

DOWNTOWN CHANDLER LARGE OFFICE BUILDING FOR LEASE

398 S ARIZONA AVE | CHANDLER, AZ 85225



±6,725 SF OFFICE BUILDING

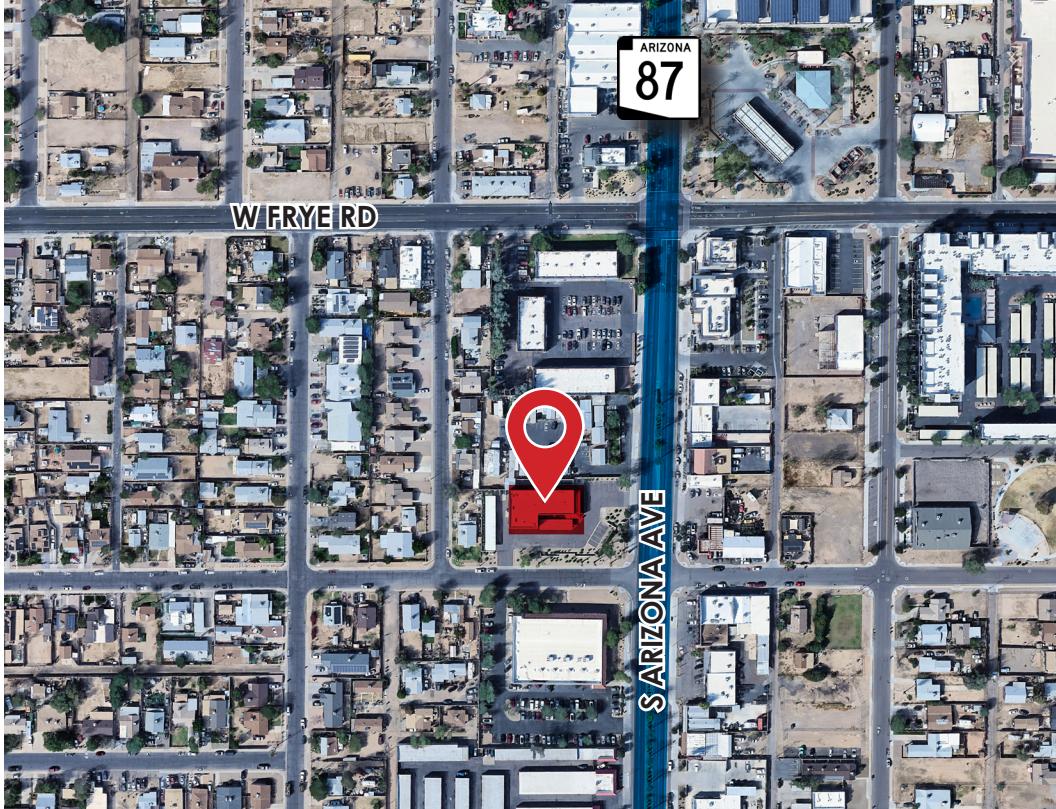
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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CPFA
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Property Summary

Address	398 S Arizona Ave Chandler, AZ 85225
Building Size	6,725 SF
Parcel Number	303-19-079B, 303-19-083E
Year Built/Remodeled	1997/2018
Zoning	C3
Parking Ratio	5.95/1,000
Lease Rate	\$28/SF/YR NNN



About the Property

Discover a premier office opportunity at 398 S Arizona Avenue in Chandler, ideally positioned within a highly visible and well-established commercial corridor. This ±6,725 SF single-story office suite offers a versatile layout designed to accommodate a wide range of professional, medical, or creative users. The space features 14 private offices, two conference rooms, two restrooms, a large break room, an open bullpen area, a patio, and a roll-up bay door, providing flexibility for both traditional office operations and specialized uses.

The property benefits from abundant parking and prominent monument signage, enhancing visibility and ease of access for clients and employees alike. Conveniently located near Loop 202 and Loop 101, the site offers excellent regional connectivity within the East Valley and proximity to nearby retail, dining, and service amenities. This well-configured office presents an exceptional opportunity for businesses seeking scale, adaptability, and a strategic Chandler location in a strong submarket.



