



100 S McClintock Dr

SUITE 100 & 200 | CHANDLER, AZ

FOR LEASE



Office Space Available for Lease

CONVENIENT access to Loop 101 & 202

ADJACENT to Stellar Airpark, a public use, privately owned airfield

LOCATED near upscale shopping, dining and entertainment at the Chandler Fashion Center

MINUTES away from the Chandler Arts Center, San Marcos Golf Resort and unique shops and restaurants in historic downtown Chandler

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can be made available. Currently there is 6,648 square feet of space leased to AZ Sports and Spine Center LLC until December 31, 2024 but are willing to move out earlier & terminate their lease if a tenant wants to occupy one suite or the entire building.

PROPERTY SUMMARY

This 2-story office property consists of approximately 9,200 square feet with modern architecture design with wrap around exterior glass. Property has been professionally maintained by property owner since it was built in 2008 with no deferred maintenance. Property is divided into 3 separate office spaces (Suite 100 - 4,108, Suite 200 - 2,552 sf, and Suite 201 - 2,540 sf) and offers a wide array of options for a potential tenant looking for space. Currently there is 2,552 square feet vacant in suite 200, but the entire building

Property is ideally located 1 block south of Chandler Boulevard and McClintock Drive in Chandler, Arizona and adjacent to the Stellar Airpark airport. Property has direct access to the 202 freeway to the south and less than 1 mile of Chandler Fashion Mall, Hobby Lobby, Target Stores, Chandler Regional Hospital, Petco, Walmart Super Center, Olive Garden, PF Chang's, In-N-Out Burger, Dutch Brothers Coffee, Lowe's Home Improvement, Harkin's Theaters, Best Buy, Old Navy, Costco, and numerous other retail, hotel, and service providers.



PROPERTY OVERVIEW

Size	±9,200 SF
Lease Rate	\$21.50 NNN
Suites	Suite 100 ±4,108 SF Suite 200 ±2,552 SF Suite 201 ±2,540 SF
Address	100 South McClintock Drive, Chandler, Arizona 85226
Year Built	2008
Parking	44 regular parking spaces 2 dedicated handicap spaces 46 total parking spaces
Zoning	I-1 (City of Chandler)

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**SUBJECT
PROPERTY**

City of Chandler

CHANDLER is regarded as one of the most financially stable cities in the United States

CITY staff capable of assisting businesses of all sizes, from startups to multinational corporations

EASILY accessible by several major freeways including Interstate 10, the southernmost coast-to-coast interstate highway in the United States, as well as the U.S. 60 Superstition Freeway, Loop 202 San Tan Freeway and Loop 101 Price Freeway

DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Population	12,433	83,245	255,787
Avg HH Income	\$106,486	\$117,586	\$105,899
Employment	7,479	45,739	125,261

