

AVAILABLE FOR LEASE



PROFESSIONAL OFFICE. FLEX INDUSTRIAL. RETAIL FRONTAGE



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
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MARK IV CAPITAL

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JOHN HART / D: 480.966.4373 / M: 602.526.9499 / jhart@cpiaz.com

RED ROCK BUSINESS PLAZA

2250-2350 E Germann Rd | 2301 E Yeager Dr
Chandler, Az 85286

FOR LEASE

VERSATILE RETAIL, OFFICE, & INDUSTRIAL FLEX SPACE

Located in Chandler just 0.5 miles from the Loop 202 (San Tan Freeway) and only 14 minutes from Phoenix-Mesa Gateway Airport, Red Rock Business Plaza offers convenient access throughout the Southeast Valley.

The property has been newly updated with clean, modern interior finishes and open, functional layouts.

Flexible suite configurations are ideal for retail, office, or light industrial users. Red Rock Business Plaza presents a prime opportunity to operate from one of Chandler's most well-connected and growing business corridors.

AVAILABLE SPACE

UNIT	SIZE	LEASE RATE	STATUS
6	±4,106 SF	\$24.00/SF/YR	AVAILABLE NOW
7-13	±24,196 SF (DIVISIBLE)	NEGOTIABLE	AVAILABLE 5/1/2027
16	±1,304 SF	\$26.00/SF/YR	AVAILABLE 11/1/2026
22, 23	±5,216 SF	\$24.00/SF/YR	AVAILABLE NOW

PROPERTY HIGHLIGHTS

- » 1/2 Mile From San Tan 202 Freeway
- » 14 Minutes to Mesa-Gateway Airport
- » Germann Rd & Yeager Dr Frontage
- » Close proximity to large corporate neighbors such as:
 - Northrop Grumman Corporation
 - Cascade Financial
 - Deloitte
 - Footprint
 - Aspen Dental



