

FOCUS CORPORATE PLAZA

W CHANDLER ROAD | CHANDLER, AZ 85225

GENERAL OFFICE AVAILABLE FOR LEASE

SUITE 115: ±812 SF • SUITE 116: ±1,381 SF



EXCLUSIVE CONTACT:

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COMMERCIAL PROPERTIES INC.

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■ FOCUS CORPORATE PLAZA ■

- ±9,473 SF Office Building - Built in 2005
- Golf Course View
- Ample Parking (5/1,000)
- Covered Parking Available
- Located on Chandler Blvd, Between Alma School Rd & Arizona Ave
- Easy Access to Loop 101 & Loop 202

Property Overview

Address	565 W Chandler Rd Chandler, AZ 85225
Year Built	2005
Total Bldg SQ FT	±9,473 SF
Parking Ratio	±5.00/1,000 RSF

Lease Options

OPTION A: ±812 SF

SUITE 115

\$22.50

FULL SERVICE
(NET JANITORIAL)

OPTION B: ±1,381 SF

SUITE 116

\$22.50

FULL SERVICE
(NET JANITORIAL)

OPTION C: ±2,193 SF

SUITE 115/116

\$21.50

FULL SERVICE
(NET JANITORIAL)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 07 22 19



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Covered Parking Available

Property Demographics

CoStar (2019)	1 MI	3 MI	5 MI
2019 Total Population:	24,813	137,464	303,899
2024 Population:	27,472	147,072	325,988
Pop Growth 2019-2024:	10.72%	6.99%	7.27%
2019 Households	8,206	51,032	111,028
Average Age	33.80	35.20	36.10
Median HH Income	\$49,694	\$69,910	\$80,528



Floor Plan - Suite 115/116

±2,193 SF

OPTION A

Suite 115: ±812 SF // \$22.50 FS Net Janitorial

- Reception
- 1 Office
- Bull Pen
- Private Restroom
- Common Break Room & Conference Room

OPTION B

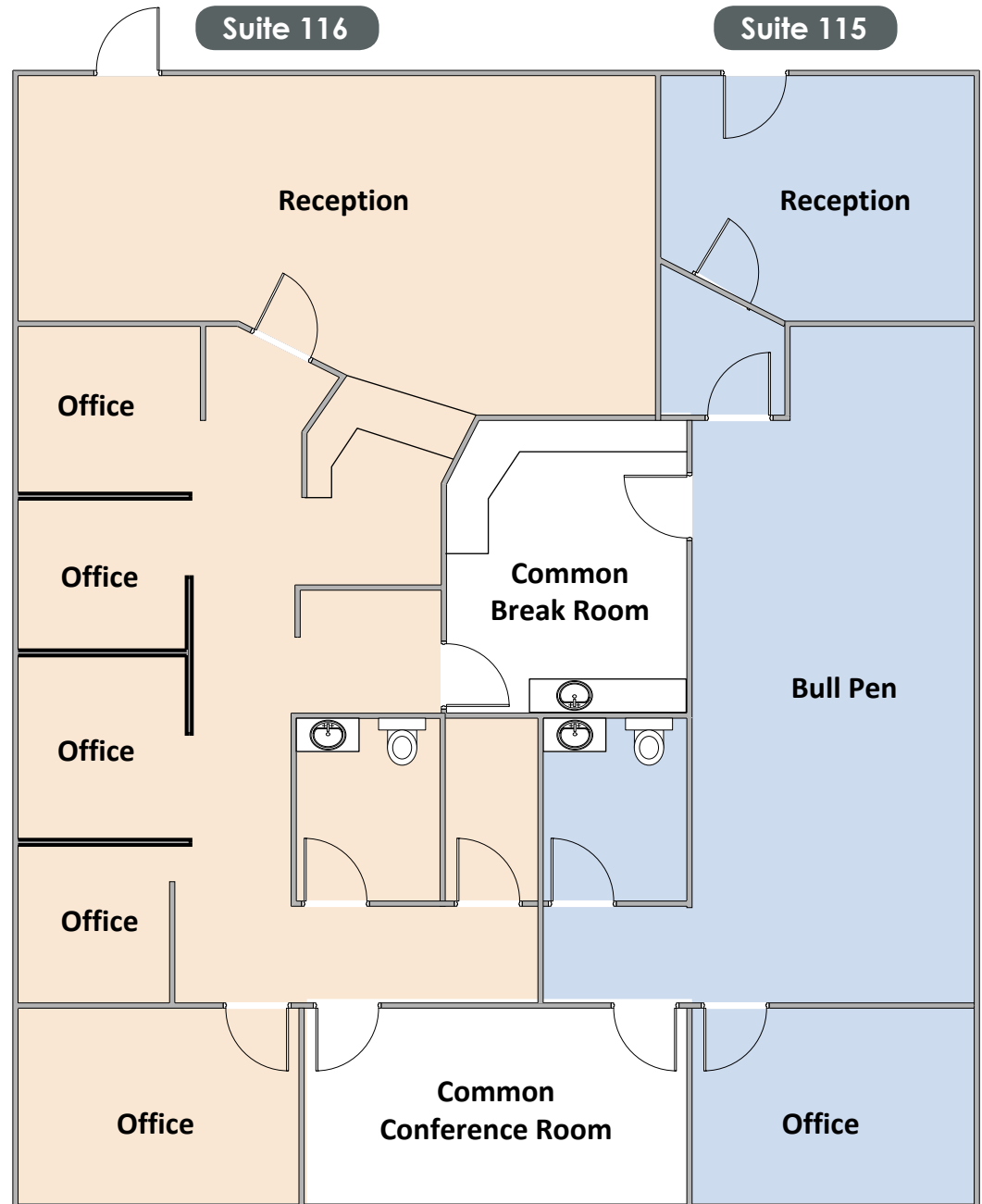
Suite 116: ±1,381 SF // \$22.50 FS Net Janitorial

- Reception
- 5 Offices
- Private Restroom
- Common Break Room & Conference Room

OPTION C

Suites 115/116: ±2,381 SF // \$21.50 FS Net Janitorial

- 2 Reception Areas
- 6 Offices
- 2 Private Restroom
- Break Room & Conference Room



PRICE WARNER COMMERCE CENTER



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