Large Office
Layout with 14 Private Offices

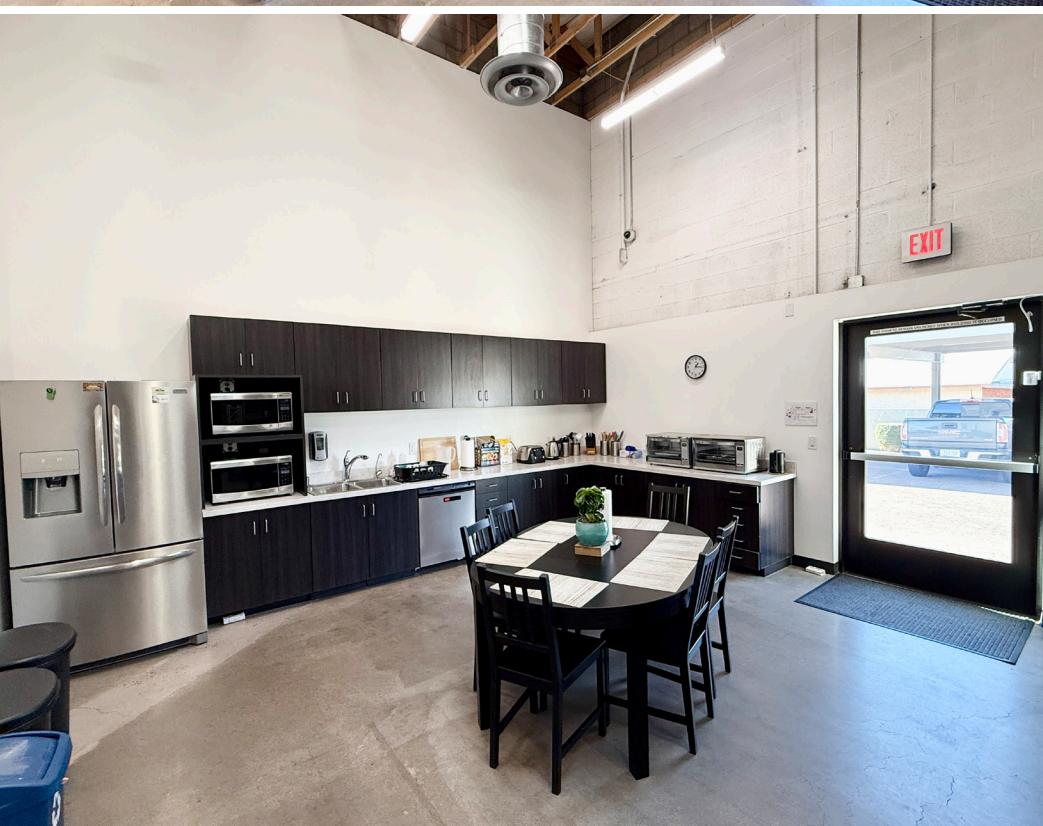


Loop 101 & 202
Proximity



Monument
Signage

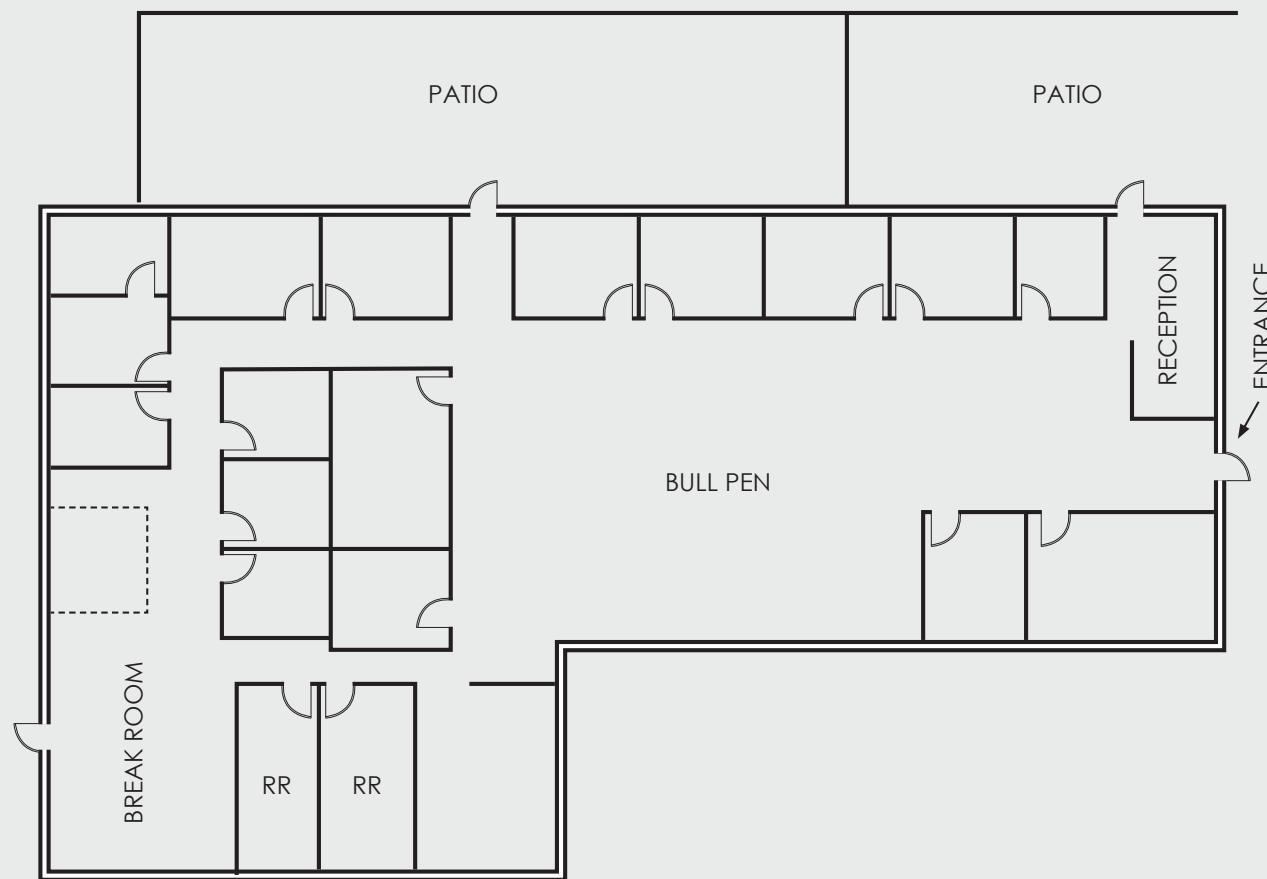
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398 S Arizona Ave | ±6,725 SF

- Reception
- 14 Offices
- 2 Conference Rooms
- Break Room
- Bullpen
- 2 Restrooms



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LOOP
101

LOOP
202

SUBWAY HOBBY
petco LOBBY
RED ROBIN

CHANDLER
GATEWAY

CHANDLER
FASHION
CENTER

RAINTREE
RANCH CENTER

CHANDLER
FESTIVAL

T.J. MAXX
ROSS
DRESS FOR LESS
KFC
Chick-fil-A
LOWE'S
PETSMART
IN-N-OUT

FedEx
Denny's
peter
piper
pizza

Chandler Regional
Medical Center.
A Dignity Health Member

THE HOME
DEPOT
SAFEWAY

CHIPOTLE
STARBUCKS
Wendy's

Walmart
Save money. Live better.

T-Mobile

GameStop
power to the players

WinCo
FOODS

KOHLS

Culver's

STARBUCKS
COFFEE

COSTCO
WHOLESALE

BEST
BUY

TARGET

BUFFALO WILD WINGS
GRILL & BAR

Panera
BREAD

BJs
RESTAURANT
BREWHOUSE

Famous Dave's

STARBUCKS
COFFEE

chili's

OLIVE GARDEN

P.F. CHANG'S

Harkins
THEATRES

Dillard's

Banner Health.
Ocotillo Medical Center

Planet Fitness

STARBUCKS
COFFEE

SITE

S. MCCLINTOCK DR

W RAY RD

SARRIZONA AVE

ANDERSON JUNIOR
HIGH SCHOOL

ANDERSON
SPRINGS

CHANDLER
MARKETPLACE

CHANDLER
HIGH SCHOOL

DOWNTOWN
CHANDLER

S. DOBSON RD

SALMA SCHOOL RD

6

Location Overview

Chandler, AZ

Chandler has grown into a powerful innovation hub, driven by a diverse economy anchored in advanced manufacturing, aerospace, IT, and healthcare. The city attracts world-class companies—ranging from semiconductor leaders to cutting-edge aerospace and medical technology firms—supported by a highly educated workforce and a business-friendly environment. Strong infrastructure, reliable utilities, and streamlined development processes make Chandler one of the most desirable locations in the region for high-tech investment and long-term growth.

