



# ASCEND

AT CHANDLER AIRPORT CENTER



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[irgens.com](http://irgens.com)

## OWNERSHIP / DEVELOPMENT TEAM

Since 1983, Irgens has been leading the process of achieving customer, investor, employee and community goals by creatively providing professional, results-oriented real estate solutions. This commitment has led to hundreds of successful healthcare and commercial real estate development projects, totaling more than \$2 billion in value. Today, our real estate experts are based in Milwaukee, Chicago and Phoenix. We perform together in these markets and throughout the United States as one seamless team, delivering high-level industry expertise and insight, single-source accountability on projects and value-added services to clients in the commercial and healthcare market sectors.



[cushmanwakefield.com](http://cushmanwakefield.com)

## LEASING TEAM

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com) or follow @CushWake on Twitter.



**ASCEND**  
AT CHANDLER AIRPORT CENTER



# ASCEND

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[ as • cend ] verb

**TO RISE TO A HIGHER POINT**

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**Flexible**

**RESPONSIVE TO  
USER/TENANT NEEDS**

**QUALITY**

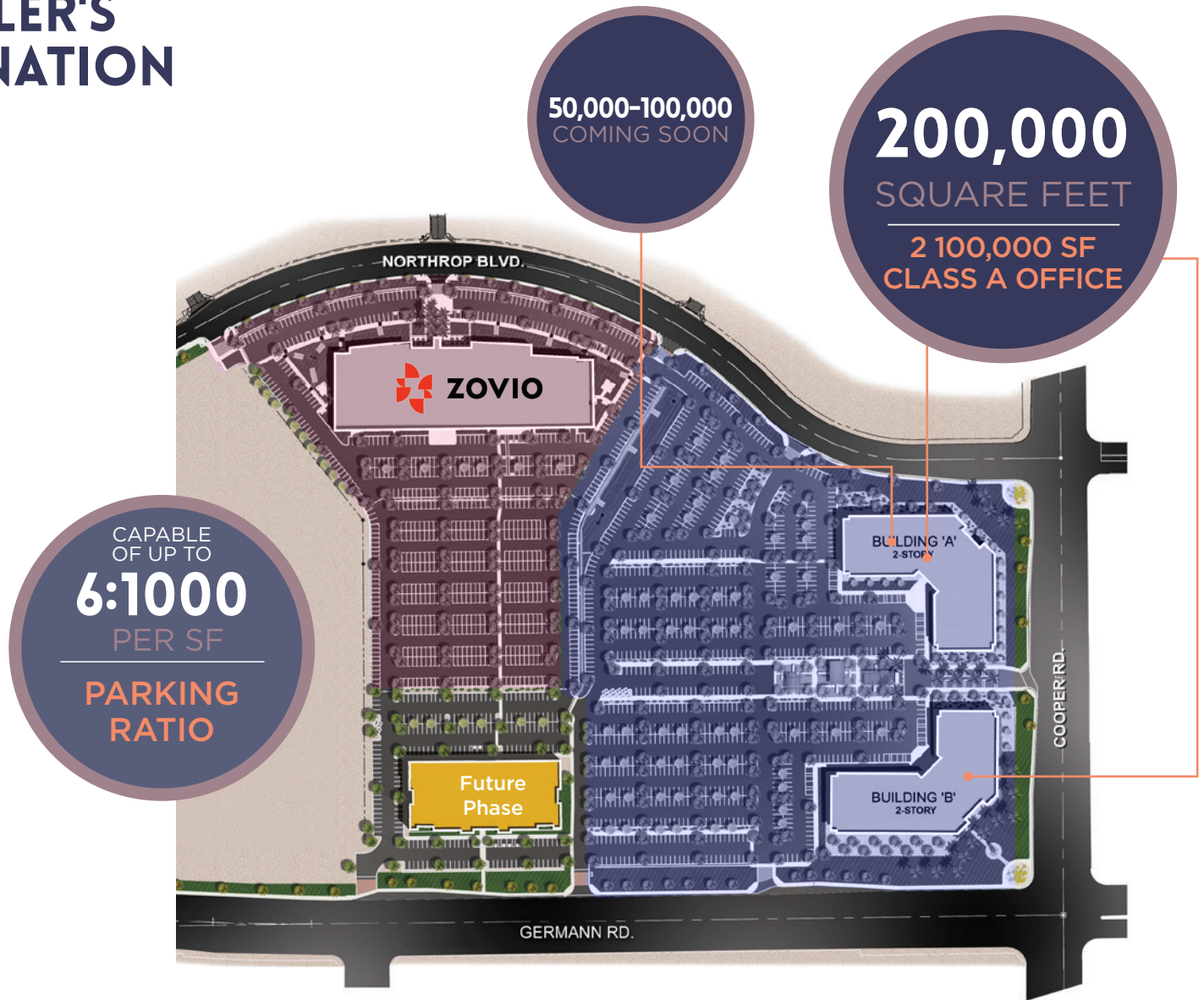
**PROGRESSIVE**

**FUNCTIONAL**

# JOIN ZOVIO AT CHANDLER'S HOTTEST OFFICE DESTINATION

## Expandable Campus Opportunity

- 100,000 - 200,000 SF of Class A office space
- Campus environment
- Ability to accommodate build-to-suit requirements of various sizes, with design tailored to the unique needs of each user
- Progressive building floor plans, providing maximized workplace utilization, functionality and operational workflow efficiencies
- Energy-efficient building system design encourages minimal utility and natural resource usage
- Overall parking ratio capable of up to 6/1,000 per SF
- Prominent freeway pylon and building signage available
- Multiple points of entry & exit throughout the park
- Highly visible and accessible location adjacent to the SanTan 202 Freeway, providing businesses with convenient access to nearly 2 million residents within a 30-minute commute
- Only 6 minute drive time from Loop 101/202 interchange
- Unmatched proximity to a highly educated & skilled labor pool
- Nearby regional amenities include Chandler Fashion Square, Phoenix-Mesa Gateway Airport, Chandler Municipal Airport, hotels and upscale dining
- Numerous regional hospitals, medical facilities and higher-education institutions within close proximity



