



*The Offices At*  
**CHANDLER VIRIDIAN**

3133 W FRYE RD, CHANDLER | AZ 85226



**MANOVA**  
PARTNERS

**CBRE**

# At the Intersection of Opportunity

Chandler Viridian is the premier destination for businesses seeking a central location within Chandler's thriving economic market. Strategically positioned at the intersection the 101 & 202 freeways, it offers unparalleled accessibility and connects you to the best of the city. This dynamic development fosters collaboration and provides seamless integration of work and lifestyle. With flexible office space options and proximity to key industries, Chandler Viridian is more than just an office – **it's the heart of opportunity.**



**BUILDING HEIGHT**  
**6 Stories**



**TOTAL SIZE**  
**±252,418 SF**



**TYPICAL FLOOR PLATE**  
**±44,338 SF**

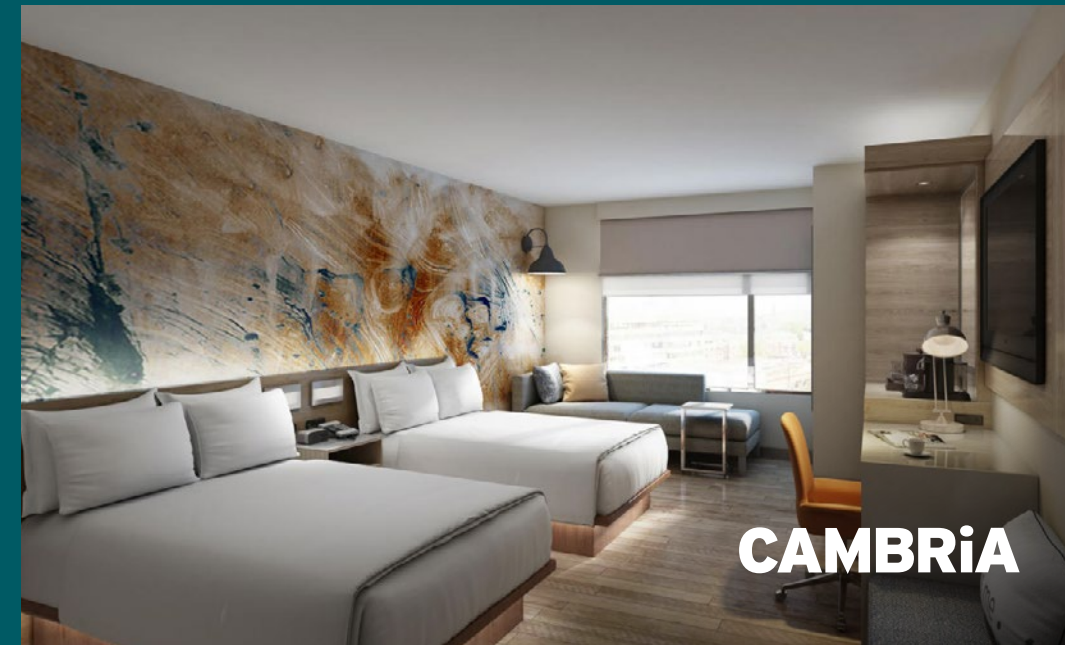


**PARKING RATIO**  
**5.0/1,000**



# Convenience & Productivity Perfectly Paired

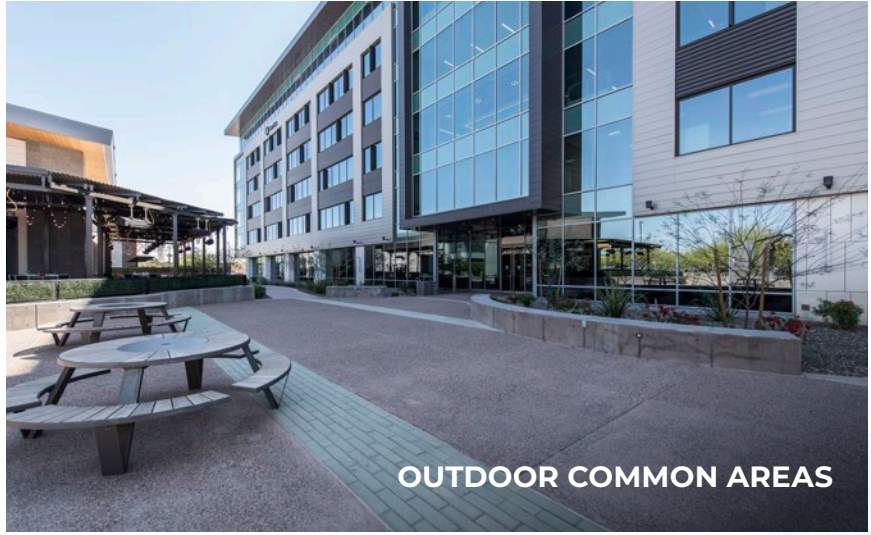
Chandler Viridian offers a unique office environment on its ±26-acre site. It features mixed-use amenities like a Cambria hotel, Avant residential, and retail/restaurants, all in the Chandler labor pool.



