

**±15,600 SQUARE FEET  
AVAILABLE FOR LEASE  
2ND FLOOR OFFICE**

**CHANDLER**

**TECHNOLOGY CENTER**

**300 NORTH 56TH STREET | CHANDLER, ARIZONA**

**Chris Jantz**  
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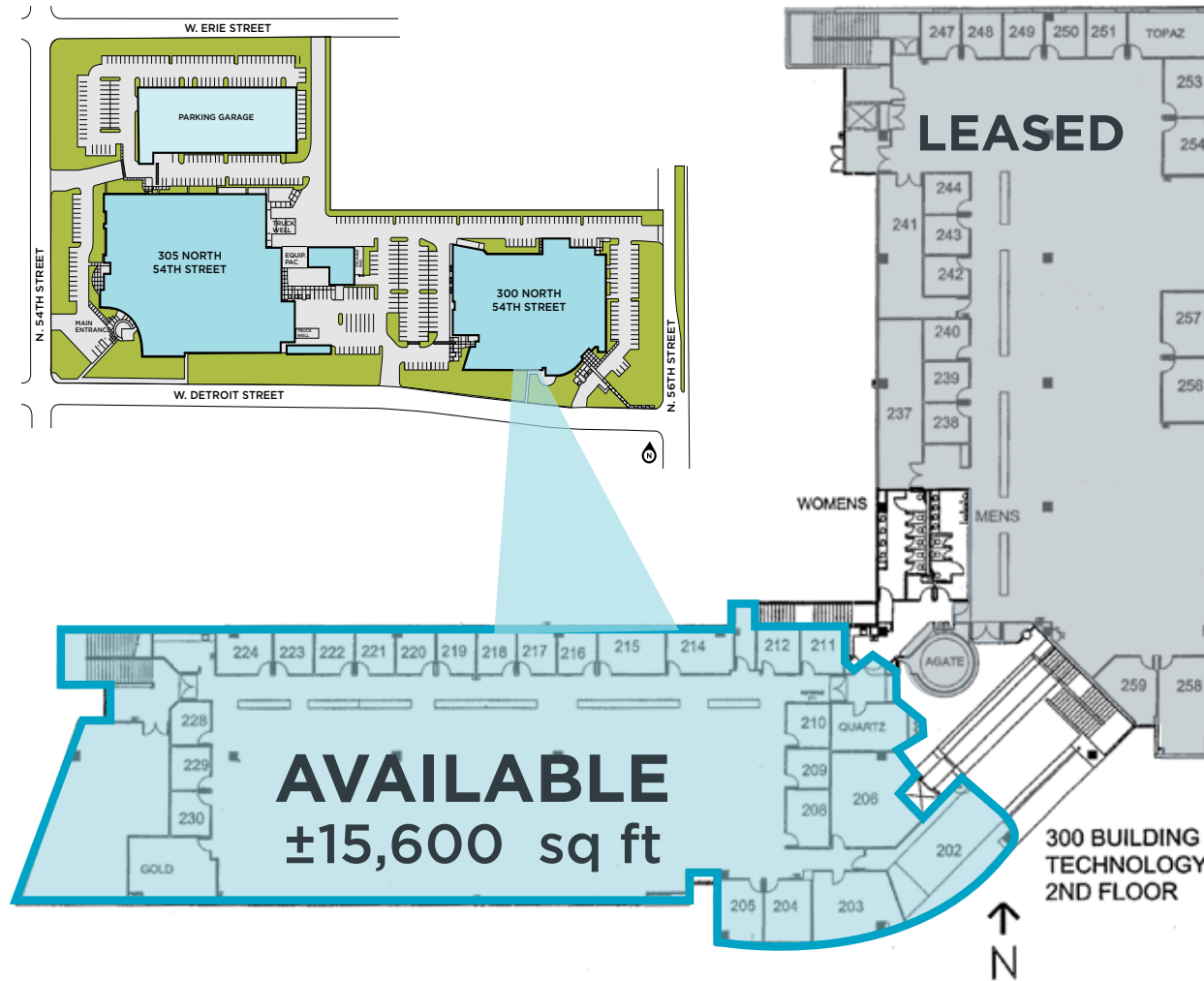
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## AVAILABLE SPACE

- ±15,600 square feet
- Class "A" office space
- 2nd floor

## PROPERTY FEATURES:

### Electrical

- 1 - 400KW emergency Caterpillar generator

### HVAC/Mechanical systems

- Alerton EMS system - Building automation
- 2 - McQuay Chillers 350 ton (redundant)

### Card Access

- Identocard system in place. Utilizes proximity cards

### Parking:

- 5/1,000 parking available

### Amenities:

- 21 private offices, large bullpen, large training room, 2 conference rooms
- 24/7 security
- 15 minutes to Sky Harbor International Airport
- Close proximity to numerous restaurants, hotels, and shopping, such as Casa Paloma, Chandler Pavilions, and Ahwatukee Foothills Towne Center.

