ART FACILITY**

# CHANDLER **TECHNOLOGY CENTER**

**305 NORTH 54TH STREET | CHANDLER, ARIZONA**

**James Harper**

Director  
+ 1 602 468 8585  
james.harper@cushwake.com

**Pete Klees**

Senior Director  
+ 1 602 224 4415  
pete.klees@cushwake.com

**Paul E. Boyle**

Executive Director  
+ 1 602 224 4414  
paul.boyle@cushwake.com

**Rick Danis**

Executive Director  
+ 1 602 224 4405  
rick.danis@cushwake.com

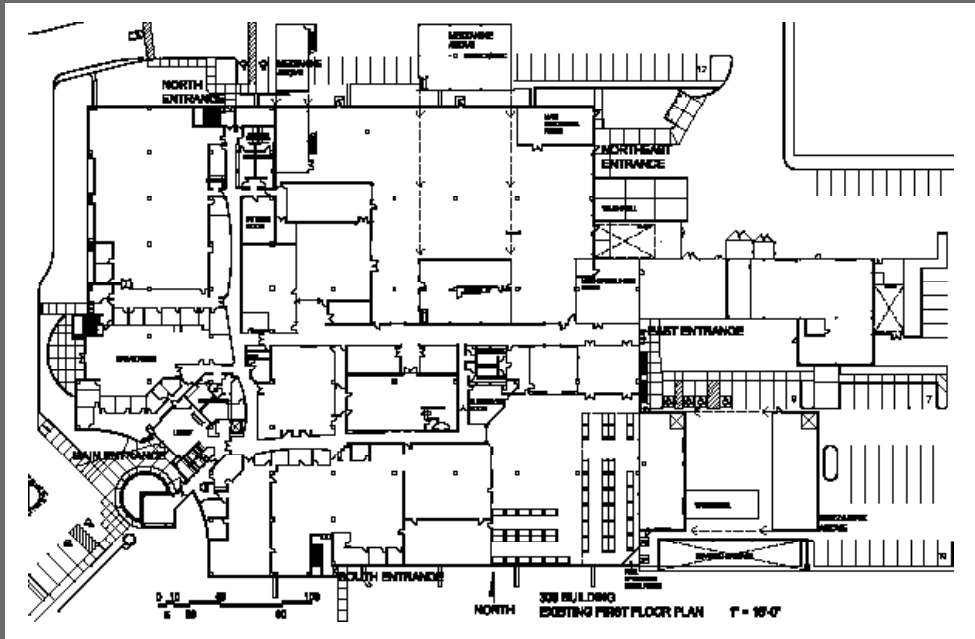


**CUSHMAN &  
WAKEFIELD**

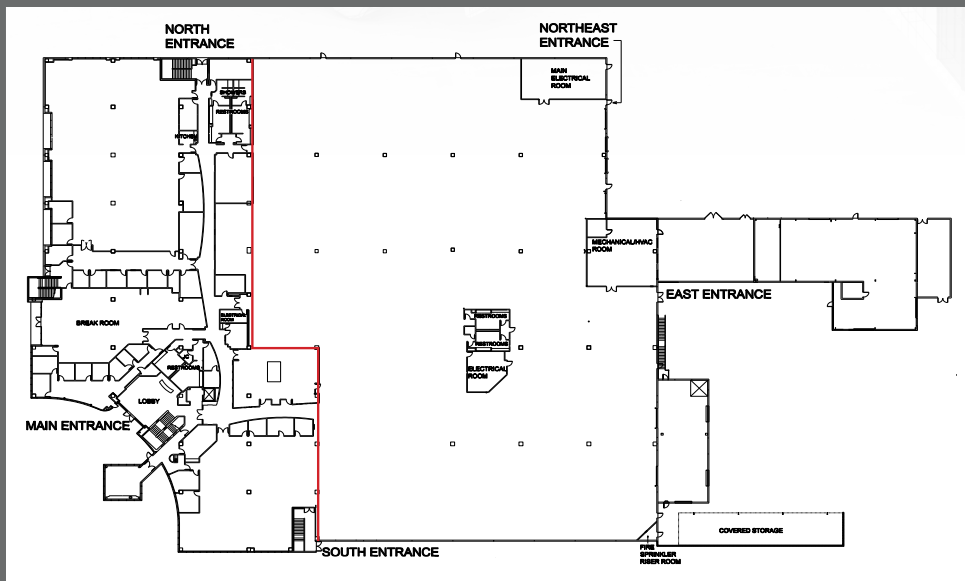


305 NORTH 54TH STREET | CHANDLER, ARIZONA

Actual Floor Plan



Alternate Floor Plan



## BUILDING FEATURES

- ±147,000 SF
- ±50,000 SF of office on two floors
- Chilled water air conditioning system (800 tons, 2 units) with additional flat plate system
- ±100,000 SF of manufacturing/lab/assembly and clean room areas
- Truckwells with levelers (three)
- Up to 450 parking spaces
- 8,000 amps of 277/480 volt power, fed from two substations
- Elevator served
- Liquid nitrogen, CDA (air lines), 40KV UPS system etc.
- 2 X 7.5 ton cranes
- Zoning: I-1, City of Chandler
- 28 feet minimum clear height