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km Kidder Mathews

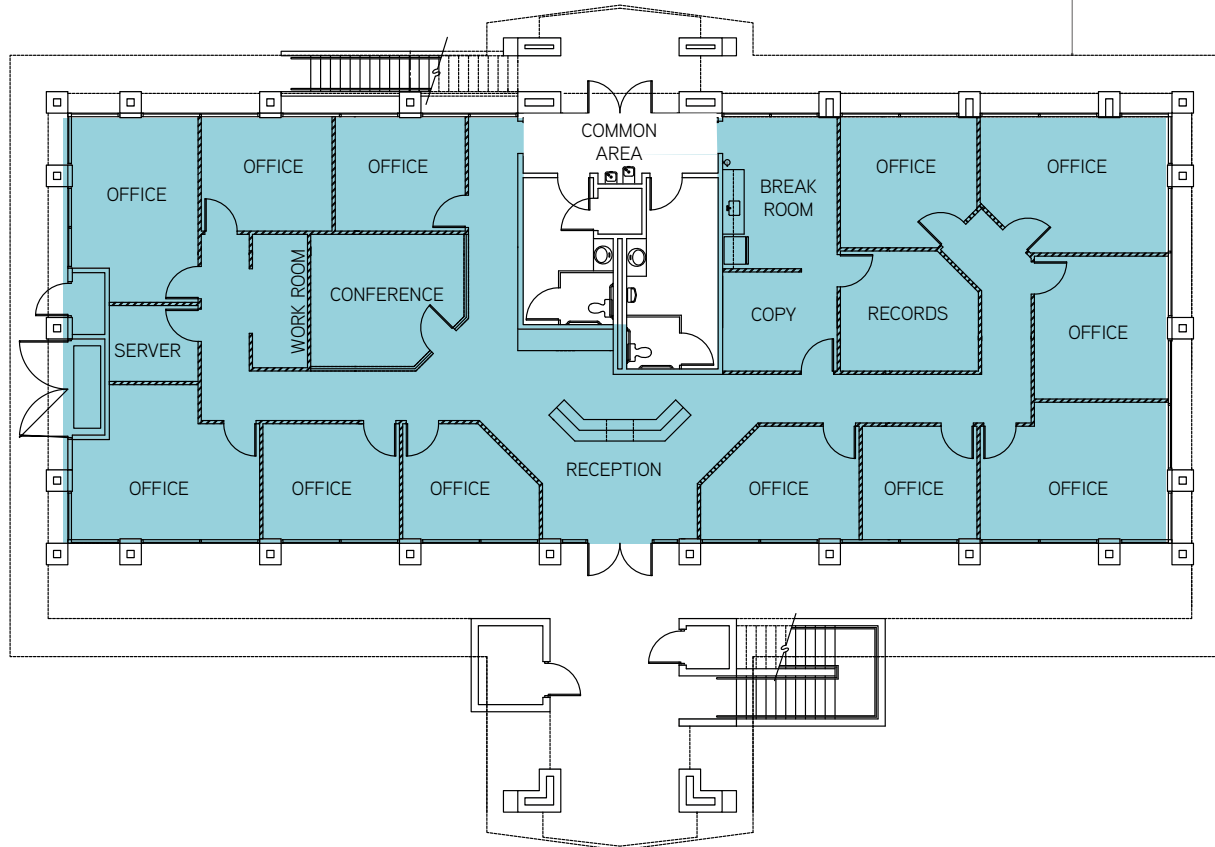
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Suite 100

SUITE 100
±4,108 SF



±4,108
SQUARE FEET

\$21.50
NNN

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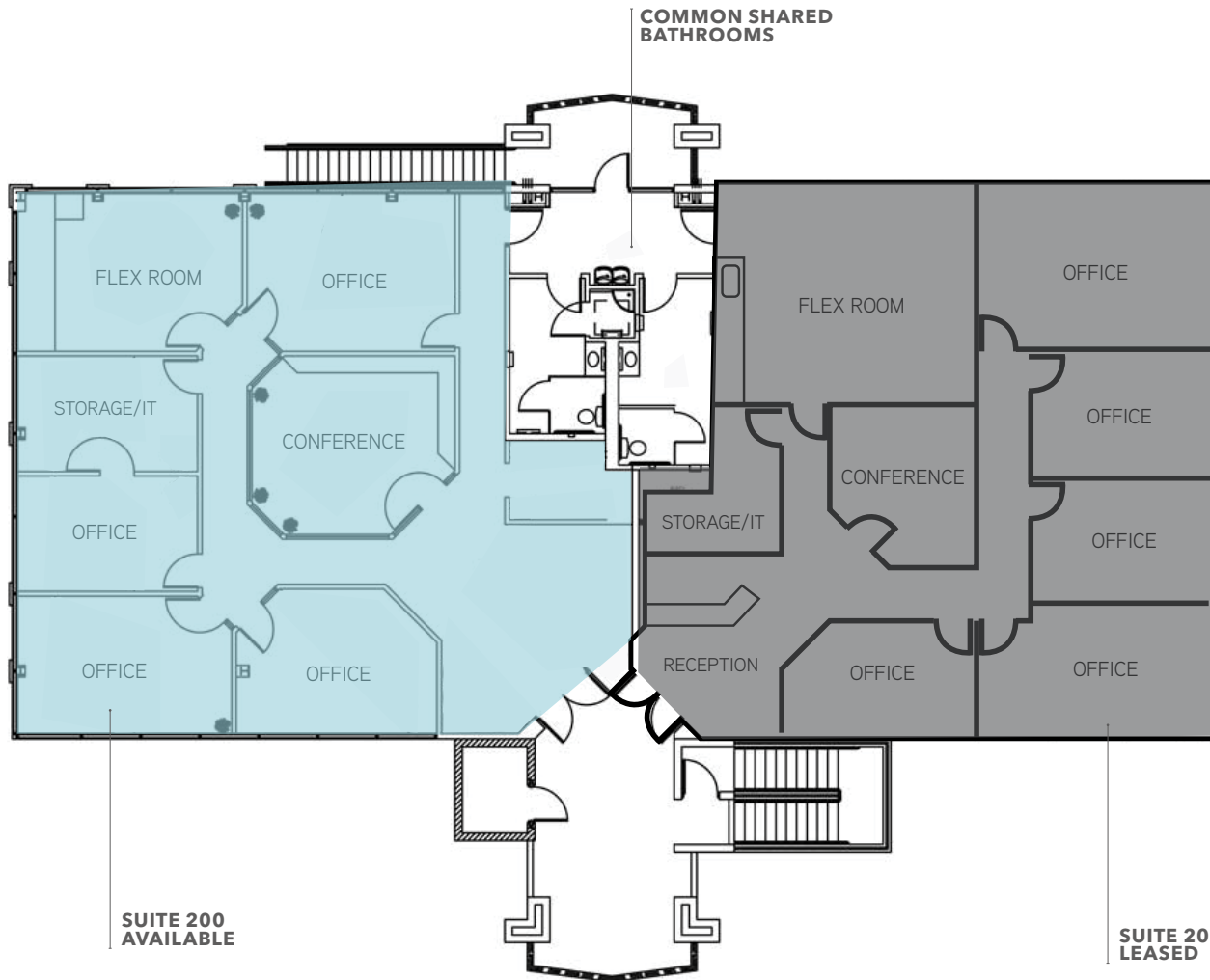
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Suite 200



