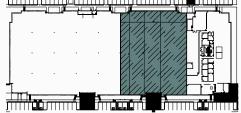
# AT CHANDLER CORPORATE

4100 W Galveston Street | Chandler, AZ

# BUILDING SDECS





West Galveston Street | Chandler, Arizona

85,797 SF Total square feet

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**SPEC SUITE** Planned spec suite



±25,981 RSF

square feet available



**\$16.95 PSF** NNN Lease rate



6.1/1,000

Covered parking available



#### **CORPORATE NEIGHBORS**

FIRE LAKE NO PARCING

Norte at Chandler Corporate Center is within close proximity to many of Arizona's most prestigious and growing corporations.



## **NEARBY AMENITIES**



Ahipoki Bowl Betillo's BJ's Restaurant BI D Chandler Boba Tea Co Box Lunch **Buffalo Wild Wings** Cafe Rio Mexican Cafe Zupas California Pizza Kitchen Cinnabon Culver's Dairy Queen Fired Pie Firehouse Subs Flavors of Louisiana Freddy's Frozen Custard Fresh Millions Godiva Good Time Charli's Hibachi-San Jamba Juice Jersev D's Tavern & Grill Jersey Mike's Jimmy & Joe's Pizzeria Kona Grill Los Taquitos Lucky Lou's Grill Majerle's McDonald's Meridiem Kitchen Mido Sushi Nando's Mexican Cafe Nekter Juice Bar NobiliTea NYPD Pizza Ocean Blue Oregano's Pakwan Indian Bistro

Panda Express Papa Murphy's Paradise Bakery Paradise Birvani Pointe Pastries N Chaat Pieology Pizza Pita Heaven Pizza Hut Express Planet Sub Poke Bar Pokitrition Popbar Rubio's Salad and Go See's Candies Sir Veza's Starbucks Steak Escape Streets of NY Subway Taco Bell Tacos and Tequila Teakwoods Thai Express The Bistro The Cheesecake Factory The Ivv The Old Spaghetti Factory Totts Asian Diner Twisted Cactus BBQ US Eaa Villa Fresh Italian Kitchen Wendy's Wetzel's Pretzels Wildflower Bread Co Wingstop Wonderful Wanda's Yogi's Grill Yogurtland

### LOCATED IN THE HEART OF CHANDLER

Norte at Chandler Corporate Center is the perfect place for your business, with convenient location to all your desires.

Within walking distance to a variety of restaurants and shops, and central to Chandler Fashion Center.

Easy accessibility to Loop 101 and Loop 202.



\*Photos represent possible tenant build out







20 minutes **944,810** population



30 minutes **1,934,012** population

#### **CENTRAL LOCATION**



1,055,948

people 25+ years old living within 30 mins



of Metro Phoenix's total population can access the site within 30 min

#### HIGHLY EDUCATED WORKFORCE



**1 MILLION** people 25+ years old living within 30 min

\$90,967



HOTELS **33 HOTELS** within 5 miles

**35,494** multi-family units within 5 miles

**MULTI-FAMILY** 



of population 25+ within 30 min has a bachelor's, graduate or professional degree

average household income within 30 min



s.f. retail amenities within 3 miles











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