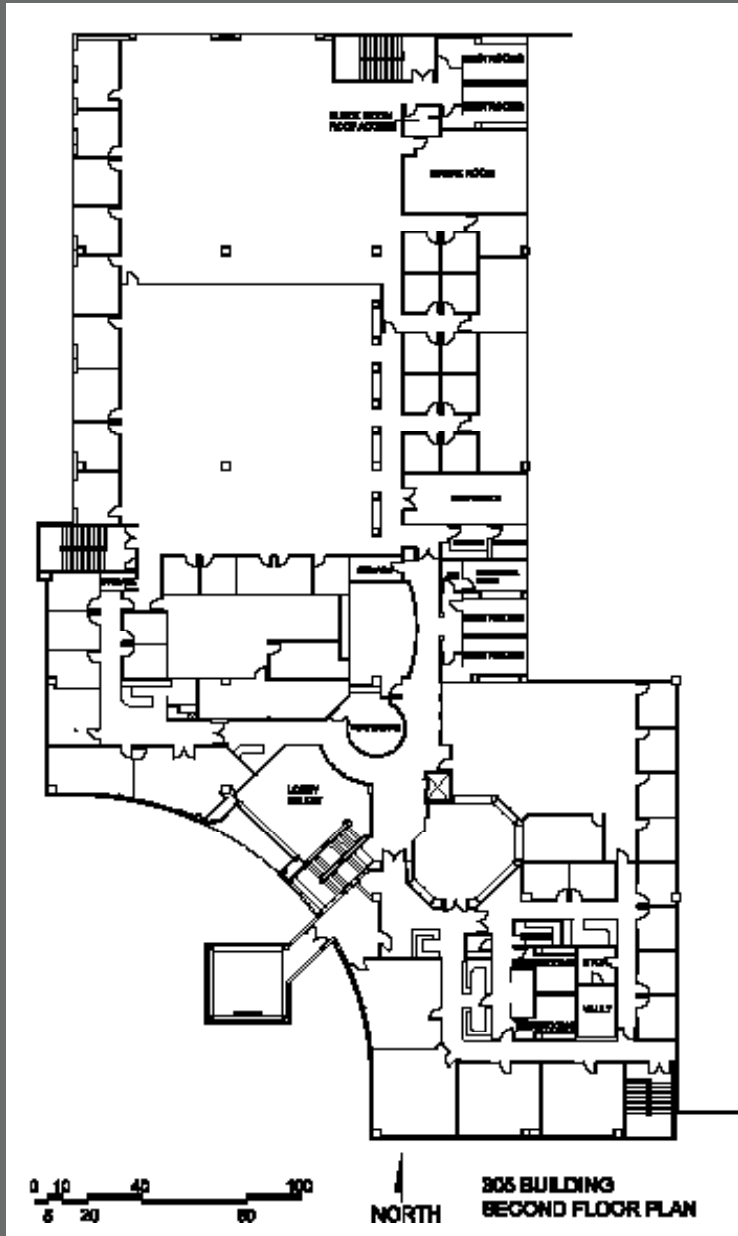


# CHANDLER

# TECHNOLOGY CENTER

305 NORTH 54TH STREET | CHANDLER, ARIZONA

2nd Floor Layout - ±37,000 SF



## SITE FEATURES

- Parking Garage Adjacent
- Heavily Landscaped
- Dramatic Fountain Entry
- Two Lighted Intersections for Ingress/Egress
- Direct Access To I-10 Freeway
- Fully Equipped Cafeteria
- Hotels, Restaurants, Bus Service, Child Care, Retail & Recreation Within Walking Distance

## PROPERTY FEATURES

- Two Story Conference Center
- Class 10,100,1000 Clean Room Area
- Custom & High Grade Furnishings
- Vicon Security Camera System
- Identocard System
- Alerton Energy Management
- Redundant Power Sources
- High Efficiency Chilled Water Cooling System with Heat Exchanger
- Phone and Data Network Components



