

2625

at Chandler Freeway Crossing

Three-Story Class A, Office Building
±159,030 SF

CFC

MARK IV CAPITAL
Celebrating Over Forty Years • Founded in 1974


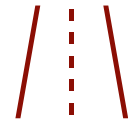
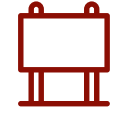

JLL

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Your Next Corporate Home

Located in the heart of the Price Road Corridor, 2625 at Chandler Freeway Crossing (2625 West Geronimo Place) is the ideal opportunity for a user seeking a corporate campus environment. The Mark IV Capital-owned property offers:

- 
 Easy access to Loop 101 and 202 freeways
- 
 1/2 mile freeway frontage
- 
 60' tall freeway monument sign
- 
 6.5/1,000 parking



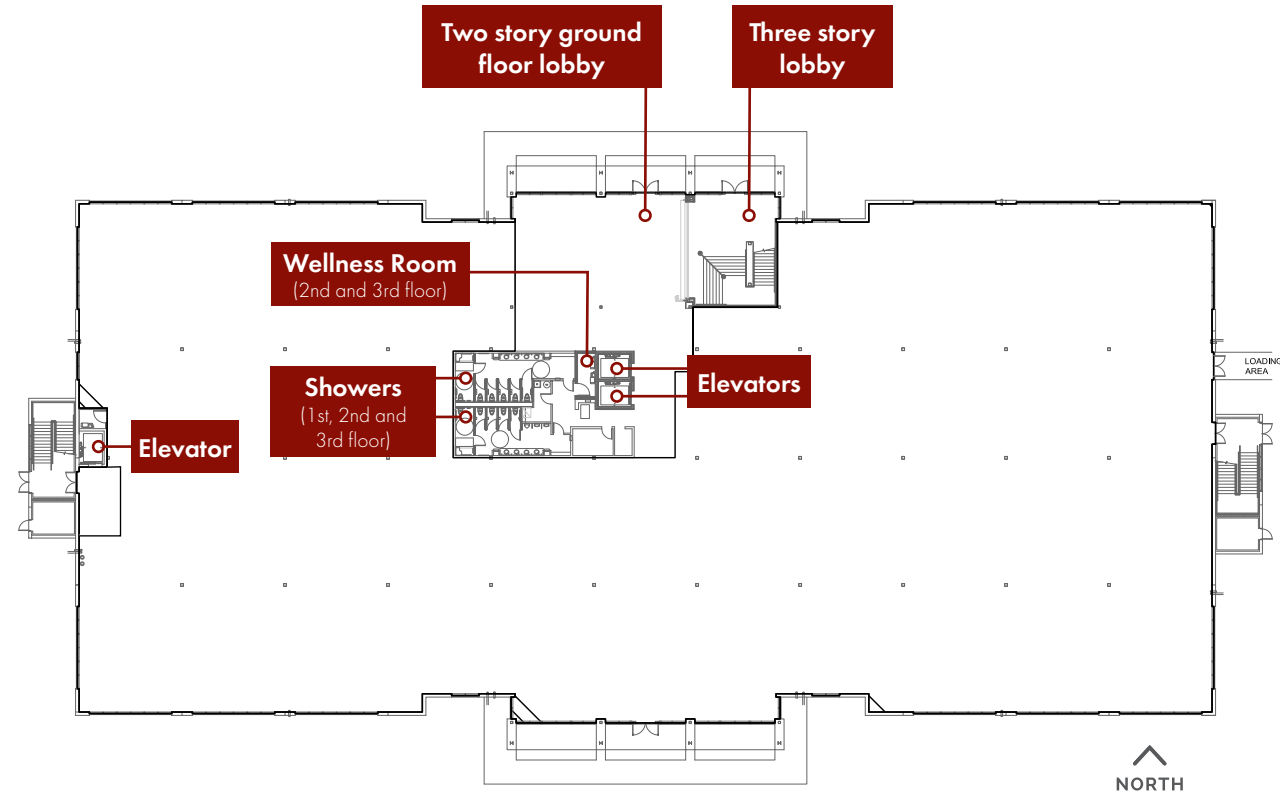
More user efficiency

2625 at Chandler Freeway Crossing is being built to LEED certifiable standards with:

- 
 ± 159,030 SF
- 
 ±52,000 SF wide open floor plates
- 
 16' Slab to deck clear height
- 
 Roof deck for tenant use

Adjacent Future Building 2775 is also available offering ±150,000 square feet.

Typical Floorplate - ±52,000 SF



The Power of the Southeast Valley

The Price Road Corridor is an ideal location for leading-edge technology companies and serves as regional headquarters for several notable companies.



