

2625

at Chandler Freeway Crossing

THREE-STORY CLASS A, OFFICE BUILDING | ±153,370 SF



CFC

MARK IV CAPITAL
Celebrating Over Forty Years • Founded in 1974

JLL

ELLIS STREET

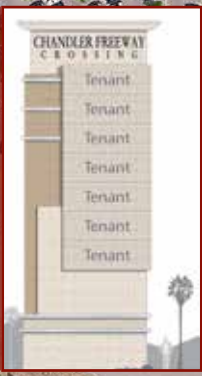


1.25 MILE
RUNNING PATH

FUTURE
BUILDING 5
±150,000 SF

FUTURE
THREE-LEVEL
PARKING STRUCTURE

2625
at Chandler Freeway Crossing



101

202

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 Loop 202 freeways
- 1/2 mile freeway frontage for the highly visible user
- Excellent freeway visibility with 60' tall monument signage opportunities
- A 6.5 / 1,000 surface parking ratio with garage



MORE USER EFFICIENCY

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

- ±153,370 square feet
- Large and efficient 50,790 square foot floor plates
- A 16' slab to deck clear height
- A collaborative roof deck for tenant use

Future Building 5 is also available offering ±150,000 square feet.

THE POWER OF THE SOUTHEAST VALLEY

Chandler is one of the fastest growing urban centers in the nation built on innovation and technology. The Price Road Corridor is an ideal location for leading-edge technology companies and serves as regional headquarters for several notable companies.

- Strong corporate neighbors include Intel, Wells Fargo, General Motors, Orbital ATK, CVS, Infusionsoft, ASML, Western Digital, Vensure, PayPal, Republic Services and Bank of America

Nationwide community rankings (2017-18) include:

(Rankings by WalletHub, SmartAsset, Economic Innovation Group, and GoodCall)

- No. 1 Best Cities to Find a Job
- No. 1 Best Cities to Buy a Family Home
- No. 4 Most Prosperous Large Cities
- No. 5 Safest Cities to Raise a Family
- No. 6 Most Livable Cities in the U.S.
- No. 13 Best Cities for Women in Tech

Top industries: aerospace, biosciences, financial services, high-end technology, semiconductor and advanced manufacturing



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 15-minute drive



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



Over 240 retail and dining amenities



6 hotels within a 1-mile radius

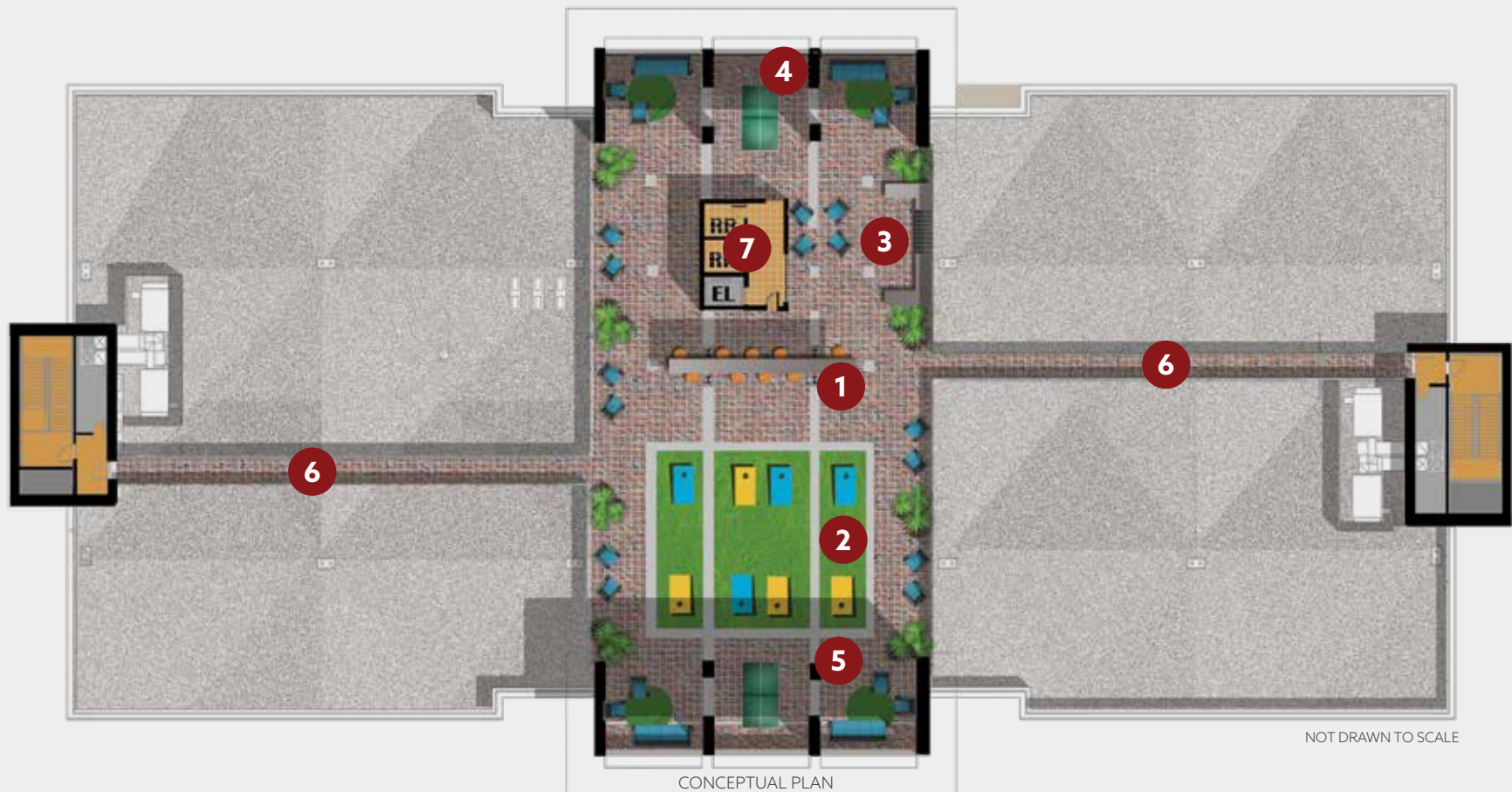
2.5 million square feet of total retail inventory within a 1-mile radius, including:



