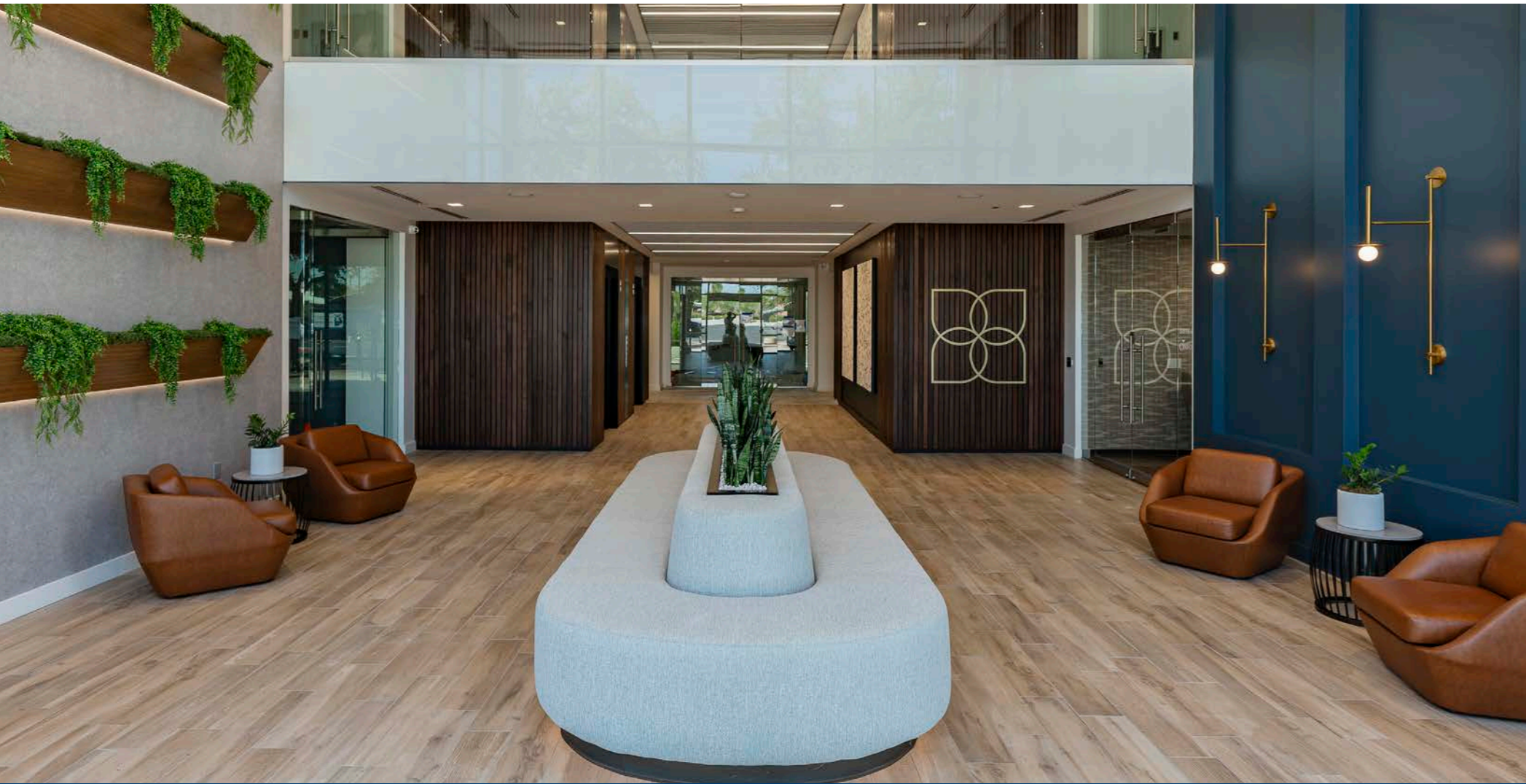




SAN TAN

3100 and 3200 West Ray Road
Chandler, AZ 85226



SAN TAN

WHERE
HIGH-QUALITY OFFICE
MEETS LOCATION



LOCATION
CHANDLER, AZ



PROPERTY SIZE
±267,316 RSF



BUILDINGS
2



FLOOR PLATE
UP TO ±48,975 RSF



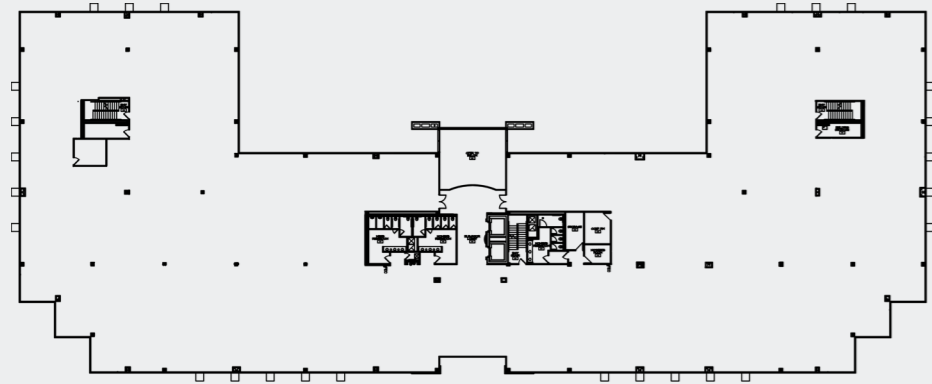
PARKING
4.7:1,000

Welcome to **SAN TAN**

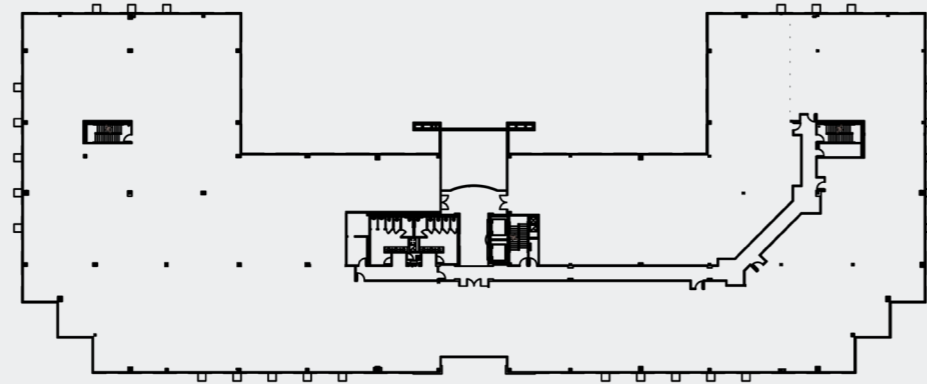
San Tan has unparalleled access to everything Chandler has to offer. The property features high-end tenant finishes, excellent residential amenities and easy access to nearby retail.

- San Tan I Lobby Renovation in Progress
- Onsite café
- Outdoor dining and courtyard
- Conference facility
- Multiple EV charging stations
- Onsite management

Typical FLOOR PLATE



3200



3100

NOT TO SCALE

SAN TAN



**ONSITE
CAFÉ**



**CONFERENCE
FACILITY**



**OUTDOOR
DINING**



**COMMON
AREAS**



**BEST IN CLASS
SPEC SUITES**



Property LOCATION



3200
WEST RAY ROAD

3100
WEST RAY ROAD



LOOP 101
FREEWAY
<1 MILE



LOOP 101 / 202
INTERCHANGE
2 MILES



DOWNTOWN
CHANDLER
5 MILES



INTERSTATE 10
9 MILES



DOWNTOWN
TEMPE
11 MILES



PHOENIX SKY
HARBOR
INTL AIRPORT
14 MILES

Within **1 MILE**



Chandler OVERVIEW

Located in the heart of the thriving Southeast Valley, Chandler has been the address of choice for many major corporations and local/regional businesses. Some success factors include:



**STRONG
LABOR POOL**



**AFFORDABLE
HOUSING**



**STRONG JOB
GROWTH**



**ATTRACTIVE
CLIMATE**

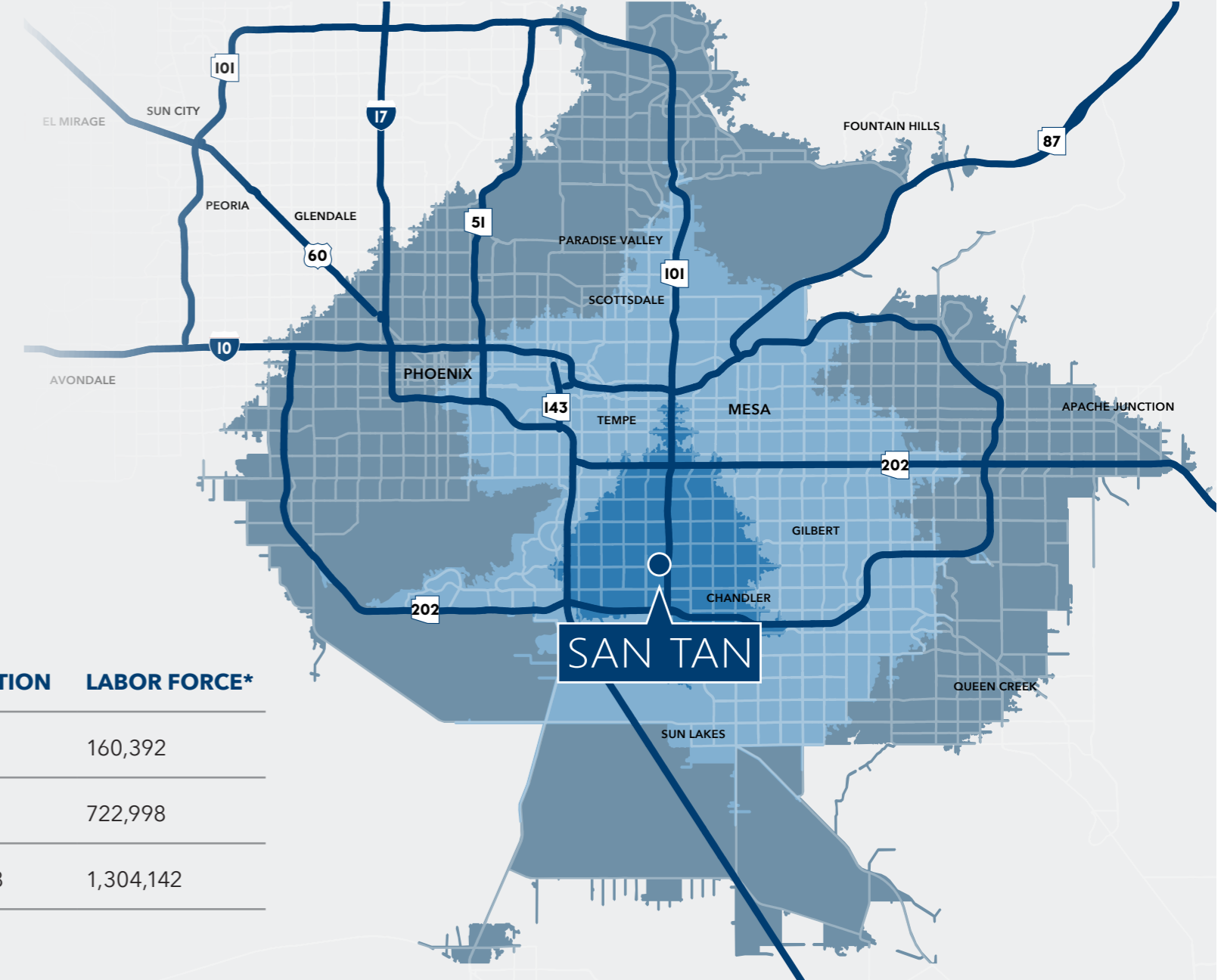


**THRIVING POPULATION
GROWTH**



Drive TIMES

DRIVE TIME	POPULATION	LABOR FORCE*
10 MIN	273,695	160,392
20 MIN	1,317,330	722,998
30 MIN	2,494,028	1,304,142





Amenity Rich AREA



RESTAURANTS
35, 5 MILES



HOTELS
28, 5 MILES



RETAIL
CHANDLER FASHION CENTER; RAIN TREE RANCH CENTER



VENUES
CHANDLER CENTER FOR THE ARTS



APARTMENTS
40+ CONVENIENTLY LOCATED

SAN TAN

COREY HAWLEY

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LAUREN LOVELL

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SEAN SPELLMAN

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