

Ocotillo Professional Building

FOR LEASE | 3200 South Alma School Rd, Chandler | AZ



BUILT-OUT MEDICAL SPACE



AVAILABLE
Suite 204 ±2,480 SF



BUILDING SIZE
±13,314 SF



PARKING RATIO
6.54/1,000



LEASE RATE
\$21.50 NNN



LAND SIZE
1.54 ACRES



SIGNAGE
Building and Monument
signage available



YEAR BUILT
2007

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Ocotillo Professional Building

3200 S. Alma School Road | Suite 204 | Chandler, AZ 85248



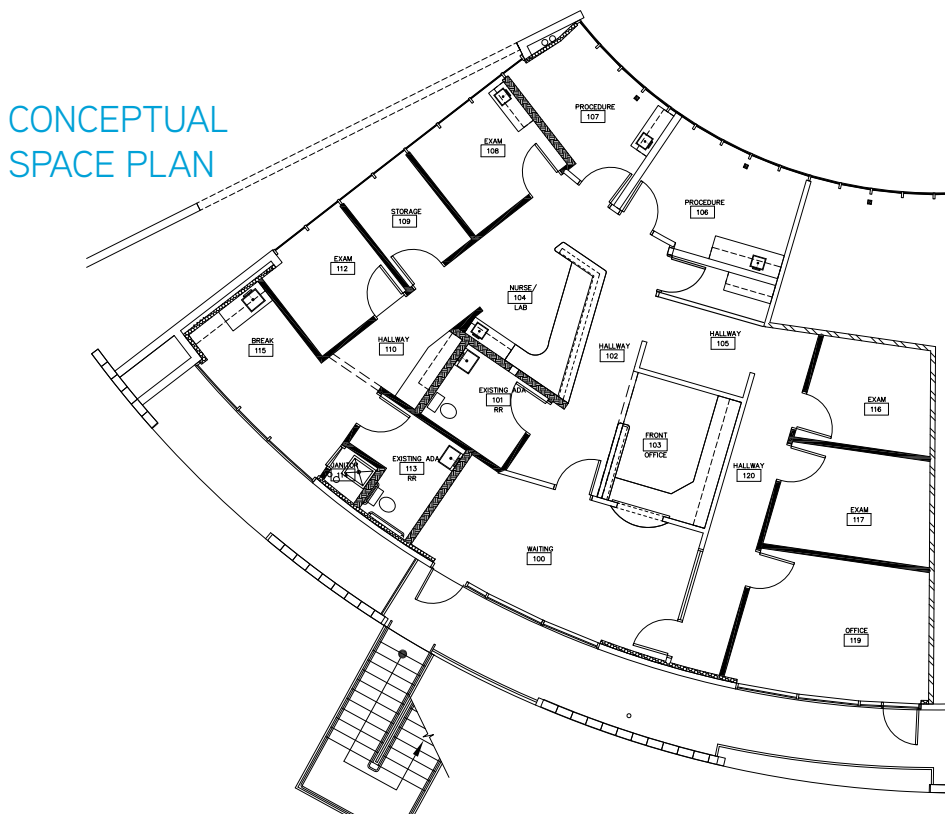
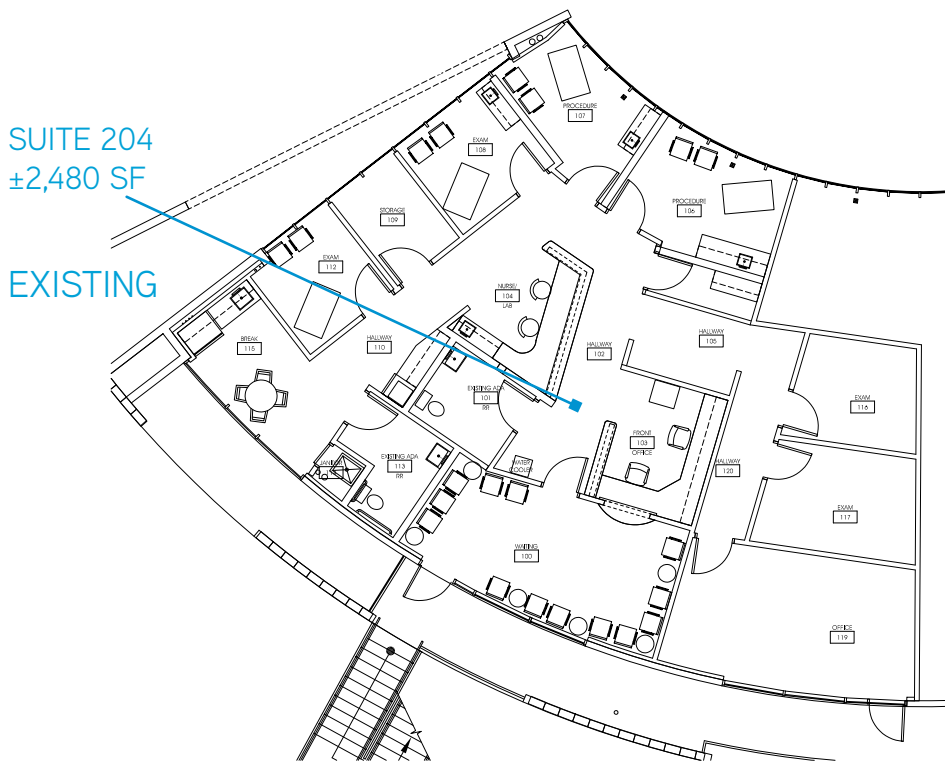
BUILDING FEATURES AND LOCATION

