

DOWNTOWN CHANDLER LARGE OFFICE BUILDING FOR LEASE

398 S ARIZONA AVE | CHANDLER, AZ 85225



±6,725 SF OFFICE BUILDING

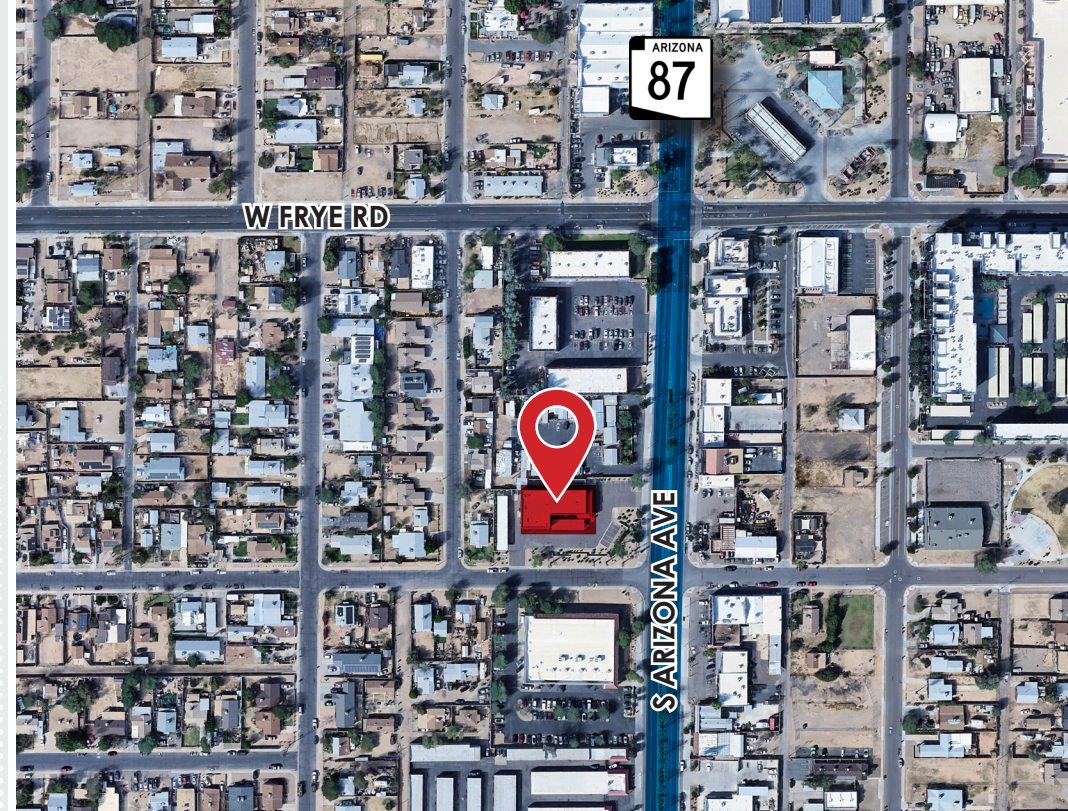
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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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Property Summary