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LOOP
202

SITE MAP



EYEAGER RD

2301 EYEAGER DR

2350 EGERMANN RD

2250 EGERMANN RD

EGERMANN RD



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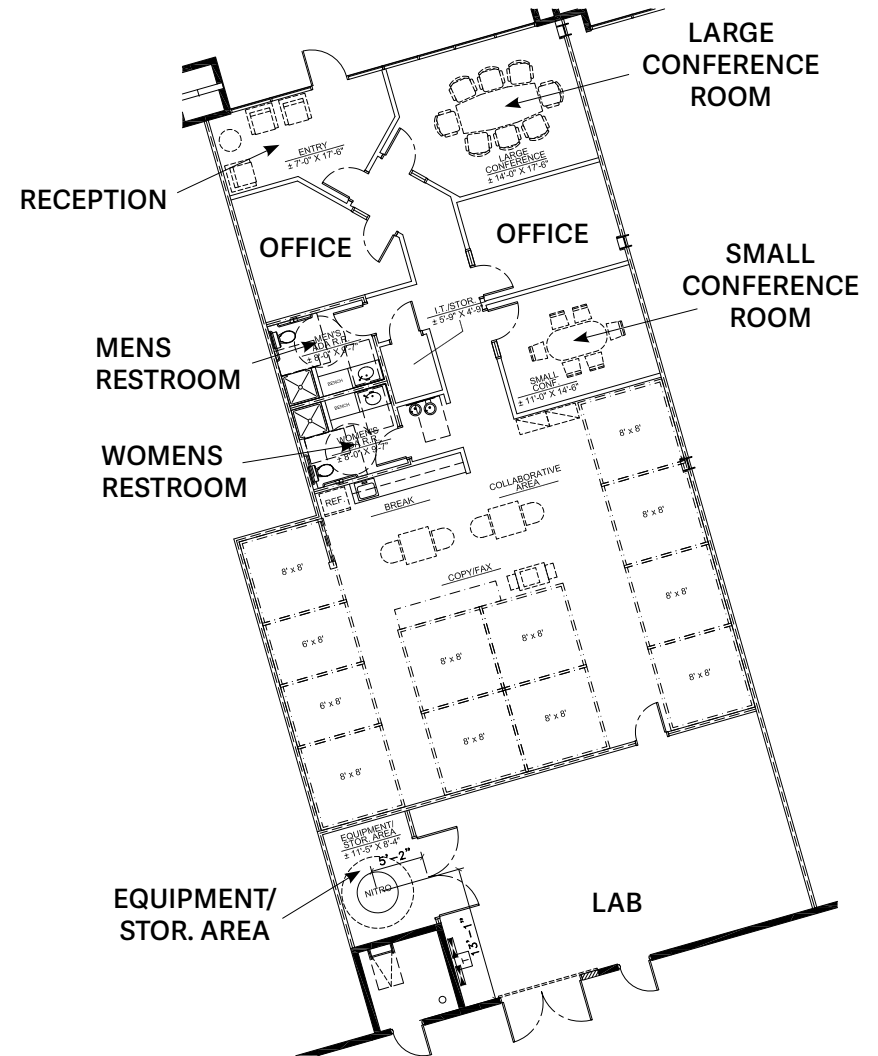
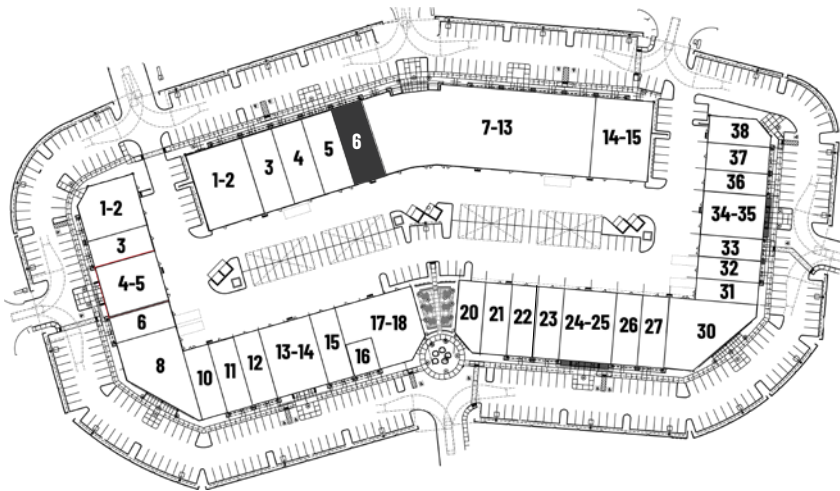
FLOOR PLAN

2301 E YEAGER DR SUITE 6

±4,106 SF

\$24.00 NNN

Available Now



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FLOOR PLAN

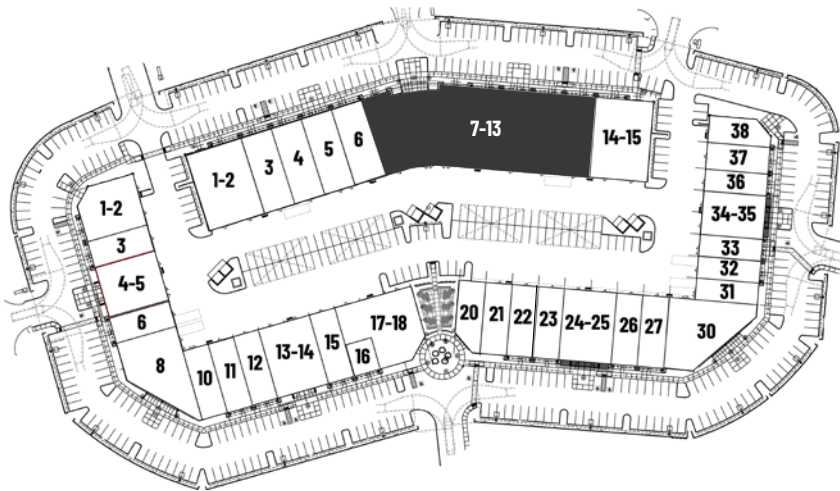
2301 E YEAGER DR SUITE 7-13

±24,196 SF (Divisible)

