



OFFERING MEMORANDUM

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PREMIER OFFICE SPACE WITH EXCEPTIONAL ACCESSIBILITY

4435 EAST CHANDLER BOULEVARD, PHOENIX, AZ 85048

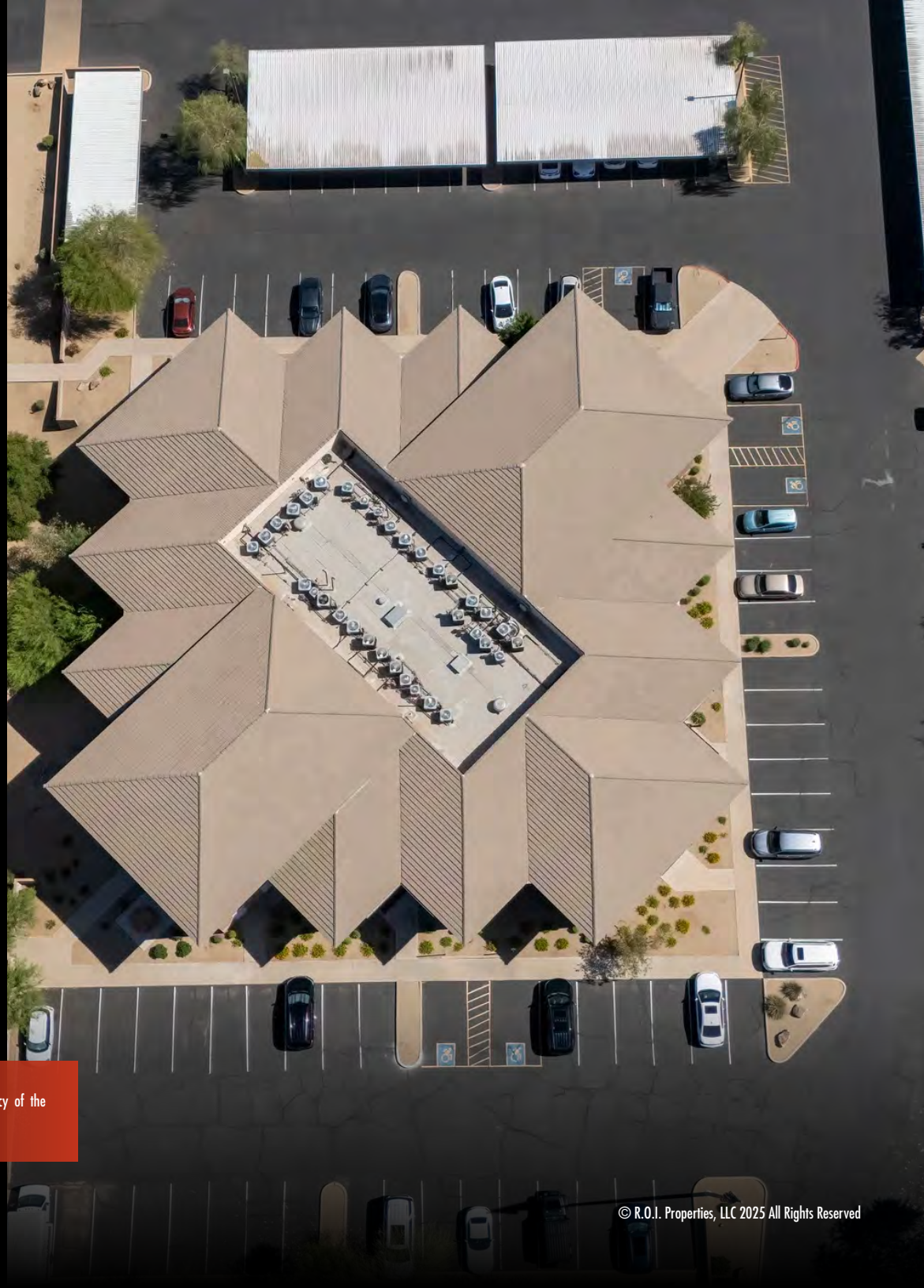


3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

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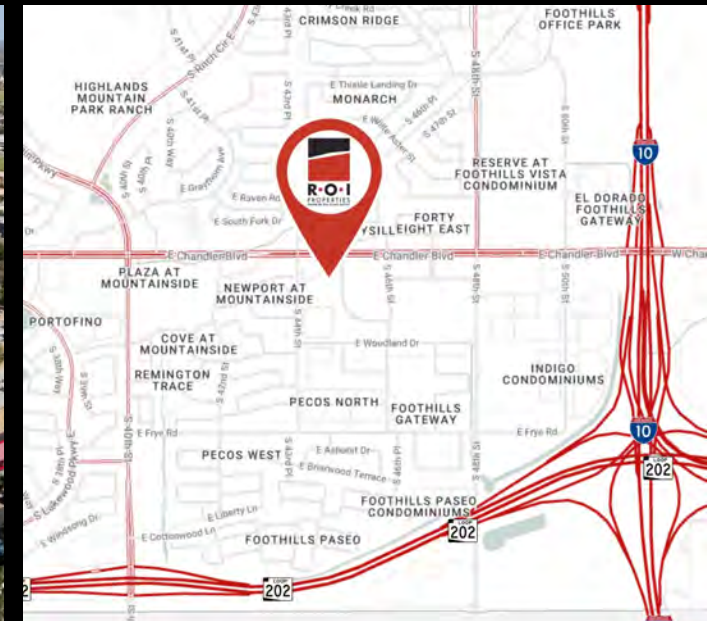


EXECUTIVE SUMMARY

PROPERTY ADDRESS:	4435 E Chandler Blvd, Phoenix, AZ
AVAILABLE SPACES:	3,000 SF - 3,200 SF (Two Spaces)
ASKING RATE:	\$21.00 / FS
YEAR BUILT:	1996
PARKING:	Surface (Covered/Uncovered)
# OF STORIES:	2
SUBMARKET:	Ahwatukee

Positioned in the heart of the highly desirable Ahwatukee Foothills submarket, 4435 E Chandler Boulevard presents a rare opportunity to lease space within a professionally managed multi tenant office property. Ideally situated along Chandler Boulevard with immediate access to Interstate 10 and Loop 202, the property offers exceptional connectivity to Downtown Phoenix, Chandler, Tempe, Mesa, and the broader Southeast Valley. The building features flexible office suites suitable for a variety of professional, medical, educational, service, and administrative users seeking a convenient and established business location. With strong surrounding demographics, abundant nearby amenities, and excellent regional accessibility, the property provides an attractive leasing opportunity in one of Phoenix's most established employment corridors.

- Flexible suite configurations available
- Immediate access to I-10 and Loop 202
- Excellent visibility along Chandler Boulevard
- Surrounded by retail, dining, and services



PROPERTY OVERVIEW

4435 E Chandler Boulevard presents a premier leasing opportunity within a professionally maintained multi tenant office property located in the heart of the Ahwatukee Foothills. Offering a variety of suite configurations and flexible leasing opportunities, the property is well suited for professional services firms, healthcare providers, financial institutions, nonprofit organizations, educational users, technology companies, and a wide range of administrative and office based businesses. The building's highly accessible location along Chandler Boulevard provides excellent visibility and convenient access for both employees and clients, while its established office setting offers a professional environment conducive to business growth and long term occupancy.

