# *The Offices At* CHANDLER VIRIDIAN

## 3133 West Frye Road

CUSHMAN & WAKEFIELD | Hines

# THE ENVIRONMENT

Chandler Viridian uses its ±26 acre footprint for maximum efficiency and the ability to create a unique office environment. The project featured mixed use amenities with a convenient onsite Cambria hotel, Broadstone Alliance Residential and onsite retail and restaurant options, located in the heart of The Chandler Labor Pool. The project also features a Pedestrian Promenade that provides direct access to Chandler Fashion Center and over 40 restaurants via a five minute walk.

**248,700**
OFFICE SF

**24,000**
RETAIL SF

**138**
ONSITE CAMBRIA HOTEL SUITES

**3**
STORY PARKING GARAGE

**335**
UNIT ONSITE ALLIANCE RESIDENTIAL

# THE PROJECT

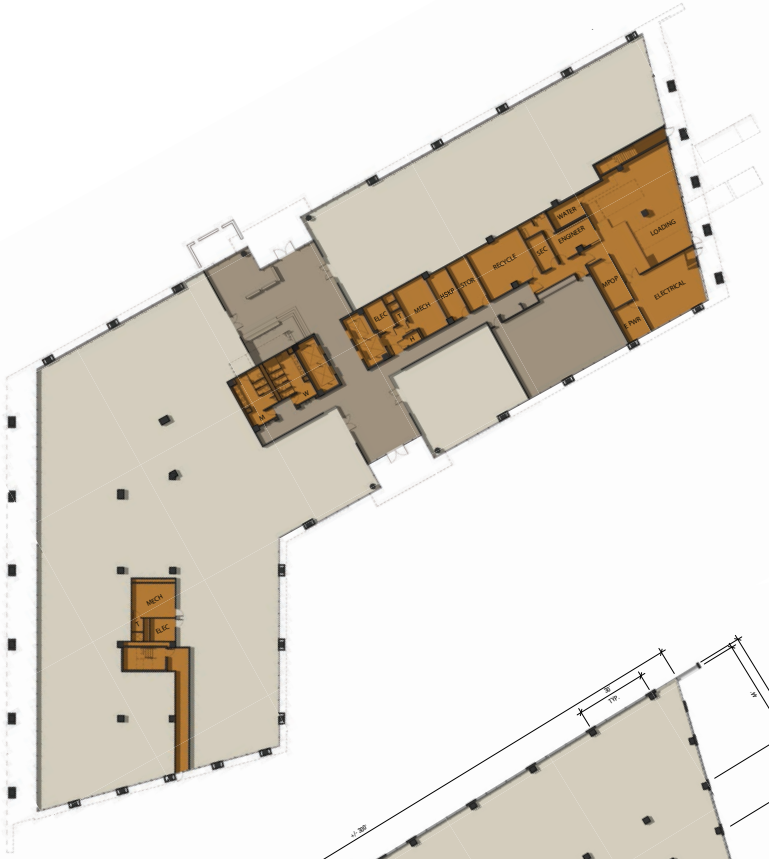
Chandler Viridian's iconic design provides unmatched connectivity and opportunity for collaboration, with up to 44,000 square feet of contigious space on floors 2-6 and 28,000 square feet on the first floor.

