



# LBS

## AT SAN TAN TECH CENTER

**Life Science** | 145 South 79<sup>th</sup> Street Chandler, AZ

The Southeast Valley's Premier Destination for Lab + Research Facilities  
+ Spec Labs and Clean Rooms Available for Immediate Occupancy



# OVERVIEW

## ACCELERATE DISCOVERY

Labs at San Tan Tech Center offers a compelling combination of flexible R&D-ready space, modern infrastructure, move in ready lab space, and strategic location, ideal for growing technology, biotech, or creative firms seeking scalable operations in the SE Valley.

### OPPORTUNITY OVERVIEW

- 129,187 SF one story building
- Renovated in 2025
- Plug-and-play spec suites with with benches, labconco hoods, sinks, compressed air, DI water, and optional nitrogen tank.
- Lab and office spaces from 123 SF to 31,000 SF, including clean rooms and full-floor configurations.
- Turnkey labs: 1,700—1,800 SF, combinable up to 7,369 SF; fully furnished and move-in ready.

### AVAILABLE SPACE

**Lab/Office Space**  
from 123 SF —  
31,000 SF



Future Improvement



# AMENITY

## AN ECOSYSTEM FOR INNOVATION.

Amenities designed to foster collaboration, innovation, and efficiency for growing businesses. These shared resources create more than just convenience — they cultivate a thriving community of like-minded businesses, where entrepreneurs, creators, and innovators can exchange ideas, build partnerships, and grow together. At Labs at San Tech Tech Center, you’re not just leasing space — you’re joining a supportive ecosystem designed to accelerate success.



On-site Engineer



Day Porter



Shared Break Room



Reserveable Conference Facilities



Secured Building Access



On-site Substation with Scalable Capacity



# SPECIFICATIONS & DETAILS



## FACILITY

- 5 metal roll up doors
- 17ft ceiling height
- High-capacity power with on-site substation (3600A - 277/480V 3 phase, 4W)
- Scalable infrastructure
- Fiber from Cox, AT&T, & CenturyLink



## CLEAN ROOMS

- Suites from 1,300SF — 3,500 SF
- Partial build-out
- Includes robust utilities



## FLEXIBLE OPTIONS

- Small labs to full floor build-out
- Ranges from 123 SF — 31,000 SF
- Shared lab space
- Grade level floors support drive-in access; potential for clean room conversion and turnkey tech suites



## SPEC SUITES

- Turnkey Labs
- 1,700 SF — 1,800 SF each
- Combinable to 7,369 SF
- Available with the following:
  - Furnished with benches
  - Labconco hoods
  - Sinks
  - Compressed air
  - DI water
  - Optional nitrogen tank