# The Amenities That Power Your Business



TENANT LOUNGE



OUTDOOR COMMON AREAS



GAME ROOM



CONFERENCE CENTER



# Work & Play Surrounded by Choice

Find your office in one of the most densely amenities areas of Phoenix Metro. Adjacent to Chandler Fashion Center as and multiple retail developments you can find everything you need just a short walk away.

## Top Rated Restaurants

- |   |                                      |
|---|--------------------------------------|
| 1 Simply Homemade Bakery & Cafe           | 20 Boba Tea Company                  |
| 2 FAAVA                                   | 21 Potato Stop Wings & Fries         |
| 3 Feringhee Modern Indian Cuisine         | 22 Starbucks                         |
| 4 Chompie's                               | 23 Wildflower                        |
| 5 Someburros                              | 24 The Cheesecake Factor             |
| 6 Which Wich                              | 25 Thai Express                      |
| 7 The Sicilian Butcher                    | 26 Firebirds Wood Fired Grill        |
| 8 Panera Bread                            | 27 Hop Social Grill                  |
| 9 Thirsty Lion                            | 28 Five Guys                         |
| 10 Freddy's Frozen Custard & Steakburgers | 29 Nekter Juice Bar                  |
| 11 Famous Dave's Bar-B-Que                | 30 Cooper's Hawk Winery & Restaurant |
| 12 Buffalo Wild Wings                     | 31 Café Zupas                        |
| 13 Mac & Melts                            | 32 P.F. Chang's                      |
| 14 Pacos Tacos & Sip Chandler             | 33 The Mexicano                      |
| 15 Panda Express                          | 34 The Keg Steakhouse                |
| 16 Villa Fresh Italian Kitchen            | 35 Benihana - Chandler               |
| 17 Biancas Gelatos and Paninis            | 36 Olive Garden Italian Restaurant   |
| 18 Nori Japan                             | 37 Red Robin Gourmet Burgers         |
| 19 Johny Rockets                          | 38 Paris Baguette                    |

## Major Retail & Entertainment

- |                           |                        |
|---------------------------|------------------------|
| 1 Costco                  | 11 Eddie Bauer         |
| 2 Target                  | 12 Forever 21          |
| 3 Best Buy                | 13 Bath & Body Works   |
| 4 Harkins Theatres        | 14 Sephora             |
| 5 Round1 Bowling & Arcade | 15 Banana Republic     |
| 6 Apple Store             | 16 H&M                 |
| 7 Scheels                 | 17 Macy's              |
| 8 Vans                    | 18 Dillard's           |
| 9 American Eagle          | 19 Walmart Supercenter |
| 10 Barnes & Noble         | 20 Hobby Lobby         |

## Apartments & Hotels

- |                             |                       |
|-----------------------------|-----------------------|
| 1 Avant at Fashion Center   | 6 Riata Apartments    |
| 2 Cambria Hotel             | 7 Staybridge Suites   |
| 3 Element Hotel             | 8 Morrison Apartments |
| 4 The Met at Fashion Center | 9 Avana Apartments    |
| 5 TownePlace Suites         | 10 Residence Inn      |



# Right Next to The Best of Chandler



CHANDLER FASHION CENTER

Just steps away, Chandler Fashion Center offers premier shopping, dining, and entertainment, making it the ultimate destination for your team and clients, including:

**150+**  
RETAIL SHOPS

**3**  
DEPARTMENT STORES

**40+**  
FOOD & BEVERAGE OPTIONS



NOT TO SCALE

101

Chandler Gateway

Chandler Festival

The Boulevard

Andersen Fiesta

CHANDLER FASHION CENTER

Chandler Village Center



202

# Across the Freeway

Discover even more in Chandler at these three retail centers, conveniently located across the freeway, and offering incredible dining options, including:

## Chandler Festival

Cheddar's  
SCRATCH KITCHEN

IN-N-OUT  
BURGER

BLACK ANGUS  
STEAKHOUSE

Dog Haus

Chick-fil-A

## The Boulevard

MASKADORES  
TACO SHOP

Thai Rama  
Chandler

PIEfection

SAJAD AND GO

## Andersen Fiesta

KURA  
REVOLVING SUSHI BAR

MOCHINUT

RAMEN  
HOOD






GEN  
KOREAN BBQ HOUS

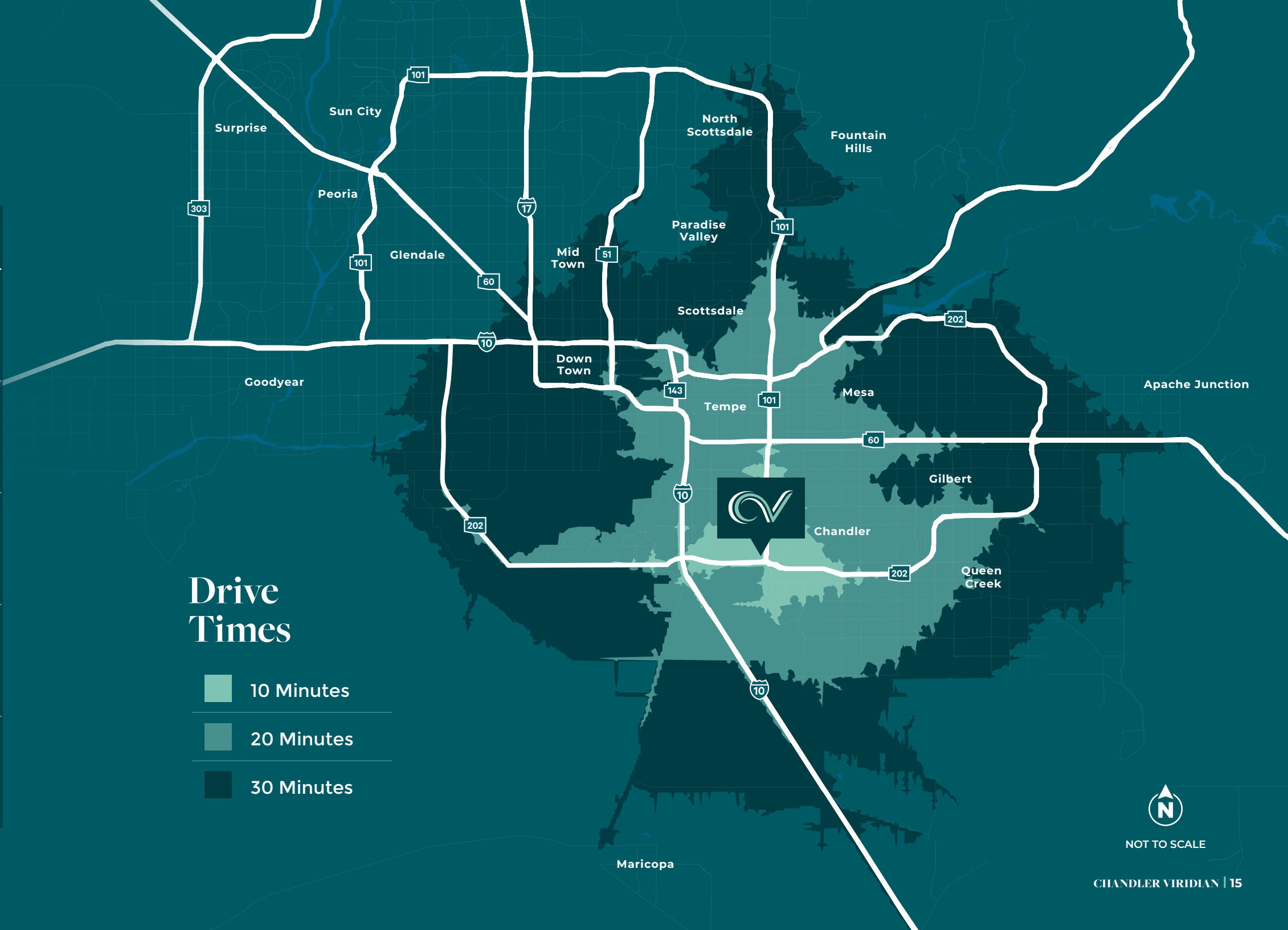
happy lemon

WITHIN 3 MILES

200+ RESTAURANTS	650+ RETAIL SHOPS
2,700+ HOTEL ROOMS	15,000+ APARTMENT UNITS

*Growth & Accessibility*  
**The Perfect Combination**

	10 Minutes	20 Minutes	30 Minutes
 <b>POPULATION</b>	191,491	1,194,832	2,383,717
 <b>2030 PROJECTED POPULATION</b>	195,760	1,232,802	2,486,484
 <b>NUMBER OF HOUSEHOLDS</b>	75,958	466,735	927,282
 <b>DAYTIME EMPLOYEES</b>	103,806	597,564	1,224,680
 <b>AVG HOUSEHOLD INCOME</b>	\$141,875	\$128,643	\$130,841





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**FOR LEASING INFORMATION:**

**Pat Boyle**  
+1 602 423 1905  
[pat.boyle@cbre.com](mailto:pat.boyle@cbre.com)

**Erin York**  
+1 602 689 6440  
[erin.york@cbre.com](mailto:erin.york@cbre.com)

**CBRE**

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