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



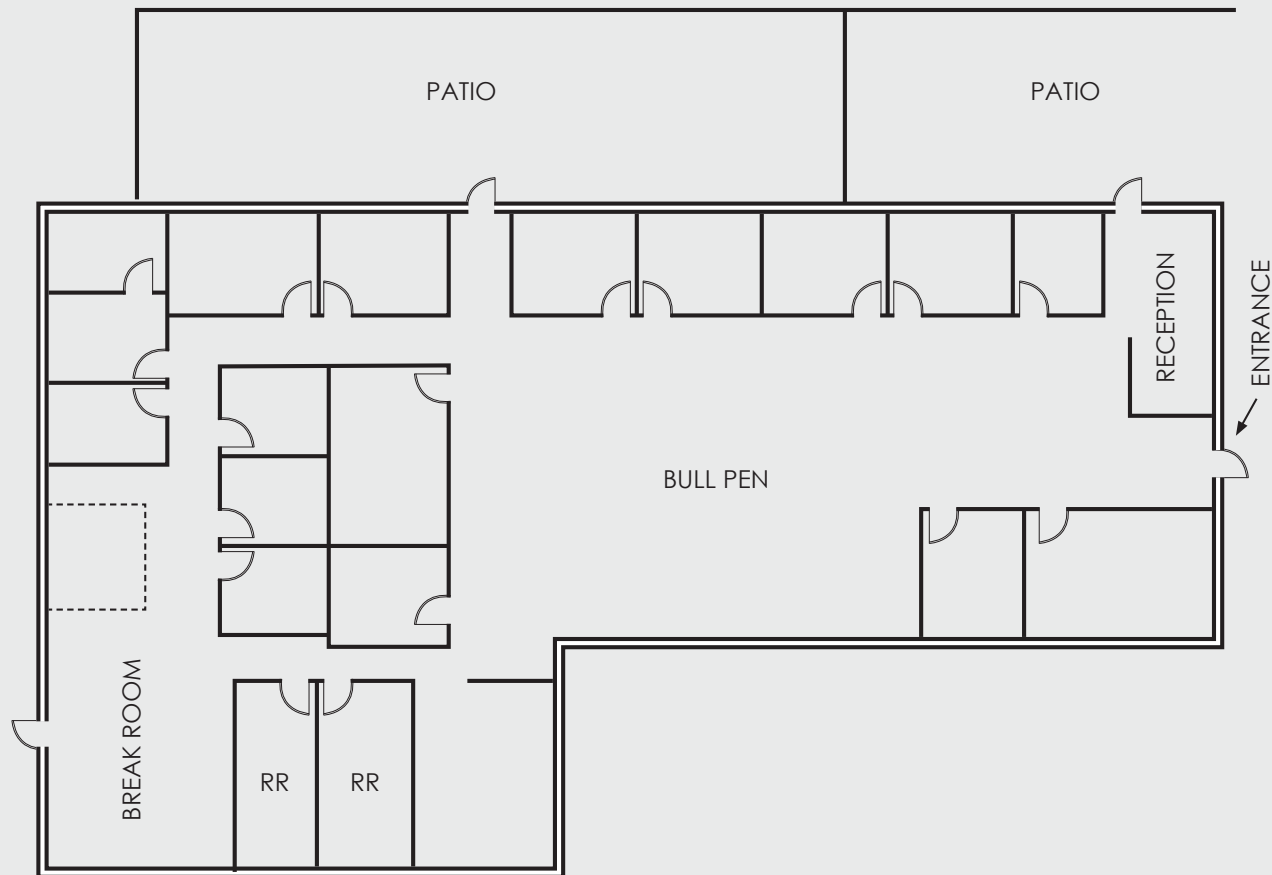
Monument
Signage





398 S Arizona Ave | ±6,725 SF

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



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.





SITE

LOOP
101

LOOP
202

S MCCLINTOCK DR

S ARIZONA AVE

S DOBSON RD

S ALMA SCHOOL RD

SUBWAY
petco
HOBBY LOBBY
RED ROBIN

WHOLE FOODS
STARBUCKS COFFEE
PANDA EXPRESS

DEL TACO
fry's
BURGER KING

ANDERSON JUNIOR
HIGH SCHOOL

ANDERSON
SPRINGS

CHANDLER
MARKETPLACE

goodwill
MEXICAN GRILL

RAINTREE
RANCH CENTER

TJ-maxx
ROSS
DRESS FOR LESS
KFC
Chick-fil-A
IN-N-OUT
BURGER
PET SMART
LOWE'S

FedEx
Denny's
peter piper
pizza

CHANDLER
FESTIVAL

CHANDLER
GATEWAY

W CHANDLER BLVD

CHANDLER
FASHION
CENTER

Safelite
Auto Glass
SAJAD

SAN MARGOS
GOLF COURSE

DOWNTOWN
CHANDLER

THE HOME DEPOT
SAFEWAY
CHIPOTLE
STARBUCKS COFFEE
Wendy's

Chandler Regional
Medical Center
A Dignity Health Member

Walmart
Save money. Live better.
T-Mobile
GameStop
power to the players
DEL TACO
Wendy's