OPPORTUNITIES FOR WELLNESS

2625 at Chandler Freeway Crossing offers a variety of wellness areas including:

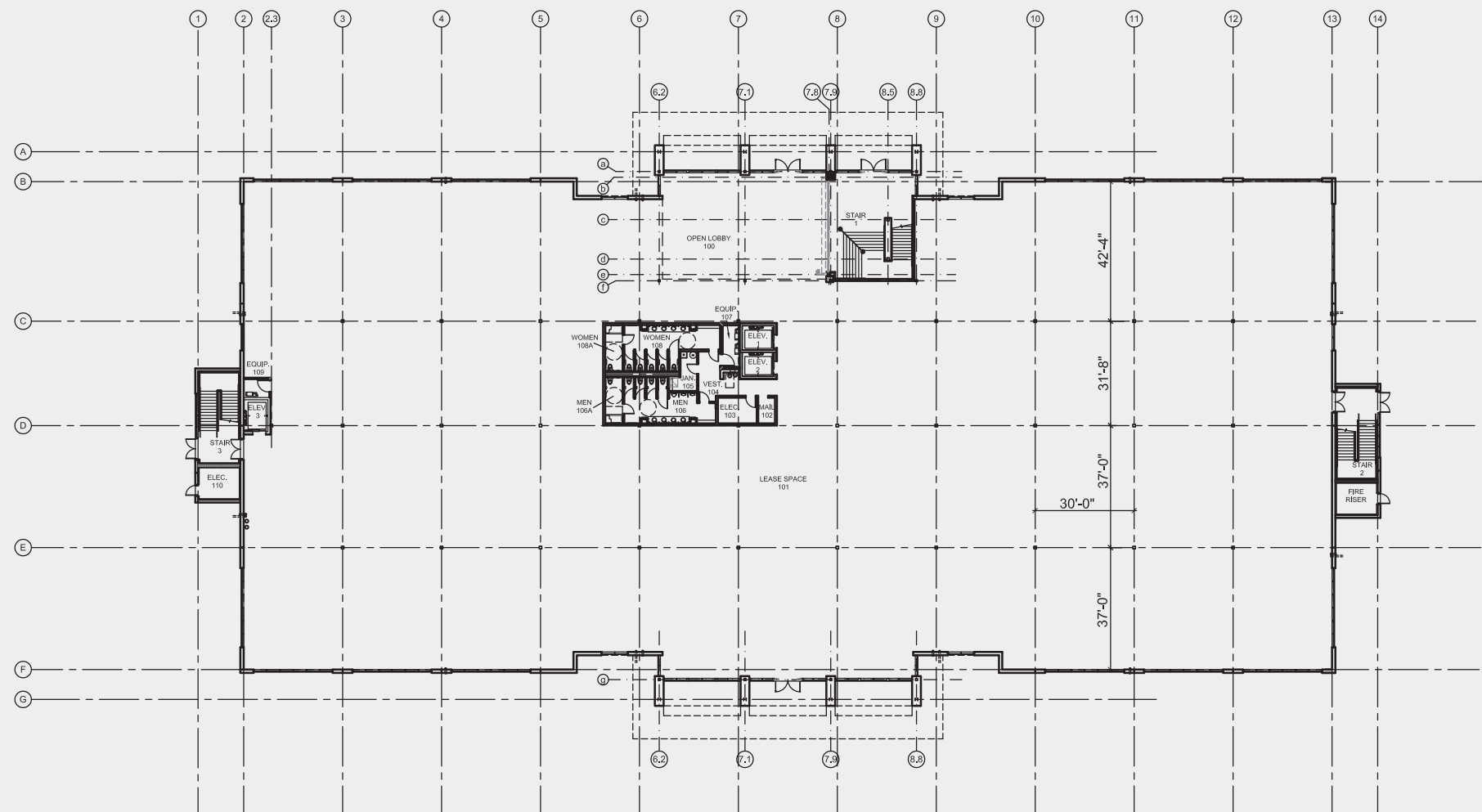
- A ±10,000 square foot VIP roof deck with elevator access (pictured below)
- A landscaped, outdoor seating area between building and garage
- A 1.25 mile running path around the entire project site