CHANDLER VIRIDIAN

UNIQUE INTERIORS

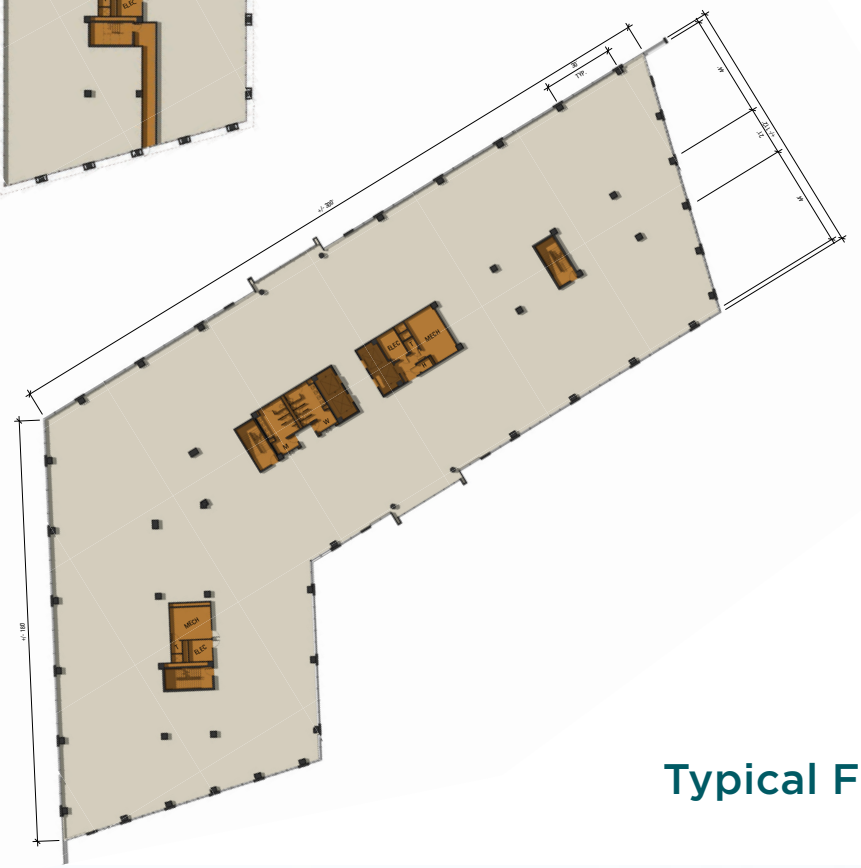
# TYPICAL FLOOR PLATES

not to scale




## First Floor

±28,000 SF



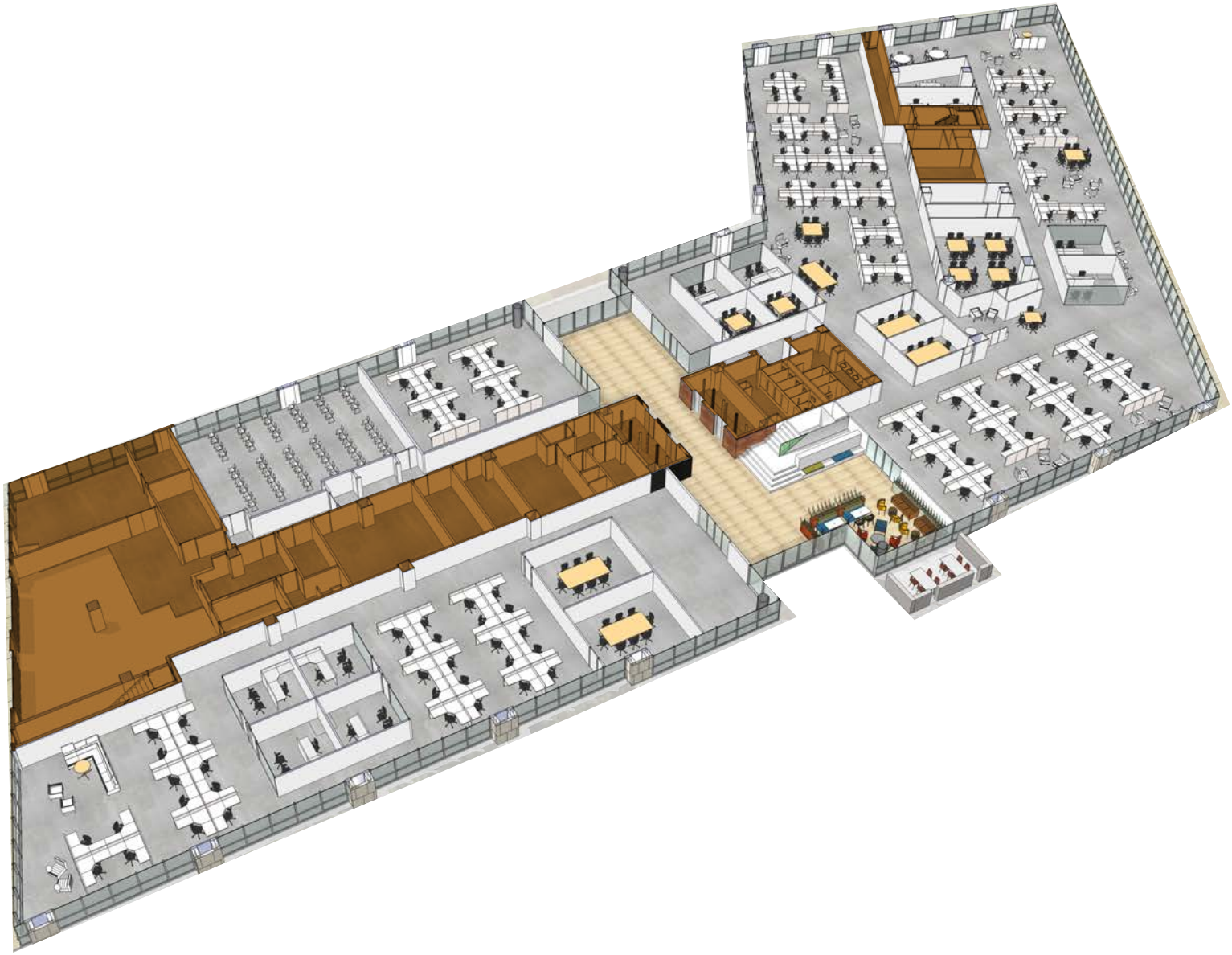

## Typical Floor Plate

±44,000 SF