# CHANDLER TECHNOLOGY CENTER

305 NORTH 54TH STREET | CHANDLER, ARIZONA

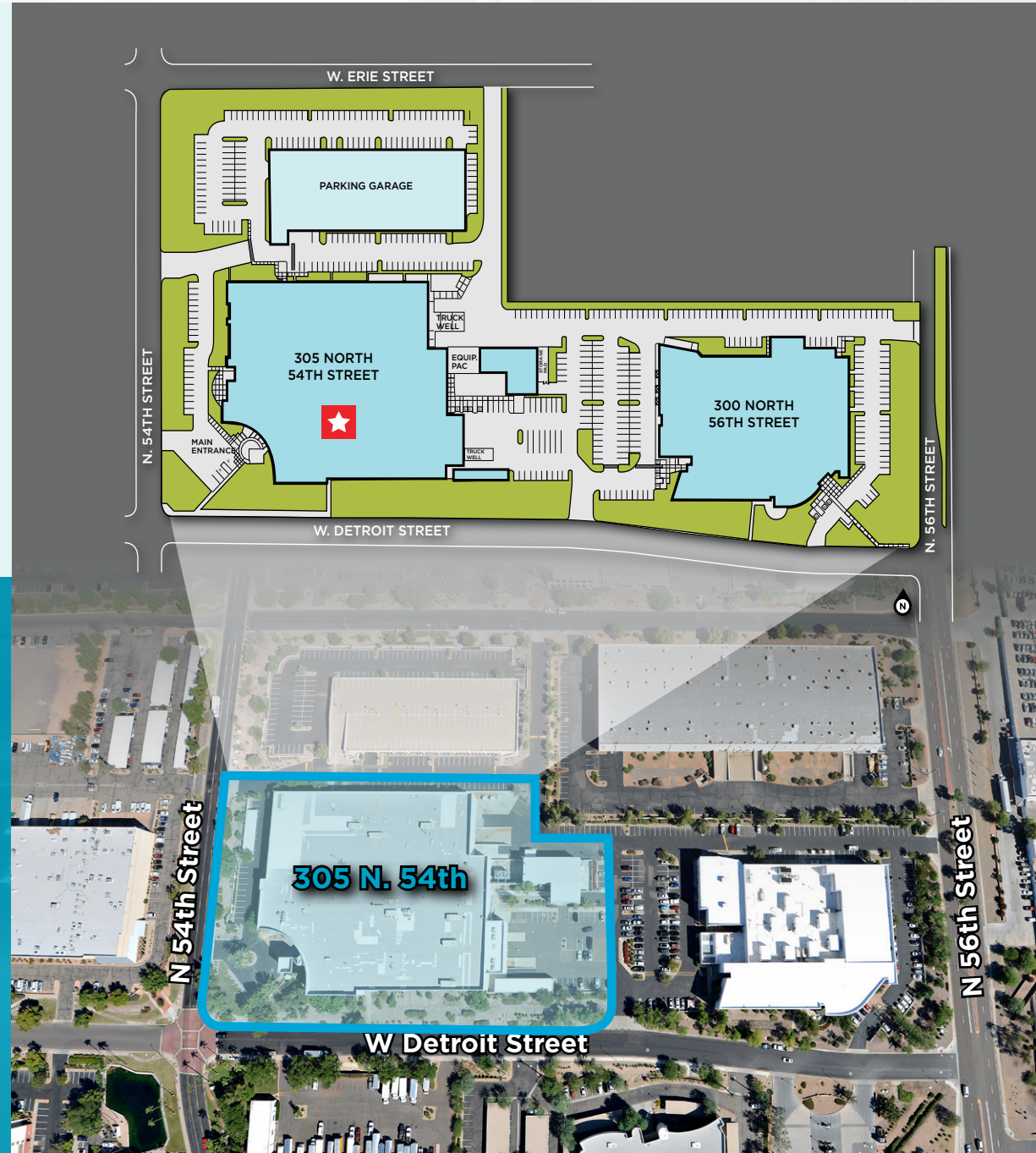
The city of Chandler has seen unprecedented growth in its innovation and community over the past 10 years. With the addition of nearly 100,000 citizens over the past decade, the city boasts a population of nearly 250,000 young, affluent and highly educated residents, with nearly 70 percent having some college experience.

Voted one of the "100 Best Places to Live" in the U.S. by Money Magazine, Chandler offers a variety of housing that suits every lifestyle and budget. The city offers a unique blend of urban environment and suburban living. Residents enjoy beautiful resorts, world-class golf, endless choices for dining and shopping and a vast array of entertainment options making it an exciting place to live and work.

Chandler is strategically located in one of the fastest growing urban centers in the nation. Employers have access to nearly 2 million workers within a 30 minute drive time. With its corporate friendly environment and diverse, well-educated workforce, industry leaders such as Intel and Microchip Technology are utilizing this labor force to continually expand Chandler's high-technology base.

## LARGEST PRIVATE SECTOR EMPLOYERS

EMPLOYER	NUMBER
Intel	11,400
Bank of America	3,500
Verizon Wireless (incl. Regional HQ)	2,400
Wells Fargo Ocotillo Corporate Campus	2,200
Ebay/PayPal	2,000
Chandler Regional Medical Center	1,784
Orbital ATK	1,650
Microchip Technology	1,600
Freescale Semiconductor	1,450
Avnet	1,000
Safelite Auto Glass	1,000
General Motors	1,000
Rogers Corporation	750
Infusion Soft	700
Toyota Financial	650
Pearson Education	550



**Paul E. Boyle**  
Executive Director  
+ 1 602 224 4414  
paul.boyle@cushwake.com

**Rick Danis**  
Executive Director  
+ 1 602 224 4405  
rick.danis@cushwake.com

**Pete Klees**  
Senior Director  
+ 1 602 224 4415  
pete.klees@cushwake.com

**James Harper**  
Director  
+ 1 602 468 8585  
james.harper@cushwake.com

