



## 450 N. 54TH ST 7 CHANDLER, AZ 85226

OFFERED AT \$6,225/month

Nine (9) private office/  
conference/training rooms

Common area bathrooms/break area  
Private bathroom in executive suite

 4151 Sq Ft

Drive Your Business Forward: 4,151 SF of premium mezzanine office space above an auto showroom floor. High-growth Chandler/I-10 corridor, this mezzanine office offer is a fully functional headquarters designed for a high-performance team. The bullpen area is perfect for your sales team, creatives, or support staff. Executive suites (9) are a mix of private offices, and conference/ training rooms, including private bathroom. Seconds from the I-10 freeway, generous 5:1,000 parking ratio. Dedicated break area and restrooms, ensuring your team has everything they need without leaving the floor. Ideal for a regional insurance or financial firm, a creative or tech agency, or specialized professional services team. Elevate your business in a workspace that reflects your drive for success.



### STEPHEN WEBER

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# Second Floor Mezzanine

2nd Floor total 11,108 Square Feet

**SUBLEASE Square Feet total = 4,151**