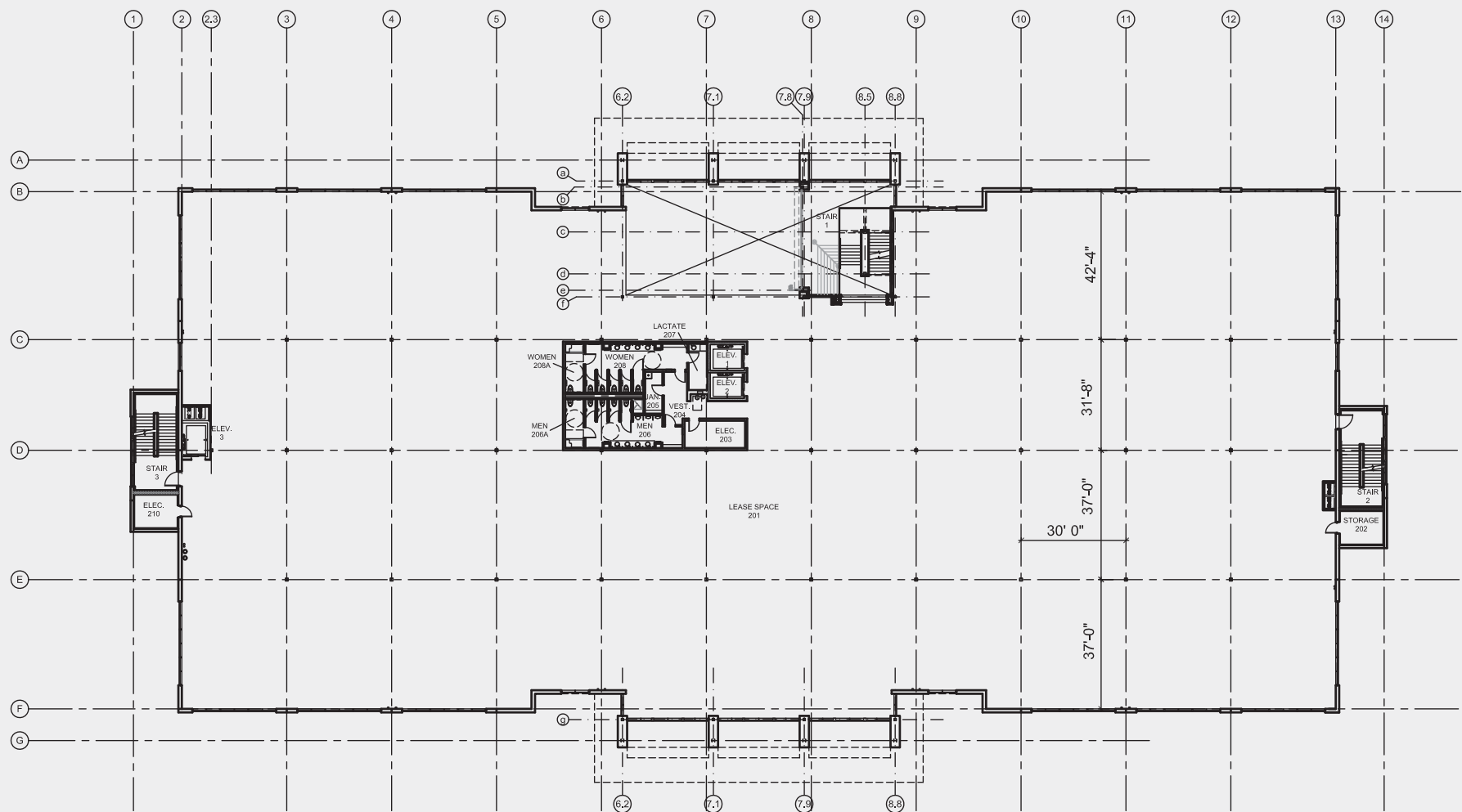
- 1 Spectator bar 2 Lawn games 3 BBQ & serving area 4 North shaded area 5 South shaded area 6 Stair egress 7 Restroom/elevator core