±2,552 SF

SUITE 200

±2,540 SF

SUITE 201

\$21.50

NNN

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2023 OPERATING EXPENSE BUDGET (NNN'S)

Cox - Fire Line	\$1,086.00
City of Chandler - Water	\$870.85
Minard Ames - Building Insurance	\$2,070.00
Republic Services - Trash	\$1,078.07
SRP - Electric - House Panel	\$1,872.68
Sunrise Landscape - Landscape	\$5,804.00
SOS Exterminating - Pest Control	\$706.00
A-1 Air Conditioning, Inc - Mechanical A/C	\$1,655.00
Allied Fire Protection (annual testing)	\$512.50
Arizona Superior Cleaning (windows)	\$1,060.00
Monitoring Alarm	\$300.92
Property Taxes	\$20,578.68
Subtotal	\$36,508.70

AMORTIZED REPAIRS (BUDGETED YEARLY)

Air Conditioning Repairs & Replacement	\$935.00
Common Area Painting	\$241.67
Parking Lot clean, seal, & stripe	\$840.00
Major Tree Trimming	\$1,082.50
Total of Amortized Repairs	\$3,099.17
Total Cost of Expenses	\$39,607.87
Total Cost PSF	\$4.31

OWNER/USER PURCHASE

Property Size	±9,200 SF
Price / SF	\$2,714,000 (\$295.00)
Down Payment (10%)	\$271,400
Loan (90%)	\$2,442,600
Interest Rate Term (504 SBA Loan)	5.88% / 25 yrs
Monthly Payment	\$15,4833.15
Annual Payment	\$185,797.83
Total Annual Cost	\$185,797.83
Total Annual Cost PSF	\$20.20 NNN

*In addition to base rent, tenants to pay their pro rate share of NNN expenses.

ITEMS NOT INCLUDED IN THE OPERATING EXPENSES & PAID FOR DIRECTLY BY TENANTS:

Tenants Personal Property & General Liability Insurance

Tenants Janitorial Service - Vacuuming & Cleaning

Tenants Electrical Usage (within Tenants suite)

Lease Rental Tax - currently 2% of Rent collected

Internet, Phone, & Data usage

Security Monitoring - within Tenant's suite

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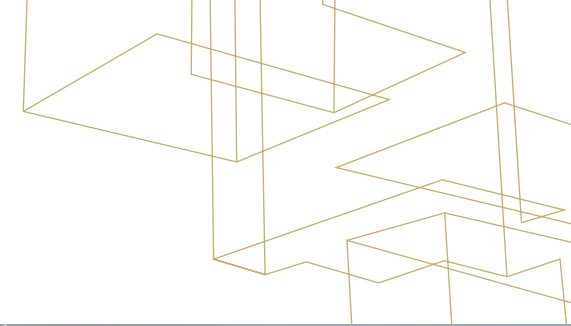
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