

The Offices At 
CHANDLER VIRIDIAN

TOTAL BUILDING SIZE: ±250,911 RSF, Six Story Building

AVAILABLE SPACE: Suite 405: ±4,056 RSF (SPEC SUITE)

LEASE RATE: \$40.00 Full Service Gross

OPERATING EXPENSES: Base Year

PARKING: **Ratio of 5.0 per 1,000 SF**
Covered, Reserved: \$60.00/month/stall,
Unreserved: \$40.00/month/stall
Surface: No charge

TI ALLOWANCE: **Move In Ready Spec Suite**
FF&E Can Be Made Available

HIGHLIGHTS:

- Located off of the NWC of Loop 101 & Loop 202 Freeways
- Large, efficient floor plates - ±44,000 RSF
- Adjacent to Chandler Fashion Center with over 40 restaurants
- On-site 80 person conference center and tenant lounge space
- 3 Story Parking Garage
- Building & Monument Signage Available
- Premier Mixed Use Development – Integrating Class A office, retail, hotel and residential uses.

EXCLUSIVELY PRESENTED BY

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