Tenants benefit from immediate proximity to Interstate 10 and Loop 202, allowing efficient travel throughout Metro Phoenix and the Southeast Valley. The property's location supports businesses serving clients across Phoenix, Chandler, Tempe, Mesa, and Gilbert, making it an ideal regional office location. In addition to its accessibility, the surrounding area offers an abundance of amenities including restaurants, retail centers, hotels, fitness facilities, healthcare services, and financial institutions. This combination of accessibility, convenience, and business friendly surroundings creates an attractive workplace environment for both employers and employees. As suite availability evolves within the property, tenants have the opportunity to establish a presence within one of the Valley's most desirable office corridors while benefiting from the stability and convenience of a well positioned multi tenant office asset.

SUBMARKET OVERVIEW

Located within the highly sought after Ahwatukee Foothills submarket, 4435 E Chandler Boulevard benefits from one of the strongest and most established business environments in the Southeast Valley. Often considered the gateway between Phoenix and Chandler, Ahwatukee offers a unique blend of affluent residential communities, thriving commercial corridors, and exceptional regional connectivity. The area continues to attract a diverse mix of businesses ranging from professional services and healthcare providers to technology companies and corporate users seeking a strategic location with convenient access to major employment centers.

The property's location near Interstate 10 and Loop 202 provides direct connectivity to Downtown Phoenix, the Price Road Technology Corridor, Chandler's employment centers, Tempe, Mesa, and Phoenix Sky Harbor International Airport. Major employers throughout the Southeast Valley, including technology, aerospace, healthcare, and financial services companies, contribute to a strong daytime population and highly educated workforce. This accessibility makes the submarket particularly attractive for businesses that draw employees and clientele from multiple areas throughout Metro Phoenix.