# CAMPUS INFRASTRUCTURE

## UTILITIES

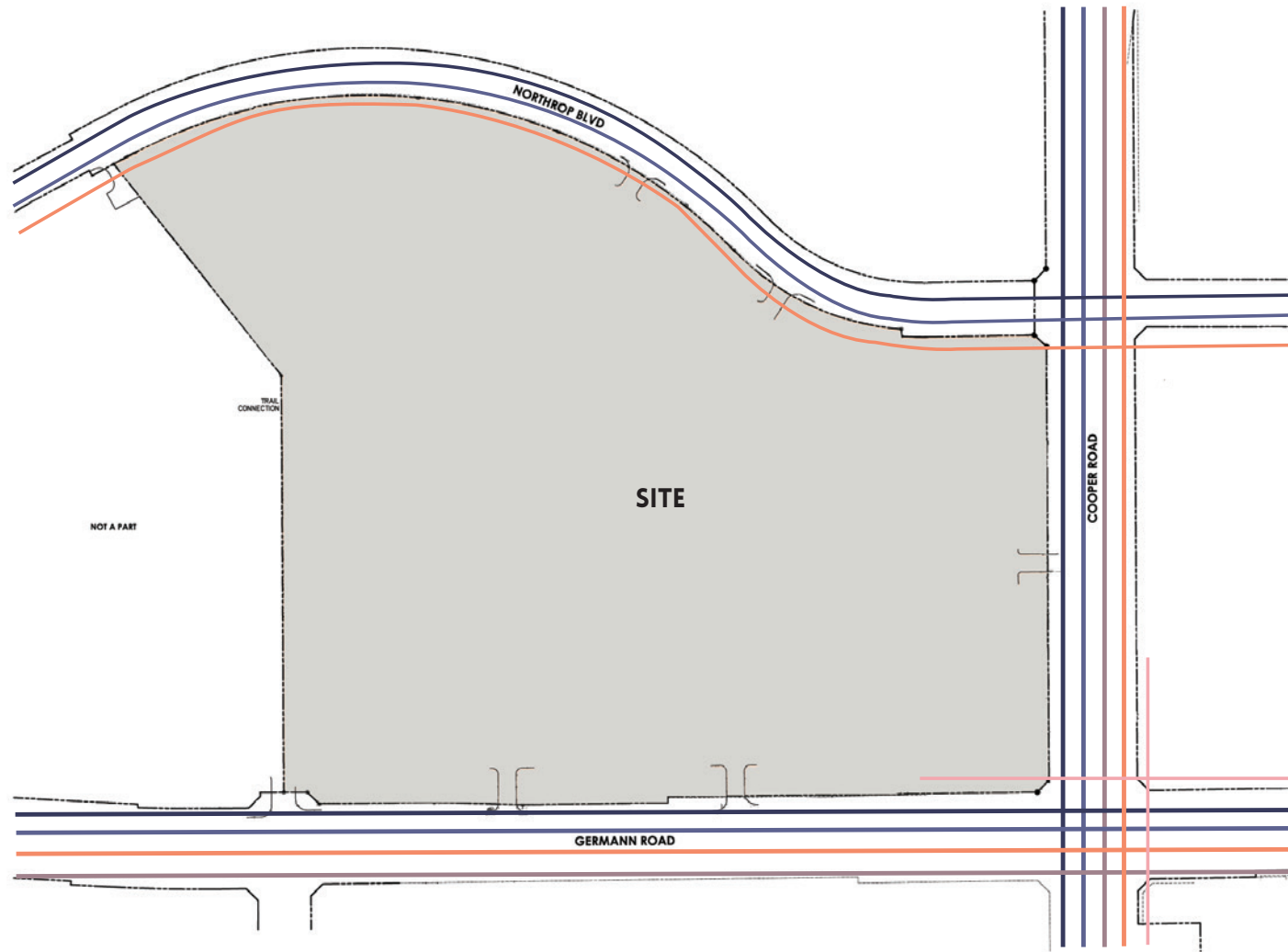
 ||| **WATER**  
*City of Chandler*

 ||| **SEWER**  
*City of Chandler*

 ||| **ELECTRIC**  
*SRP*

 ||| **TELECOMMUNICATIONS**  
*CenturyLink*

 ||| **NATURAL GAS**  
*Southwest Gas*

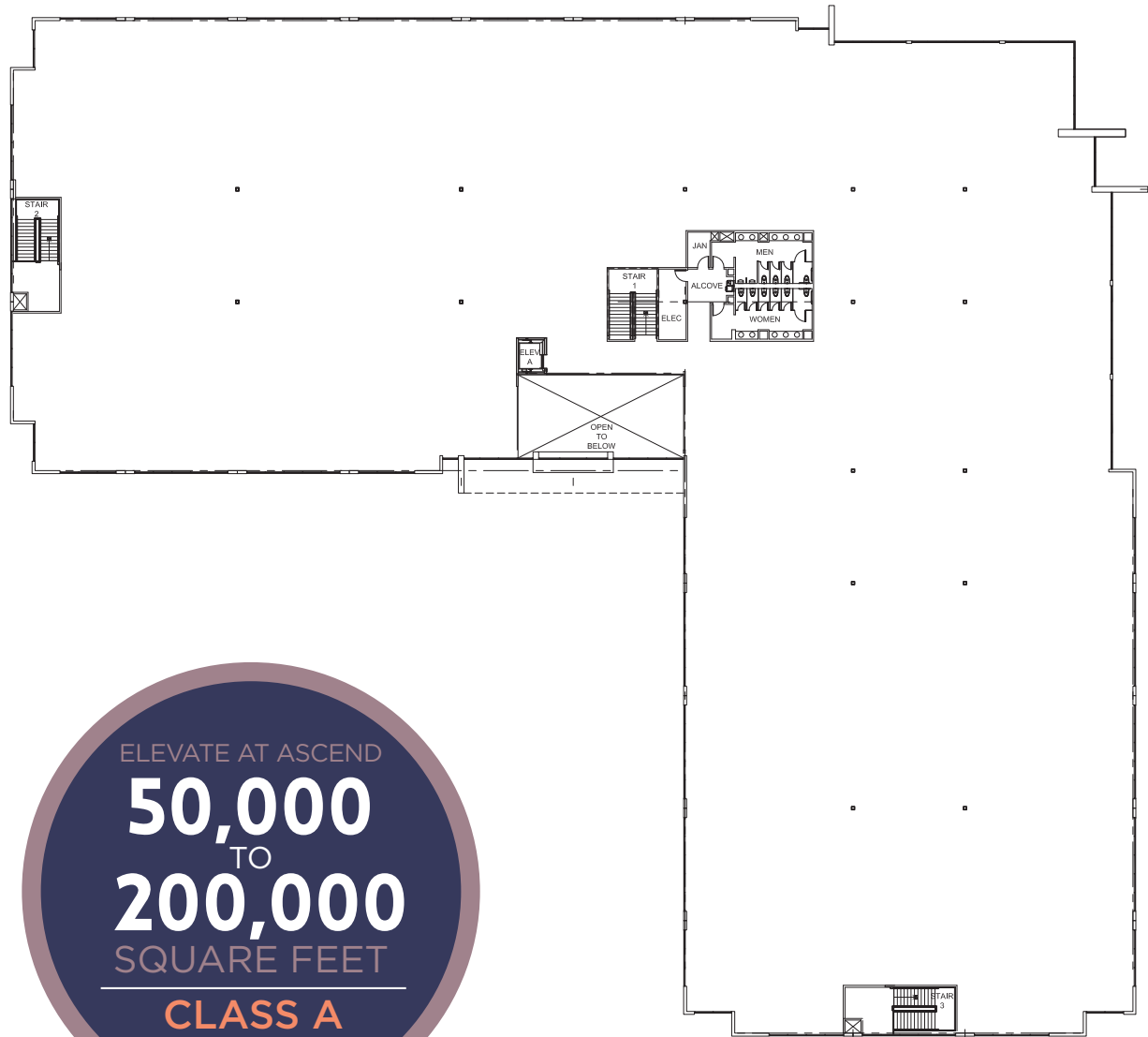


# ELEVATE AT ASCEND

## Typical Floor Plate

### Office Features

- 2 story Class A buildings
- ±50,000 to ±100,000 SF available per building
- ±200,000 SF total available
- Redundant utility power capability



ELEVATE AT ASCEND  
**50,000**  
TO  
**200,000**  
SQUARE FEET  
**CLASS A**  
**OFFICE**

# LOCATION

NWC S. COOPER ROAD & E. GERMANN ROAD, CHANDLER, AZ 85286

## Office Features

- Convenient access to San Tan Loop 202 via full diamond interchange at Cooper Road
- Located in close proximity to hotels, restaurants and more than 1,000,000 SF of retail
- SanTan Loop 202 traffic count of 75,000 cars per day
- Easy access in the heart of Chandler Airport Center with multiple points of ingress/egress through Northrop, Germann and Cooper Roads

