



*The Offices At*  
**CHANDLER VIRIDIAN**

**TOTAL BUILDING SIZE:** ±249,217 RSF, Six Story Building

**AVAILABLE SPACE:**

- Suite 600:** ±43,923 RSF
- Suite 500:** ±43,923 RSF
- Suite 400:** ±43,923 RSF
- Suite 201:** ±32,846 RSF
- Suite 120:** ± 1,695 RSF
- Suite 102:** ± 8,628 RSF
- Suite 101:** ±19,758 RSF

**DELIVERY DATE:** January 2019

**LEASE RATE:** \$35.00, Full Service Gross

**OPERATING EXPENSES:** \$9.00 Expense Stop

**PARKING:** Ratio of 6.0 per 1,000 SF  
Covered, Reserved: \$60.00/month/stall,  
Unreserved: \$40.00/month/stall  
Surface: No charge

**TI ALLOWANCE:** Negotiable

**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 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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