Beyond its economic strength, Chandler offers an exceptional quality of life that continues to draw residents and employers alike. The city is known for its safe, family-friendly neighborhoods, high-performing schools, and abundant parks, recreation, shopping, and dining options. With thoughtful planning and a vibrant cultural atmosphere, Chandler strikes the perfect balance between professional opportunity and everyday livability, consistently earning recognition as one of the top places to live and work in the Phoenix metropolitan area.

#1

**Best Place to Live/
Work/Play in Arizona**
(Ranking Arizona, 2025)

#1

Hardest-Working City in Arizona
(WalletHub/KTAR News 92.3 FM)

#3

Safest City in Arizona
(Chandlernews.com)

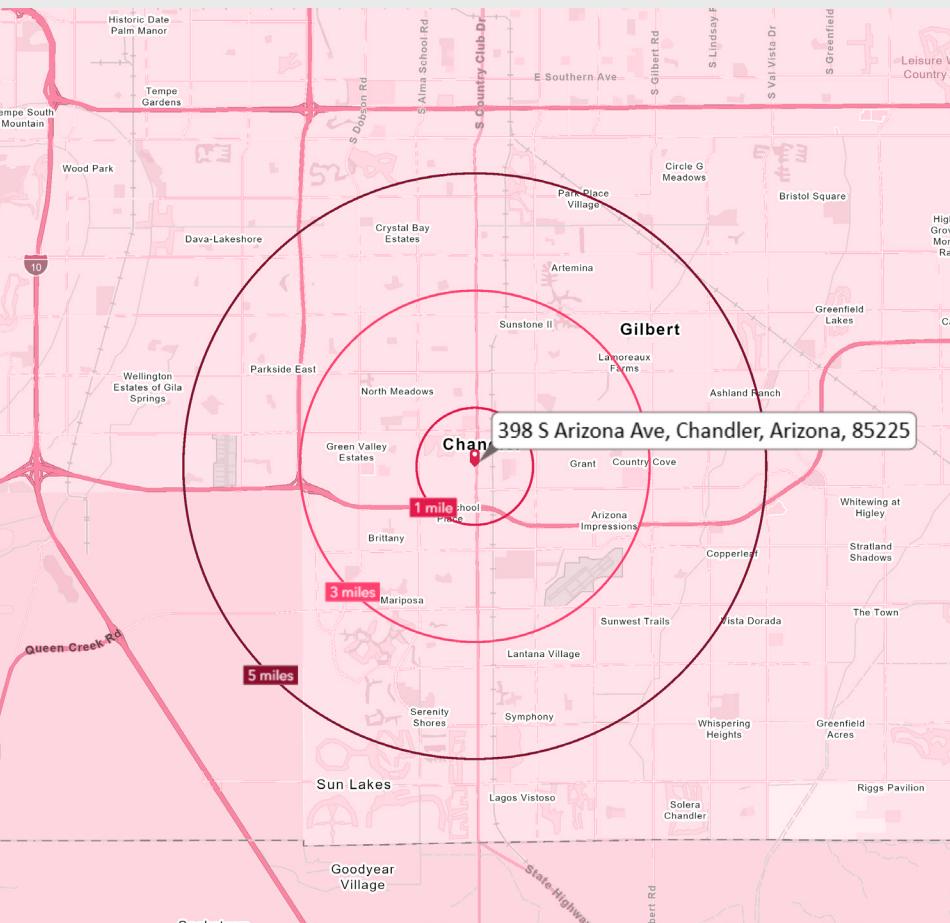
#11

**Best Place for First-Time
Home Buyers**
(WalletHub 2025)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	14,156	116,013	262,407
 Households	5,683	45,268	103,120
 Average Household Income	\$115,201	\$109,763	\$116,957
 Median Home Value	\$417,073	\$407,008	\$413,529



5 Mile Highlights

38.9

Median
Age

117K

Daytime
Employees

43%

Bachelor's Degree
or Higher

An Environment for Professional Growth

Over the past decade, Chandler has emerged as a hub for financial activities, technology, and professional services. The affluent and fast-growing suburb in the southeastern region of metropolitan Phoenix boasts a highly educated population, above-trend median household income, and a deep stock of Class A office inventory.

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For More Information,
Please Contact an
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