INTERIOR PHOTOS



INTERIOR IMAGES



AERIAL OBLIQUE



RETAIL MAP

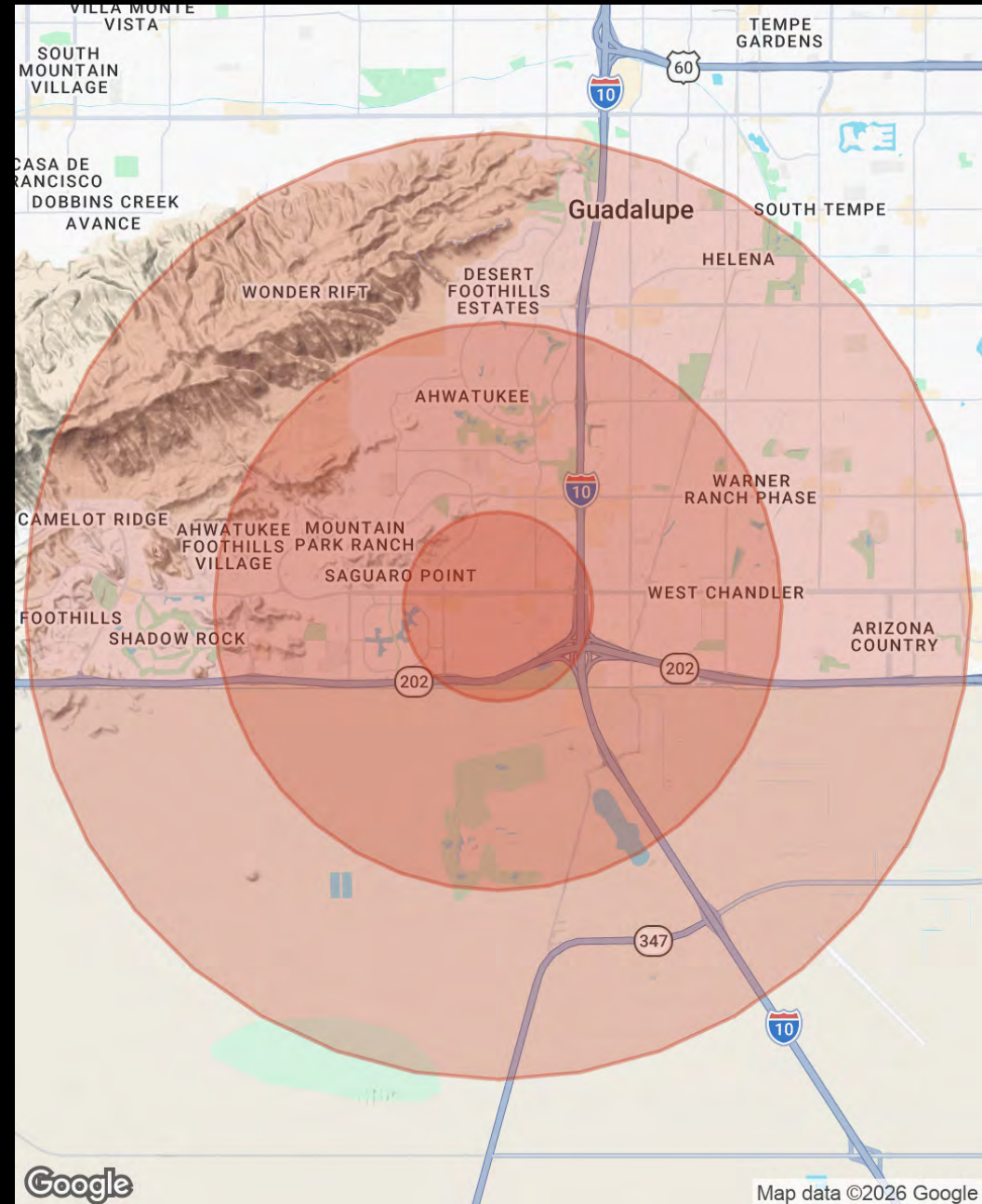


DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,911	67,625	141,266
Average Age	39.1	41.8	40.8
Average Age (Male)	36.9	40.0	39.5
Average Age (Female)	40.1	43.0	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,241	27,988	57,328
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$118,437	\$136,216	\$135,532
Average House Value	\$458,959	\$511,694	\$537,045

2023 American Community Survey (ACS)





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