# FLOOR PLANS

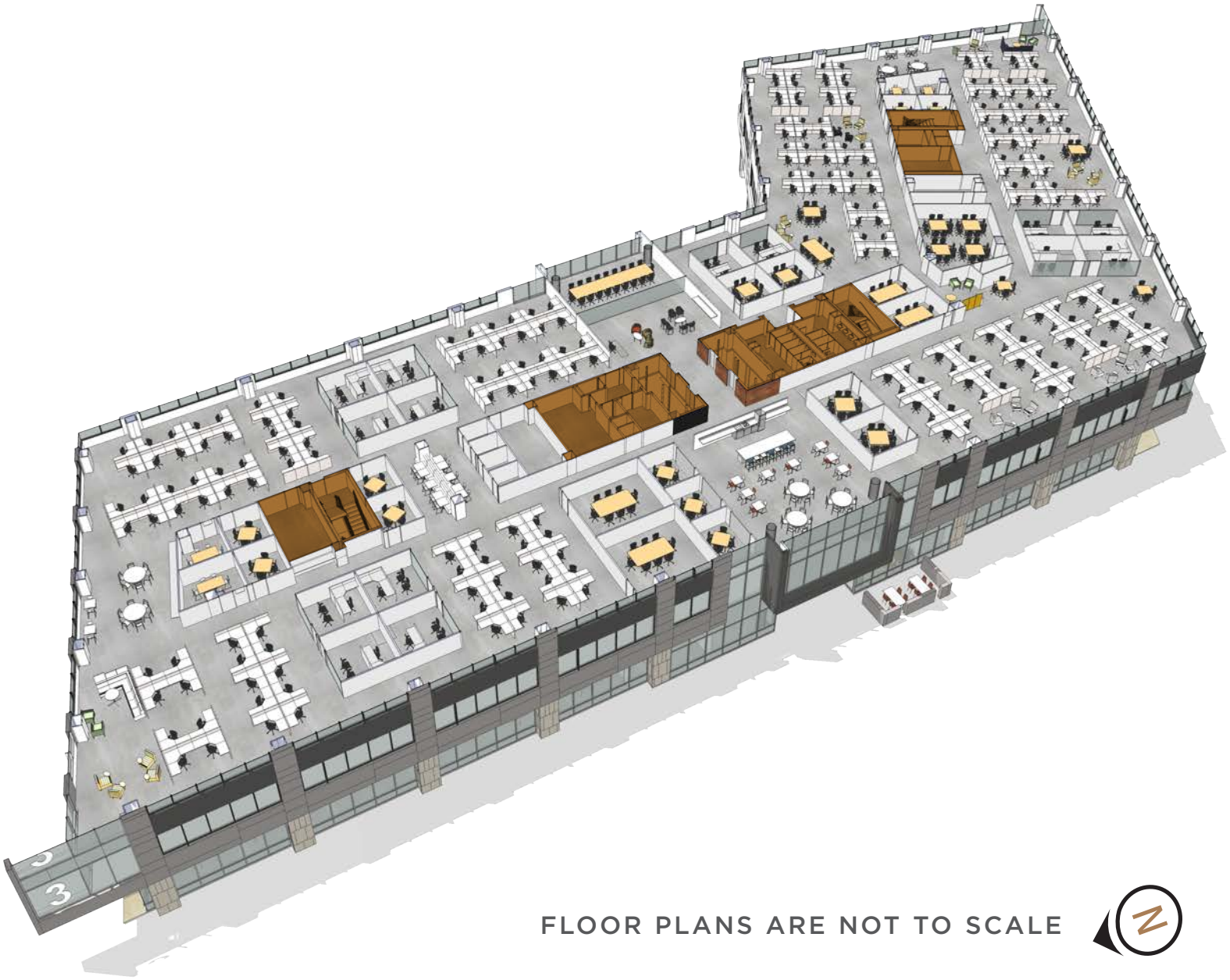
Chandler Viridian's iconic design provides unmatched connectivity and opportunity for collaboration, with up to 44,000 square feet of contiguous space on floors 2-6 and 28,000 square feet on the first floor.

