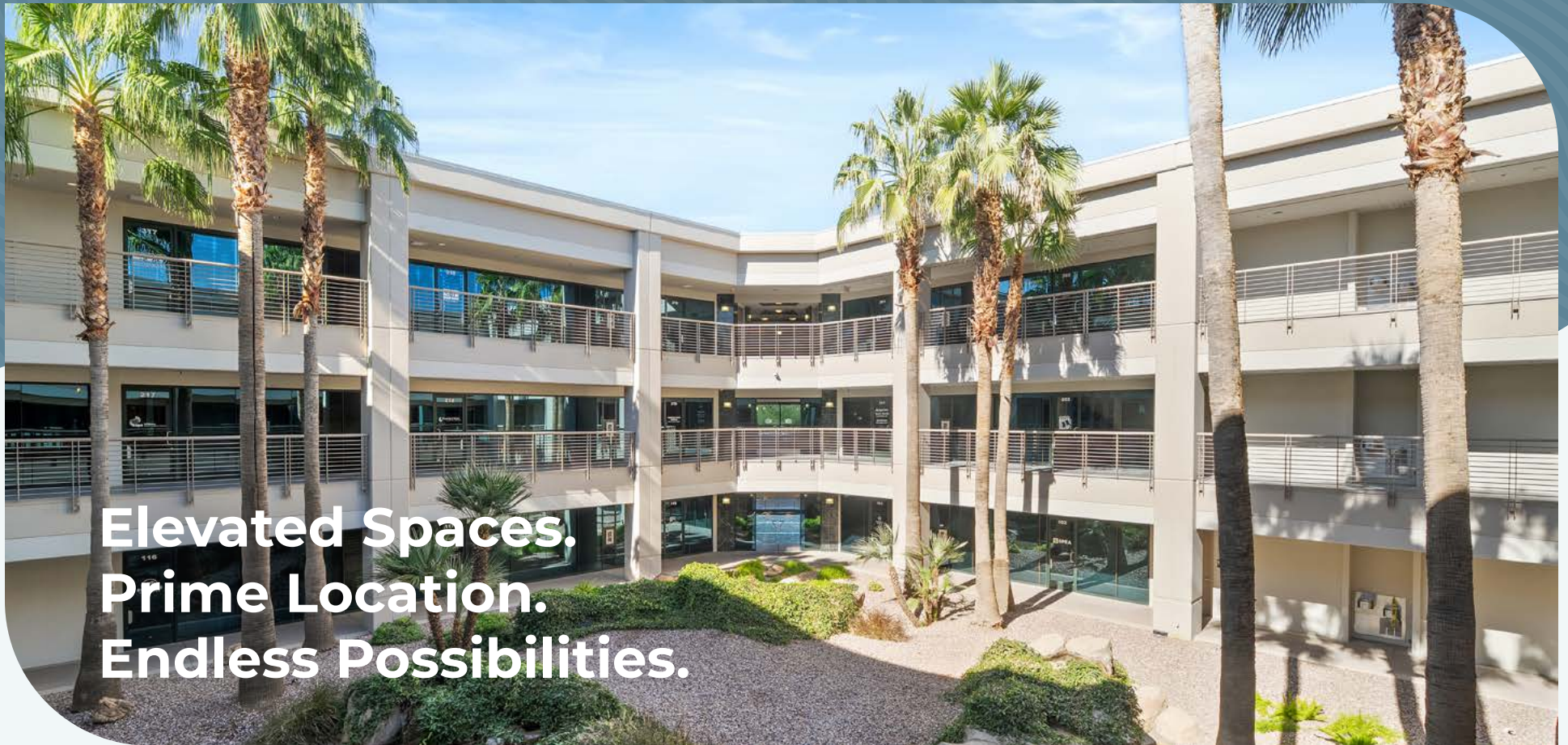


**Offices Available for Lease** | 1490 S Price Rd, Chandler, AZ



**Chandler Falls**  
PROFESSIONAL OFFICE SUITES



**Elevated Spaces.  
Prime Location.  
Endless Possibilities.**

**Chandler Falls Professional Office Suites** is a three-story, Class A multi-tenant office building in the heart of Chandler, Arizona's fast-growing Price Corridor business district. Corporate neighbors include the multibillion-dollar Intel facility, prominent locations for eBay, Bank of America, Northrop Grumman, Wells Fargo Bank, Microchip Technology, PayPal and several others.

At the heart of this three-story office building lies a vibrant open-air atrium complemented by a striking waterfall feature. Tenants enjoy enhanced security with key card access and advanced monitoring systems, ensuring a safe and worry-free environment. Dedicated on-site management provides prompt and efficient support for all tenant needs. Convenient covered parking and streamlined entry and exit points make commuting simple and stress-free.

# Property Highlights



**Building Size:** ±58,518 SF



**Lot Size:** ±3.88 AC



**Year Built:** 1985



**Parking:** 4.60/1,000



**Signage:** Monument



**On-Site:** Property Manager,  
Restaurant, Conferencing Facility



**Outdoor Areas:** Courtyard  
and Outdoor Seating



# Location Highlights



**Chandler Falls**  
PROFESSIONAL OFFICE SUITES



**Access:** 5 minutes to Loop 101; less than 10 minutes to Loop 101 and 202 interchange



**Proximity:** 12 minutes to ASU, Tempe Town Lake



**Housing:** Abundant Housing Options Nearby



**Recreation:** Nearby hotel and resort amenities

## Demographics

Source: ESRI 2025

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Daytime Population	20,182	136,853	378,421
Average Household Income	\$118,285	\$128,903	\$115,766
Median Age	39.4	35.4	32.8

# Nearby Amenities









# Chandler Falls

PROFESSIONAL OFFICE SUITES

## Leasing Contacts

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# CBRE

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