Contact Agent For Lease Rate

Available May 1st, 2027

FLOOR PLAN
COMING SOON



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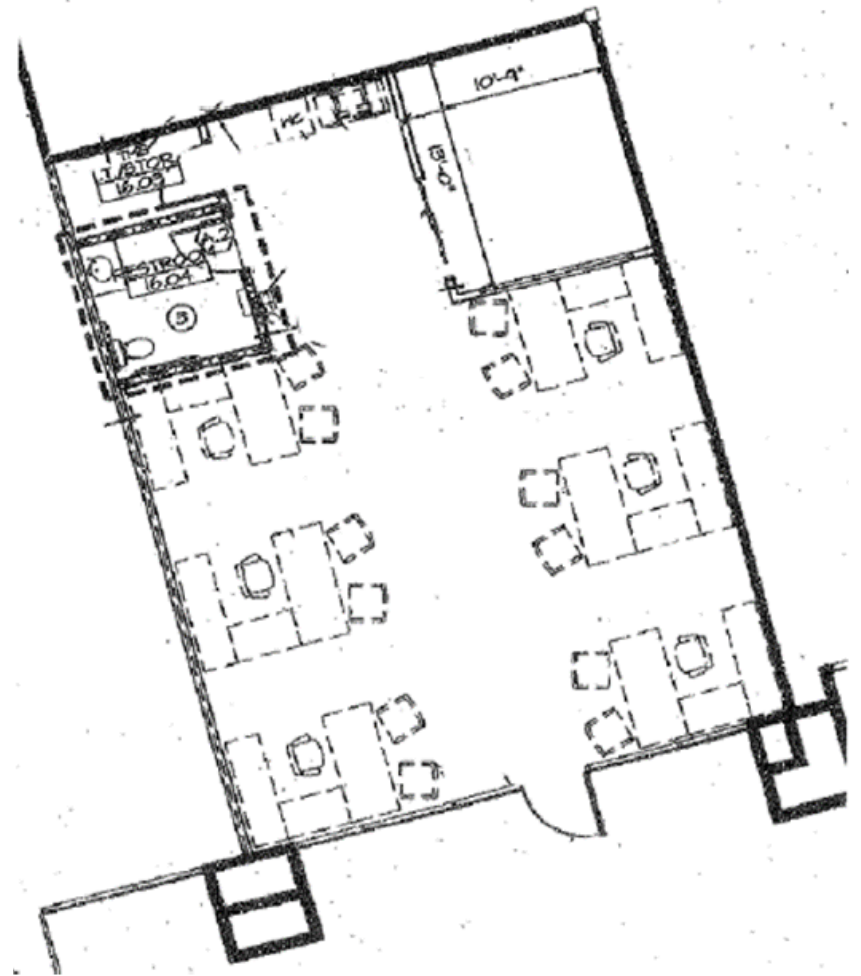
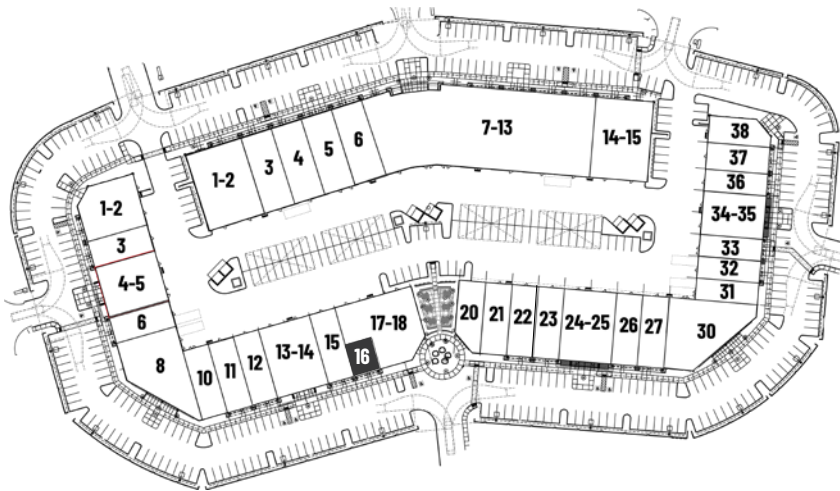
FLOOR PLAN