COSTCO WHOLESALE
TARGET
BED BATH & BEYOND
Harkins THEATRES
Dillard's
BEST BUY
Buffalo Wild Wings
Famous Dave's
chili's
PF CHANG'S
Panera BREAD
BJ'S RESTAURANT BREWHOUSE
STARBUCKS COFFEE
CHIPOTLE
Olive Garden

Banner Health
Ocotillo Medical Center

WinCo FOODS
Kohl's
Culver's
planet fitness
STARBUCKS COFFEE

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)

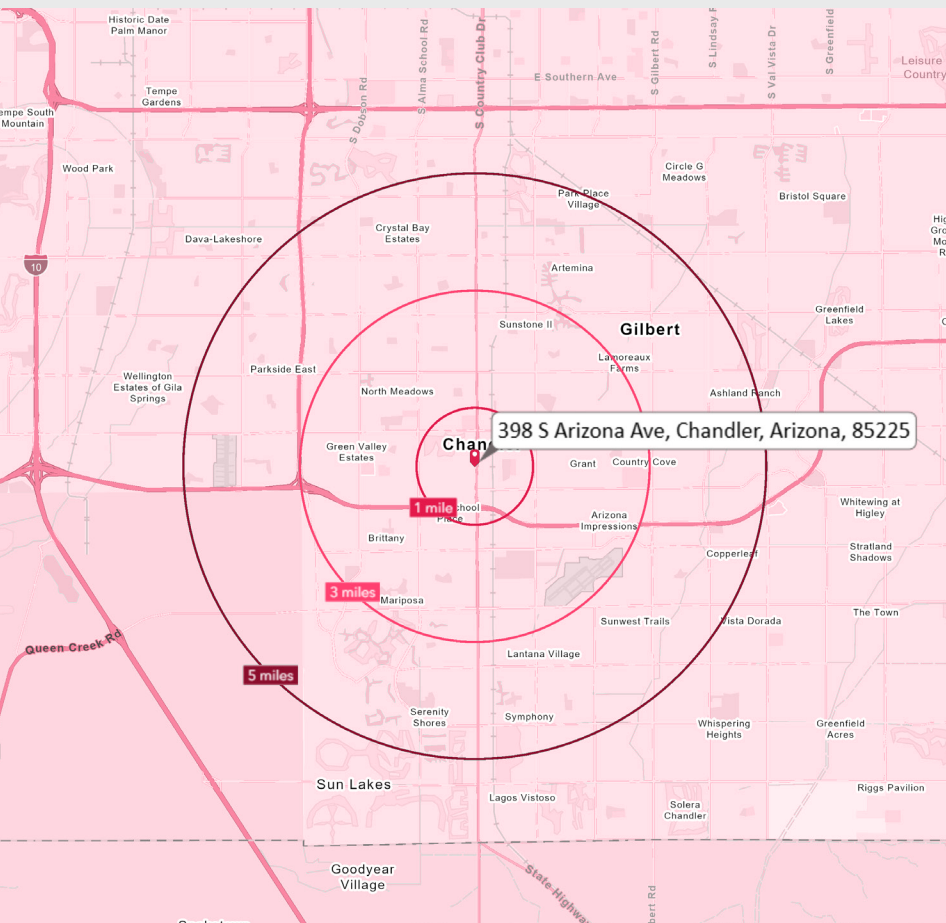
#11

**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,
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