## FIRST FLOOR PLAN - ±28,000 RSF



# FLOOR PLANS

## TYPICAL FLOOR PLATE - ±44,000 RSF



FLOOR PLANS ARE NOT TO SCALE

# LOCATION FEATURES

## HOTELS

1. Residence Inn
2. Windmill Suites
3. Hilton
4. Courtyard Phoenix

## RESTAURANTS

1. Dunkin Donuts
2. Outback Steakhouse
3. Cheddar's Casual Café
4. Chick-Fil-A
5. Einstein Bros Bagels
6. In-N-Out
7. Black Angus Restaurant
8. Mimi's Café
9. Red Robin Gourmet Burgers
10. Olive Garden Italian Restaurant
11. Abuelo's Mexican Food Embassy
12. Chili's Grill & Bar
13. Benihana
14. Keg Steakhouse & Bar
15. P. F. Changs China Bistro
16. Chipotle Mexican Grill
17. Jimmy John's
18. Five Guys Burgers & Fries
19. Elephant Bar Restaurant
20. Firebirds Wood Fired Grill
21. Cheesecake Factory
22. Famous Daves
23. Jason's Deli

## RETAIL

1. Pier 1 Imports
2. Nordstrom Rack
3. Tj Maxx
4. Offce Max
5. Ross Stores Inc.
6. Ultimate Electronics
7. Lowe's
8. Michaels
9. Men's Wearhouse
10. Hobby Lobby
11. Lowe's
12. Ethan Allen
13. Walgreens
14. CVS

KEY

- RESTAURANTS
- RETAIL
- HOTELS

# CHANDLER SUBMARKET

Chandler Viridian is a world away from anything else in Chandler, yet close to everything you love about the area. Centrally located at the Intersection of Loop 101 and San Tan Loop 202 within Chandler's Robust Economic Market to Intel, Bio & Life Sciences, Technology and Airpark. Several major tenants in the Chandler Submarket include:

eBay

HEALTHWAYS

CVS CAREMARK

Bank of America

APRIA HEALTHCARE®

Infusionsoft

TOYOTA MOTOR CREDIT CORPORATION TMCC

ISAGENIX™

Nationstar MORTGAGE

# THE DEVELOPMENT TEAM

Hines

Hines is a privately owned, international real estate firm that has provided the highest level of quality, service and value to its clients and investors for more than 50 years. With a presence in more than 100 cities around the globe and investor relationships with many of the world's largest financial institutions, Hines has the breadth of experience, the network of expertise and the financial strength to assume complex and challenging investment, development and management projects. The company has offices in 18 countries, with regional offices in Atlanta, Chicago, Houston (U.S. headquarters), London (European headquarters), New York and San Francisco, as well as 67 other U.S. cities. The Hines portfolio of projects underway, completed, acquired and managed for third parties consists of more than 1,273 properties including skyscrapers, corporate headquarters, mixed-use centers, industrial parks, medical facilities, and master-planned resort and residential communities. Currently, the firm controls assets valued at approximately $24.3 billion.

CUSHMAN & WAKEFIELD

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live. Our 45,000 employees in more than 70 countries help occupiers and investors optimize the value of their real estate by combining our global perspective and deep local knowledge with an impressive platform of real estate solutions. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of $6 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory. 2017 marks the 100-year anniversary of the Cushman & Wakefield brand. 100 years of taking our clients' ideas and putting them into action.

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