- Eye-catching office building features dramatic three-story wall-of-windows with view of The Lakes at Ocotillo
- Part of the Ocotillo Master-Planned community and golf course, and adjacent to The Falls upscale dining and retail center
- Close to Sun Lakes retirement community and golf course
- Excellent demographics with above-average household income, home values and population density
- Minutes away from major East Valley employers including Intel, Orbital ATK, Wells Fargo, OnTrac and PayPal
- Surrounded by high-end retail and popular restaurants at Ocotillo Plaza and Las Tiendas Village



Space Plan and Demographics

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Area Demographics



CURRENT POPULATION
213,187



DAILY TRAVEL COUNTS
34,491 VPD
at Queen Creek and
Alma School Rd.



30 MINUTE DRIVE
to Phoenix Sky Harbor
International Airport



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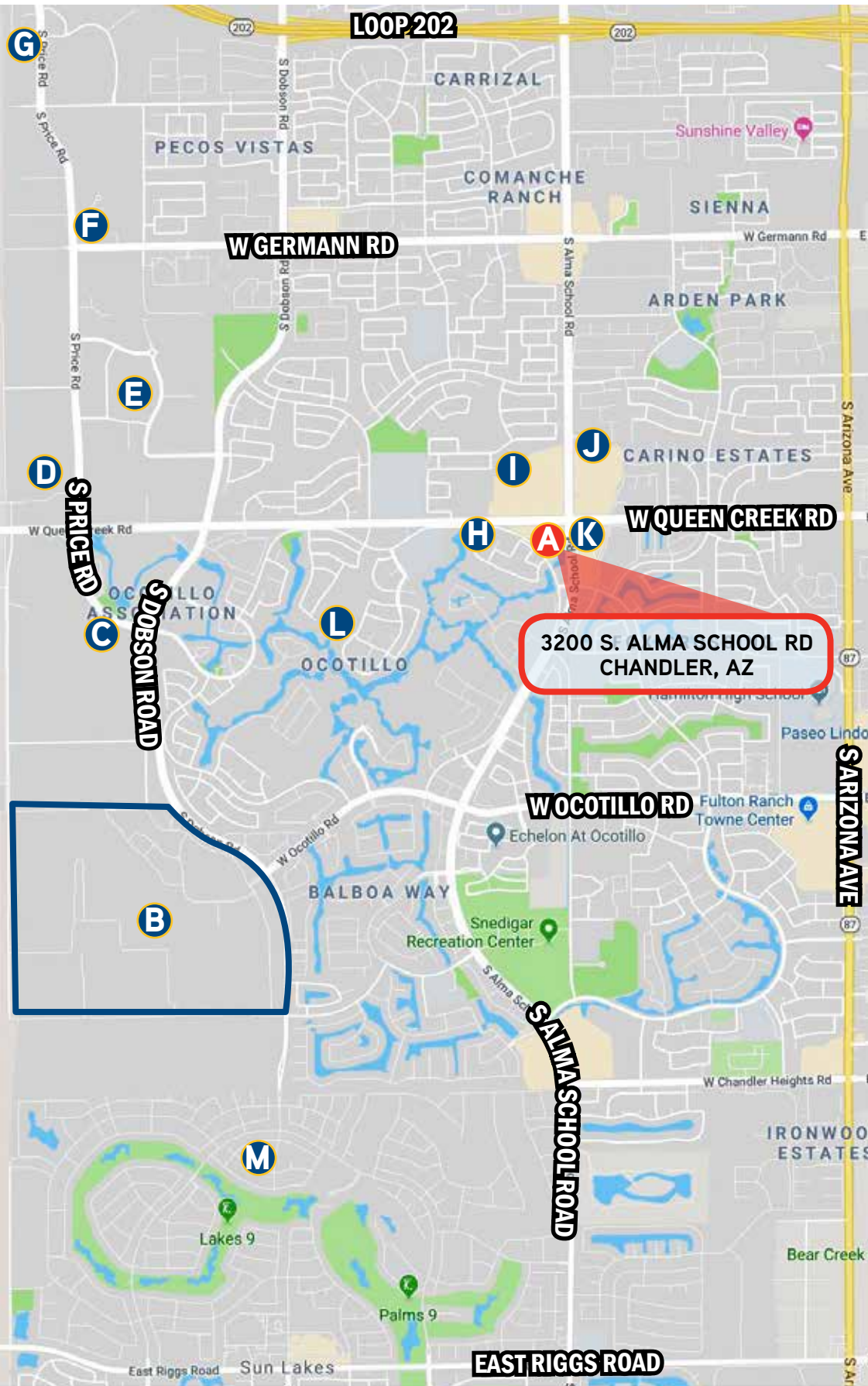


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Amenity Map

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A Subject Property

CORPORATE CAMPUSES

- B** Intel
- C** Orbital ATK
- D** Wells Fargo
- E** OnTrac
- F** General Electric
- G** Pay Pal

RETAIL CENTERS

- H** The Falls
- I** Ocotillo Plaza
- J** Las Tiendas
- K** Fiesta Ocotillo

RESIDENTIAL

- L** Ocotillo Master Planned Community & Golf Course
- M** Sun Lakes Retirement Community & Golf Course



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