FLOOR PLATES

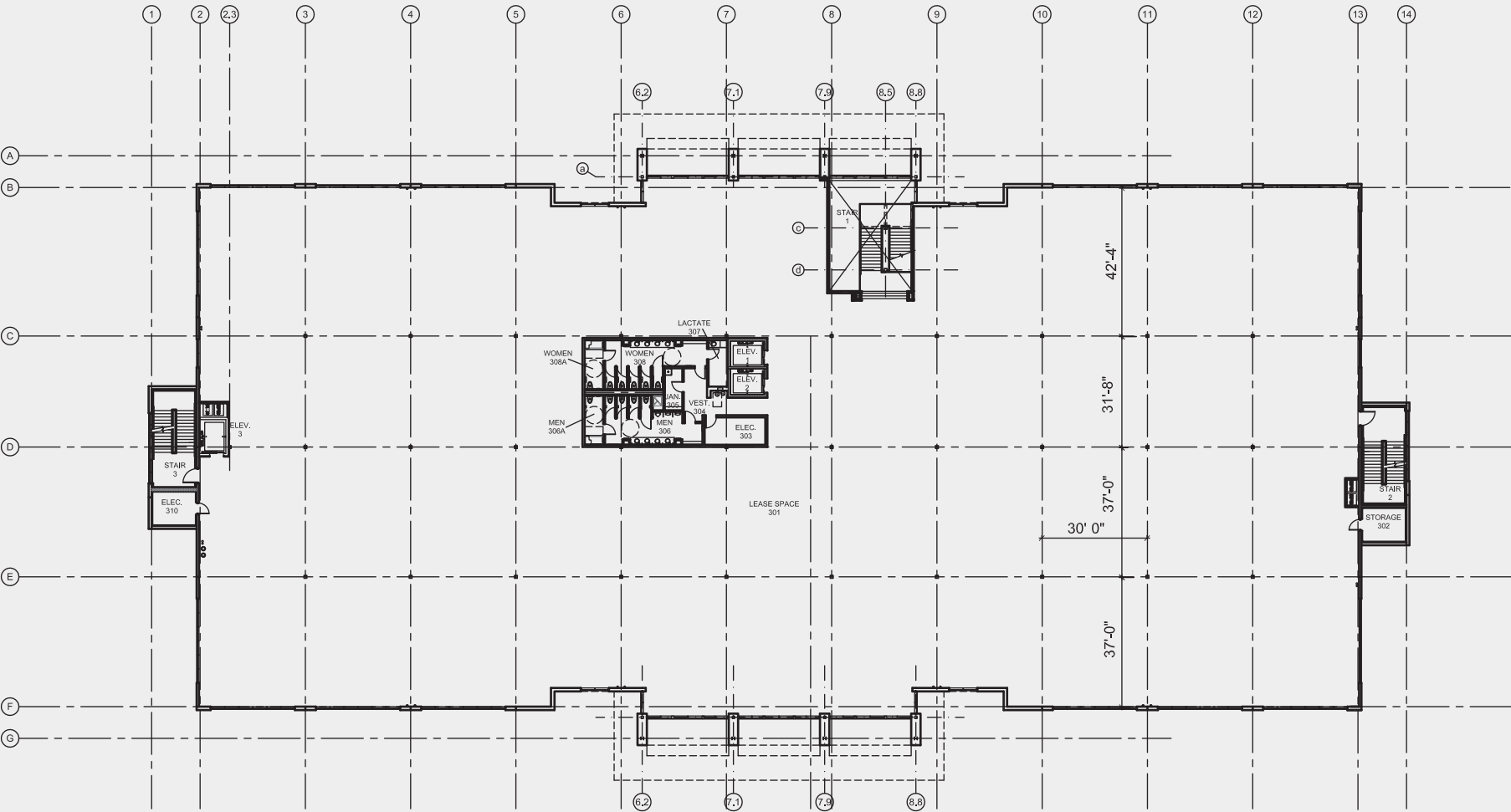
FIRST FLOOR - ±50,790 square feet



SECOND FLOOR - ±50,790 square feet



THIRD FLOOR - ±50,790 square feet



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