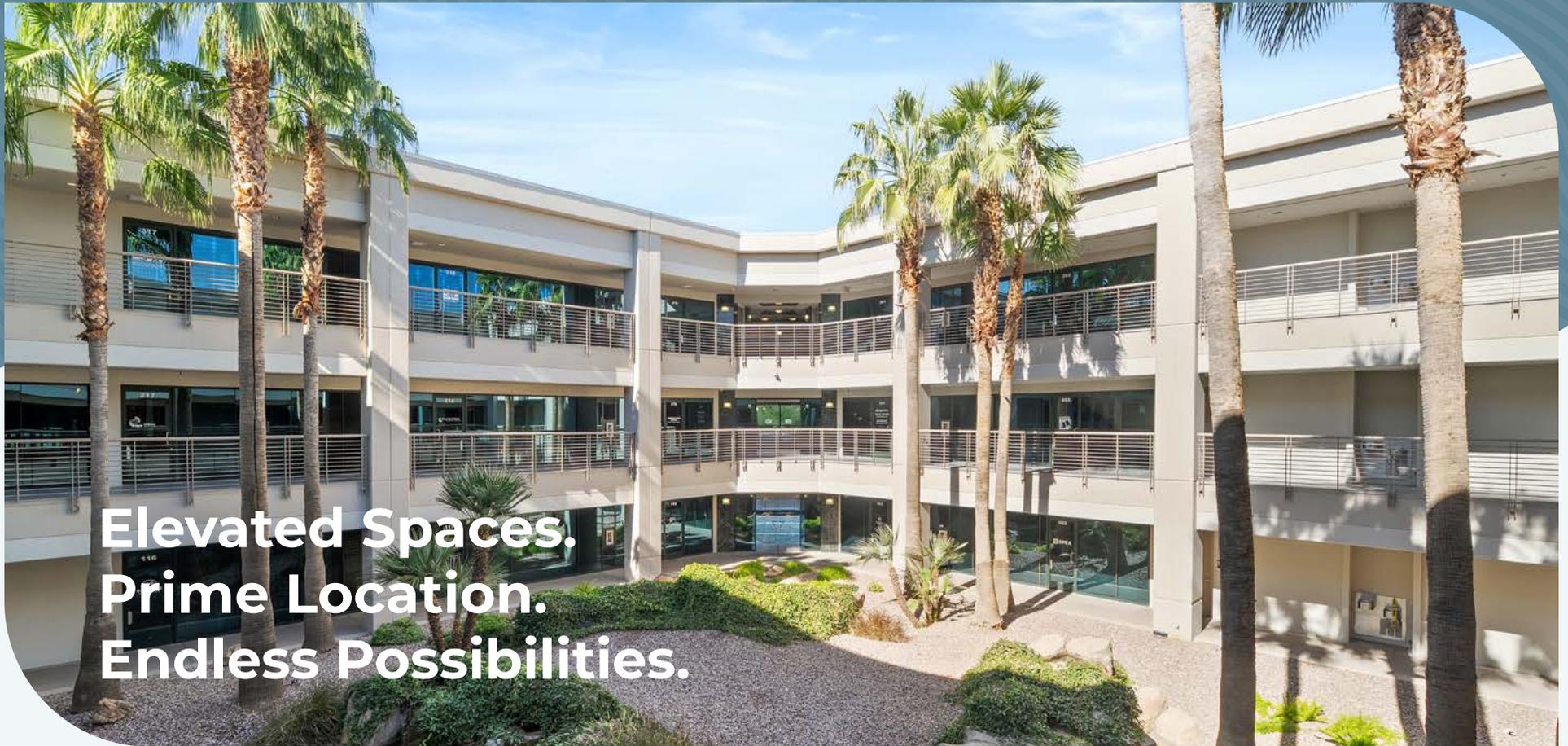


Offices Available for Lease | 1490 S Price Rd, Chandler, AZ



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: $\pm 58,518$ 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



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



Chandler Falls
PROFESSIONAL OFFICE SUITES

Nearby Amenities



CHANDLER GATEWAY
Walmart, HOBBY LOBBY, petco, UPTOWN CHEAPSKATE, Olive Garden, Red Robin, BANK OF AMERICA, SUBWAY, Residence INN, SPRINGHILL SUITES, Marriott

CHANDLER FESTIVAL
Lowe's, RICKI, TJ-maxx, Cheddar's, ROSS, ULTA, Polk's, INN-OUT

ANDERSEN FIESTA
DAISO, FedEx, UPS, GEN, 85+

HYATT PLACE TOWNEPLACE SUITES
MARRIOTT

CHANDLER FASHION CENTER
Dillard's, macy's, H&M, BEST BUY, COACH, lululemon, SEPHORA, BARNES & NOBLE, Bath & Body Works, @BEMIHANA, @thesecakefactory

CHANDLER PLAZA
SAFEWAY, BANK OF AMERICA, Starbucks, Dunkin' Donuts

CHANDLER VILLAGE CENTER
Costco, PET SMART, DSW, Old Navy, Crate&Barrel

CAMBRIA
hotels & suites

Hilton

FAIRFIELD INN & SUITES
MARRIOTT
COURTYARD
BY MARRIOTT

HOMEWOOD SUITES BY HILTON
Hampton
BY HILTON
DRURY HOTELS

EVERHOME SUITES
WOODSPRING SUITES
MARRIOTT

frus

OCOTILLO PLAZA
WELLS FARGO, ALDI, Arby's, J&J, Firehouse Subs, Firehouse of Subs

LA TIENDAS VILLAGE
SPROUTS, GNC, HomeGoods, Marshalls, Starbucks, Dunkin' Donuts, Pei Wei

THE FALLS
CHASE, PEI WEI, nékter

Albertsons, **SUBWAY**

E Queen Creek Rd

W Queen Creek Rd

W Germann Rd

S Price Rd

S Dobson Rd

S Alma School Rd

N Alma School Rd

S McClintock Dr

W Chandler Blvd

W Chandler Blvd



202

101

202

108,304 VPD

200,070 VPD

29,576 VPD

36,385 VPD







Chandler Falls

PROFESSIONAL OFFICE SUITES

Leasing Contacts

Jamie Swirtz
+1 480 343 8586
jamie.swirtz@cbre.com

Joe Pequeno
+1 602 510 0003
joe.pequeno@cbre.com

CBRE

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