

\$9.65 million | \$155.36 PSF

A ±62,115 SF single-tenant office project with Interstate 10 frontage in Chandler, Arizona



**OWNER/USER OFFICE OPPORTUNITY
AVAILABLE FOR OCCUPANCY APRIL 2019**

7474 West Chandler Boulevard

7474 W Chandler Blvd | Chandler, Arizona 85226



OWNER/USER OFFICE INVESTMENT OPPORTUNITY

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HIGHLIGHTS

Home to ADP for the last 30 years, built in 1987 and expanded in 1998. ADP has continually refurbished and upgraded the building's interior. The building's interior is modern, efficient and ready for occupancy.

Frontage on Interstate 10, metro Phoenix's major east/west highway

Located in Chandler, home to major technology and financial services corporations, such as Intel, Wells Fargo, Bank of America, Verizon and PayPal.

Outstanding access to ground and air transportation, located adjacent to Interstate 10, one half-mile north of Loop 202, and 20 minutes south of Phoenix Sky Harbor International Airport





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ASKING PRICE

\$9.65 million

\$155.36 per square foot

NET RENTABLE AREA

±62,115

square feet

I-10 FRONTAGE

±400 feet

PARKING RATIO

±4.33 spaces

per thousand square feet

SITE AREA

±4.72 acres

±205,756 square feet

ZONING

PAD

Planned Area Development
City of Chandler



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For more information contact:



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