## Site Features



±31-ACRE PLANNED  
OFFICE/FLEX CORPORATE  
BUSINESS PARK



CONTEMPORARY OFFICE/  
FLEX ENVIRONMENT IDEAL  
FOR TECHNOLOGY-CENTRIC  
USERS



HEAVY EXISTING  
UTILITY  
INFRASTRUCTURES  
TO SITE



PROMINENT FREEWAY  
PYLON AND BUILDING  
SIGNAGE AVAILABLE



FLEXIBLE BUILD-TO-SUIT  
OPPORTUNITIES FOR CORPORATE  
USERS RANGING FROM ±50,000 SF  
TO ±400,000 SF





Planned Luxury Apartments  
483 Units - Robson Communities

Planned Luxury Apartments  
556 Units - Mark-Taylor Residential

Chandler  
Regional  
Airport

MCQUEEN ROAD

202  
LOOP 202 (95,678 VPD)

GERMANN ROAD

FUTURE PHASE

ZOVIO

CDW

Ottawa  
University

# ELEVATE AT ACSEND

BUILDING B

BUILDING A

**DRURY**  
INN & SUITES

Planned Hotel  
(180 Rooms)

NORTHROP ROAD

COOPER ROAD



# AREA AMENITIES



# WHY ASCEND? | LOOK AT THE NUMBERS.



**257,948**

POPULATION



**4.8%**

GROWTH IN  
POPULATION  
SINCE 2010



**34.9 YRS**

MEDIAN AGE  
OF RESIDENTS



**~75%**

ARE COLLEGE  
EDUCATED



**\$273,600**

MEDIAN HOME  
VALUE



**2<sup>ND</sup>**

HIGHEST MEDIAN  
INCOME IN  
PHOENIX AREA

**6<sup>TH</sup>** Best City in America  
to Find a Job  
*-WalletHub*

**2<sup>ND</sup>** Best Place in America  
to Raise a Family  
*-Livability.com*

**#1** City in Arizona  
for Millennial Job  
Seekers

**2<sup>ND</sup>** Best Phoenix Suburb  
for Millennials  
*-Movato*

**TOP  
10** Best Cities for Families  
*-Livability.com*

**3<sup>RD</sup>** Best City in America  
for Working Parents  
*-CVNET*

# CORPORATE NEIGHBORS



# CORPORATE NEIGHBORS



# LABOR FORCE

## TOTAL POPULATION WITHIN 30 MINUTES OF ASCEND:

**3,060,339**  
2015

**3,277,853**  
2020

## 20 Minute Drive

### Population:

2015 Total Population: 994,090  
2020 Population: 1,064,940  
Median Age: 34

### Housing & Income:

2015 Total Households: 410,820  
2015 Average Home Value: \$272,359  
2015 Median Household Income: \$61,638

## 30 Minute Drive

### Population:

2015 Total Population: 1,715,376  
2020 Population: 1,833,875  
Median Age: 34.6

### Housing & Income:

2015 Total Households: 747,570  
2015 Average Home Value: \$261,609  
2015 Median Household Income: \$53,986

## 10 Minute Drive

### Population:

2015 Total Population: 212,494  
2020 Population: 230,813  
Median Age: 33.3

### Housing & Income:

2015 Total Households: 77,825  
2015 Average Home Value: \$268,084  
2015 Median Household Income: \$79,052

# DRIVE TIMES

**Downtown Phoenix**  
31 Minutes  
25.7 Miles

**Sky Harbor Int'l Airport**  
24 Minutes  
22.1 Miles

**ASU Tempe Campus**  
21 Minutes  
16.9 Miles

**Loop 202 & Loop 101 Interchange**  
17 Minutes  
15.2 Miles

**Chandler Fashion Square**  
11 Minutes  
6.8 Miles

**Loop 202 & Loop 101 Interchange**  
7 Minutes  
5.6 Miles

**Williams Gateway Airport**  
15 Minutes  
11.3 Miles

**Loop 202 & I-10 Interchange**  
13 Minutes  
10.1 Miles

**Chandler Airport**  
3 Minutes  
1 Mile



**ASCEND**

**AT CHANDLER AIRPORT CENTER**



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