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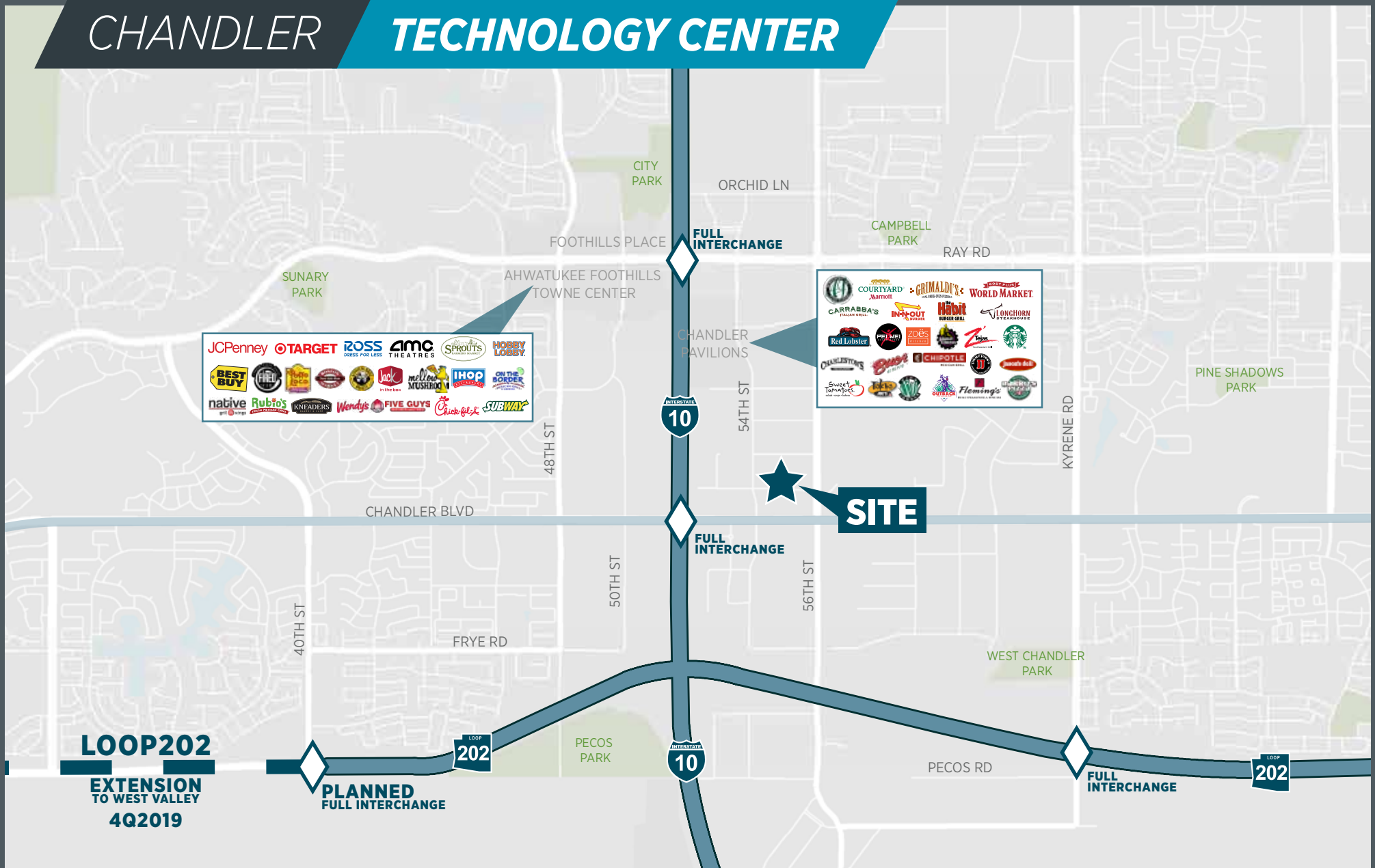
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