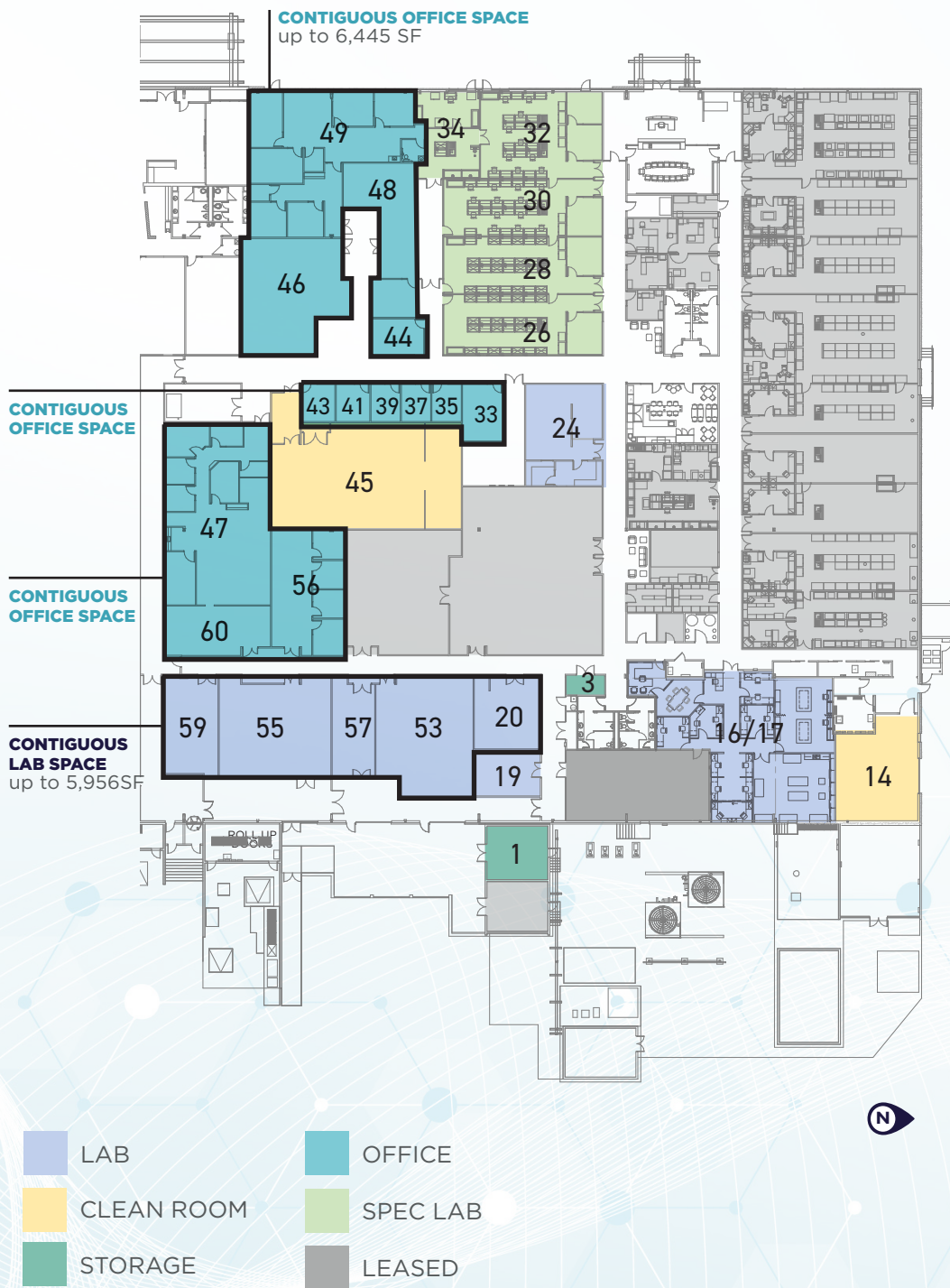




AVAILABILITIES

SUITE	AVAILABLE SF
Storage 1	536 SF
Storage 3	123 SF
Clean Room 14 (ISO 8)	1,287 F
Clean Room 45 (ISO 8)	3,479 SF
Spec Lab 19	497 SF
Spec Lab 26	1,548 SF
Spec Lab 28	1,471 SF
Spec Lab 30	1,471 SF
Spec Lab 32	1,723 SF
Spec Lab 34	845 SF
Lab 16/17	3,745 SF
Lab 20*	796 SF
Lab 24	1,258 SF
Lab 53*	1,847 SF
Lab 55*	1,794 SF
Lab 57*	665 SF
Lab 59*	854 SF
Office 33*	373 SF
Office 35*	188 SF
Office 37*	187 SF
Office 39*	187 SF
Office 41*	213 SF
Office 43*	214 SF
Office 44*	311 SF
Office 46*	1,796 SF
Office 47*	3,118 SF
Office 48*	1,260 SF
Office 49*	3,078 SF
Office 56*	1,529 SF
Office 60*	856 SF

\*Contiguous spaces, see floor plan view spaces



CHANDLER, A THRIVING HUB FOR LIFE SCIENCES, BIOTECH & ADVANCED MANUFACTURING

Located in Greater Phoenix, Chandler is a thriving, innovation-driven city with the infrastructure, talent, and business-friendly environment needed to support life science, biotech, and high-tech manufacturing growth.

Innovation & Industry Synergy

With a strong foundation in advanced manufacturing, semiconductors, biosciences, and clean tech, Chandler is home to major employers like Intel, NXP, Microchip, and Rogers Corp. This industrial base creates ideal conditions for biotech and life science firms requiring precision engineering, cleanroom environments, and advanced R&D capabilities.

Life Sciences on the Rise

- Chandler’s life sciences sector is expanding, supported by:
- Turnkey lab space (e.g., San Tan Tech Center, Parklane Medical)
- Proximity to ASU, TGen, Mayo Clinic – all within 25 minutes
- STEM talent pipeline from top universities and technical colleges
- Support from AZBio, GPEC, and BioAccel
- Streamlined permitting and flexible zoning make it easy for lab and cleanroom users to scale fast.

High-Tech Manufacturing Strength

A leader in Arizona’s “Silicon Desert,” Chandler offers:

- Class A flex/industrial space for R&D and advanced production
  - Dual-feed power, fiber connectivity, and scalable infrastructure
  - A local supply chain skilled in precision manufacturing and QA
- Perfect for medical device makers and bioscience manufacturers seeking scale and speed-to-market.

Educated Workforce & Talent Access

With 42% of adults holding a bachelor’s degree or higher, Chandler draws STEM talent from:

- ASU (biotech, engineering)
- UA College of Medicine – Phoenix
- Chandler-Gilbert Community College

Ongoing investment from Intel and others strengthens Chandler’s future-focused workforce.

Connectivity & Quality of Life

Centrally located near Loop 101, Loop 202, I-10, and key airports:

- Sky Harbor International – 20 mins
- Mesa Gateway Airport – 15 mins

Chandler also offers award-winning schools, a vibrant downtown, and exceptional livability—helping companies attract and retain top-tier talent.





## A DESTINATION FOR DISCOVERY

LABS AT SAN TAN  
TECH CENTER IS  
WITHIN 5 MINUTES OF...

- 6+ HOTELS
- 36+ RESTAURANTS
- 5+ PARKS & ATTRACTIONS
- 4+ GYMS

### ACCORDING TO FLINN FOUNDATION

#### BIOSCIENCE JOBS

8.1 %  
grew faster than national  
rate of change

#### BIOSCIENCE WAGES

30%  
higher than private sector

#### VC FUNDING TOPS

\$298M  
a record high

#### BIOSCIENCE PATENTS

118  
received by Arizona universities

## WHY LIFE SCIENCES & HIGH-TECH THRIVE IN CHANDLER

  
READY-TO-OCCUPY R&D  
AND LAB SPACE

  
INFRASTRUCTURE SUITED FOR  
REGULATED MANUFACTURING

  
PROXIMITY TO RESEARCH  
UNIVERSITIES AND HOSPITAL  
SYSTEMS

  
DEEP TECHNICAL  
WORKFORCE AND  
TRAINING RESOURCES

  
COMPETITIVE OPERATING  
COSTS AND SCALABLE  
INCENTIVES





# LABS

## AT SAN TAN TECH CENTER

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