Nationwide community rankings (2018-19) include:
(Rankings by WalletHub and Value Penguin)

- No. 1 Best Cities to Find a Job
- No. 2 Best Cities to Buy a Family Home
- No. 3 Best Cities to Rent



1,840,741 residents within a 30-minute drive time

919,482 residents within a 20-minute drive time



47% population with a college degree within a 10-mile radius (Age 25+)



Within an approximate 18-minute drive time



Close proximity to ASU's 52,000 students (Tempe campus)



Over 240 retail and dining amenities



6 hotels within a 1-mile radius

Amenities within two miles

Restaurants

- | | | | |
|----------------------------|--|------------------------|-----------------------------|
| Abuelo's | Cylo | Los Taquitos | Red Robin |
| Asian Corner Café | Dairy Queen | Lucky Lou's Grill | Rocket Burger & Subs |
| Auntie Anne's | Doughlicious Desserts | Majerle's Sports Grill | Rosati's Pizza |
| Barro's Pizza | Doughnuttery | McDonald's | Rubio's |
| Beijing Restaurant | Dunkin' Donuts | Meridim Kitchen | Starbucks |
| Benihana | Famous Dave's | Mimi's Café | Steak Escape |
| Biscuits Café | Filiberto's | Nando's Mexican Café | Subway |
| BJ's Restaurant | Firebirds | Nekter Juice Bar | Sunny's |
| Black Angus | Fired Pie | NYPD Pizza | Tacos and Tequila |
| BLD Chandler | Five Guys | Olive Garden | Thai Express |
| Boba Tea Company | Freddy's Frozen Custard & Steakburgers | Oregano's | Thai Rama |
| Buffalo Wild Wings | Fuzziwig's Candy Factory | P.F. Chang's | The Bistro |
| Burger King | Godiva | Panda Express | The Cheesecake Factory |
| Café Rio Mexican | Gyros Express | Pastries N Chaat | The Hungry Monk |
| Café Zupas | Haagen-Dazs | Peter Piper Pizza | The Ivy |
| California Pizza Kitchen | Hibachi-San | Pieology Pizza | The Keg |
| Carlo & Emilie's Deli | In-N-Out Burger | Pita Heaven | The Old Spaghetti Factory |
| Cheddar's | Jack in the Box | Pitta Souvli | Villa Fresh Italian Kitchen |
| Chick-fil-A | Jamba juice | Pizza Hut | Wendy's |
| Chili's | Jersey Mike's | Planet Sub | Weitzel's Pretzels |
| Chipotle Mexican Grill | Jimmy John's | Poke Bar | Wildflower Bread Co. |
| Cinnabon | KFC | Pokiluv | Woops! Macarons |
| Cold Beers & Cheeseburgers | La Hacienda | Pokitrition | Yogi's Grill |
| Crème & Chocolats | Los Favoritos Tacos | Potato Corner | Yogurtland |
| Culver's | | Quizno's | |

10 Banks

- Alliance Bank of Arizona
- AmTrust Bank
- Arizona Bank & Trust
- Bank of America
- BBVA Bank
- BMO Harris Bank
- Chase Bank
- First Bank
- Wells Fargo
- Western State Bank

Additional Retail

- Abercrombie & Fitch
- Ann Taylor
- Anthropologie
- Apple Store
- BareMinerals
- Barnes & Noble
- Bath & Body Works
- Best Buy
- buybuyBaby
- Coach
- Costco
- Dillard's
- Disney
- Harkins Theatres

15 Hotels

- Cambria Hotel
- Chandler Inn
- Courtyard by Marriott
- Drury Inn & Suites
- Extended Stay America
- Fairfield Inn
- Hampton Inn & Suites
- Hilton Phoenix Chandler
- Homewood Suites
- Hyatt Place
- Marriott Phoenix Chandler
- Residence Inn by Marriott
- SpringHill Suites by Marriott
- Staybridge Suites
- TownePlace Suites by Marriott

9 Gyms

- Anytime Fitness
- Chandler/Gilbert Family YMCA
- F45 Training Chandler North
- Mountainside Fitness Center
- Orangetheory Fitness
- Prime Fitness
- STA Fit
- The Fitness Center at Chandler
- Triplex Training

- Hollister
- Lowe's
- Lucky Brand
- Lululemon
- Macy's
- Michael Kors
- Nordstrom
- Nordstrom Rack
- PetsMart
- Sephora
- Target
- ULTA Beauty



5
Freeway interchanges within two miles

8
Minutes to Downtown Chandler

18
Minutes to Phoenix Sky Harbor Airport

20
Minutes to ASU and Downtown Tempe

25
Minutes to Scottsdale



2625

at Chandler Freeway Crossing

For leasing information, contact:

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