



THE PARK AT SAN TAN

3075 W RAY ROAD, CHANDLER, AZ



FACT SHEET

BUILDING FEATURES

Square Footage: ±220,000 SF

Floors: 5

Year Built: 2007

Lease Rate: \$40.00/SF

Parking Ratio: 4.0/1,000 SF
Covered Stalls at \$65.00/month

Tenant Improvements: Negotiable

Operating Expenses: Base Year Stop

AVAILABLE SUITES

SUITE 104 ±2,025 SF

SUITE 120 ±4,959 SF (Available Feb 2025)

SUITE 139 ±4,633 SF (Available Feb 2025)

SUITE 300 ±44,985 SF

SUITE 501 ±6,754 SF (Divisible)

PROPERTY HIGHLIGHTS



Amenity suite with conference center, free wi-fi, open collaboration & dining areas



Adjacent to 20,000 SF retail center with 5 quick serve restaurants



5-minute drive to 1.3 million SF Chandler Fashion Center Mall



Excellent access to Loop 101 Freeway via full-diamond interchange



20 minutes to Sky Harbor International Airport and Arizona State University



Excellent visibility along 101 freeway



4-story parking structure



NEWMARK



EXCLUSIVE ADVISORS

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