**2250 E GERMANN RD
SUITE 16**

±1,304 SF

\$26.00 NNN

Available 11/1/26



RED ROCK BUSINESS PLAZA

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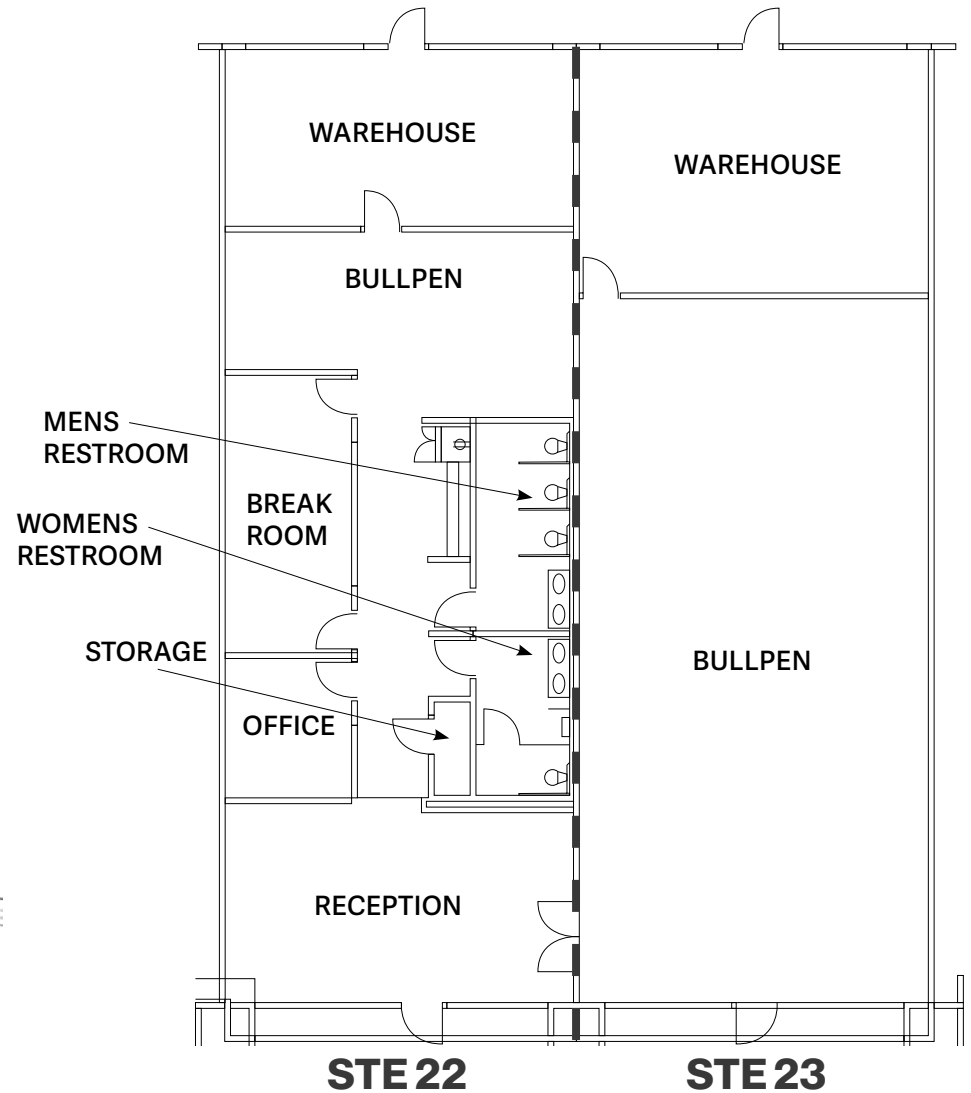
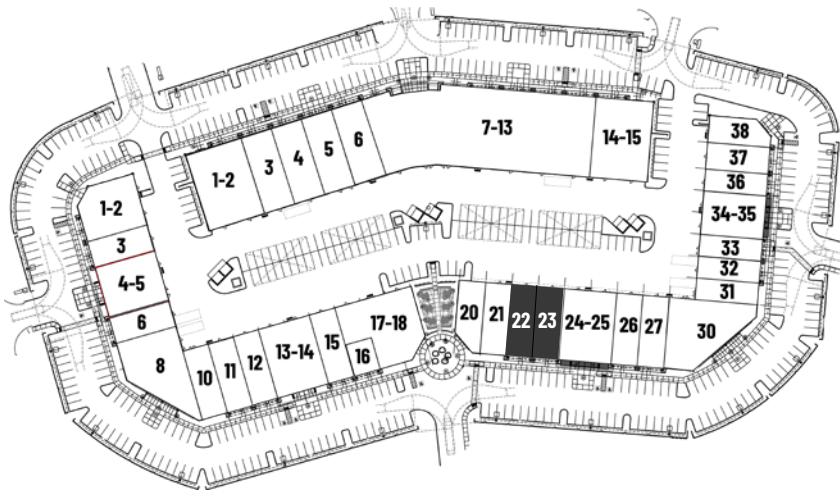
FLOOR PLAN

