



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.

EXCLUSIVERLY PRESENTED BY

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