

SanTan^{II}

Corporate Center



PREMIER CLASS "A" LOCATION FOR LEASE

3100 West Ray Road · Chandler · Arizona

SanTan II

Corporate Center II



BUILDING FEATURES:

- › 133,503 square feet
- › 4.7/1,000 parking ratio
- › Three-story, class "A" office project for lease
- › On-site property manager
- › On-site café
- › On-site conference facility
- › Energy Star Rated, LEED® Gold Certified Building
- › Improvements currently underway include corridor carpet replacement for 2nd & 3rd floors, new exterior and interior restroom paint, landscaping, addition of electrical vehicle chargers, Energy Management Systems and Water Treatment Controls

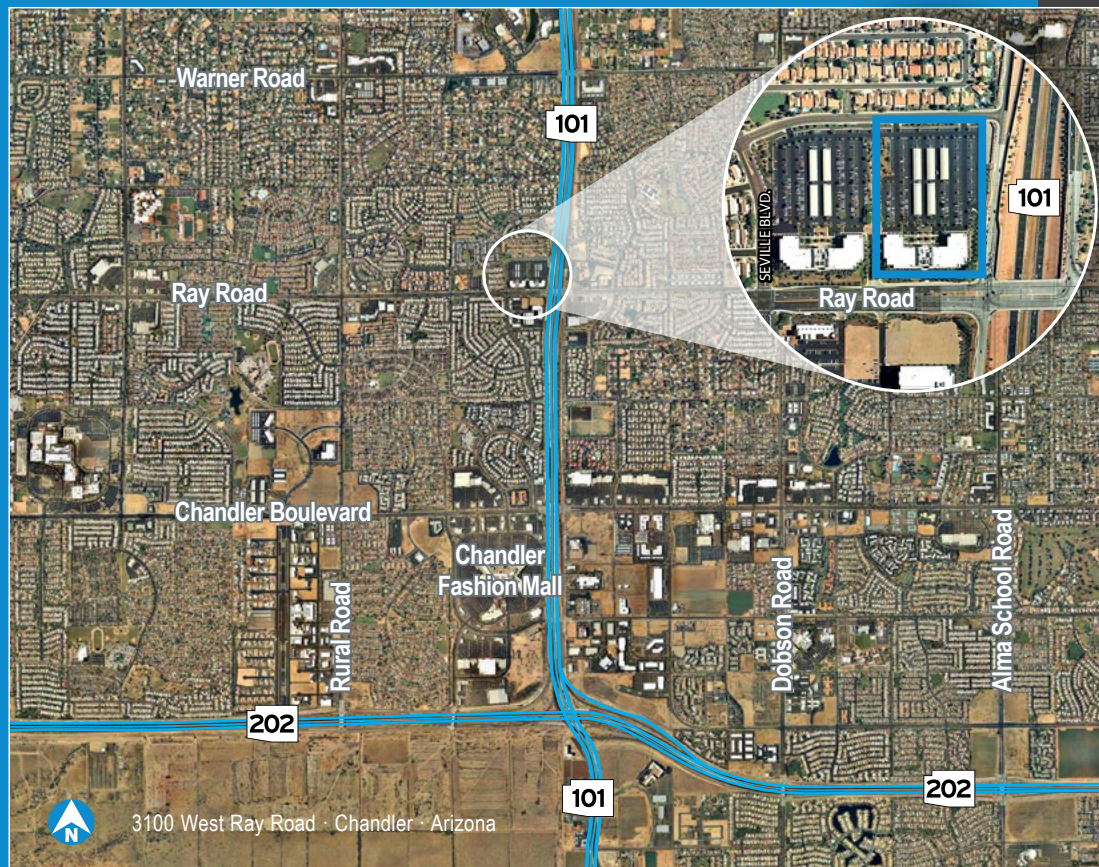


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LOCATION FEATURES:

- › Premier Class "A" building location
- › Freeway visibility
- › Excellent ingress & egress from Loop 101 & Ray Road with a full diamond interchange
- › Numerous surrounding restaurants & shops; 1 mile from Chandler Fashion Center