**2350 E GERMANN RD
SUITE 22, 23**

±5,216 SF

\$24.00 NNN

Available Now



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Deloitte

Audi Gilbert

VOLVO
Car Center

Mercedes-Benz
of Gilbert

SUBARU
SUPERSTORE
of Chandler

AutoNation Honda
Chandler

BIG TWO
TOYOTA
of Chandler

AutoNation
Nissan
Chandler

EARNHARDT
CHANDLER CADILLAC

MOUNTAINSIDE
FITNESS

LOOP
202

Autobahn
Collision

Walmart
Save money. Live better.

BOB'S
FURNITURE

THE
HOME
DEPOT

BIG
TIRES

JJ
JEWELRY

CHASE

TARGET
ROSS
DRESS FOR LESS
TJ-maxx
five BELOW
TILLYS
CLOTHING • SHOES • ACCESSORIES

CUPOPO
STARBUCKS
COFFEE
Bank of America
HOBBY LOBBY
Coke
chili's
TEXAS
CORNED BEEF

FAMOUS
footwear

CASCADE
FINANCIAL

AspenDental

E YEAGER DR

E GERMANN RD





CROSSROADS TOWNE CENTER

TARGET
ROSS DRESS FOR LESS
TJ-MAXX
FIVE BELOW
TILLYS
CHASE
BOB'S DISCOUNT FURNITURE
HOBBY LOBBY
Carls Jr
FAMOUS footwear
TEXAS ROADHOUSE
Bank of America
chili's
FAMOUS footwear
BIG O TIRES
Walmart Save money. Live better.
Mor
STARBUCKS COFFEE
Bank of America
chili's
TEXAS ROADHOUSE
THE HOME DEPOT
JJ's

SAN TAN MARKETPLACE VILLAGE

WinCo FOODS
COSTCO WHOLESALE
Arby's
TACO BELL
STARBUCKS COFFEE
DSW
ULTA BEAUTY
OLD NAVY
Marshalls
GameStop power to the players
FIVE BELOW
Wendy's
MATTRESS FIRM
Sams CLUB
IN-N-OUT BURGER
Walmart Save money. Live better.
OUTBACK STEAKHOUSE
Chick-fil-A
Bank of America

AutoNation

CASCADE
FINANCIAL

CHANDLER
MUNICIPAL AIRPORT
END

NORTHROP GRUMMAN

SITE

FOOTPRINT

Deloitte.

Dignity Health.
Mercy Gilbert Medical Center

Goodmans

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