



Prime Medical & Wellness Opportunity

1361 N ALMA SCHOOL RD, CHANDLER, AZ, 85224

±6,290 SF AVAILABLE - PRIME CHANDLER LOCATION



Chandler, AZ | 1361 N Alma School Rd

Strategic Chandler Location

- Direct access to Loop 202 (Santan Freeway)
- High visibility along a primary north-south corridor
- Central Chandler business district

Accessibility & Convenience

- Easy ingress and egress from Alma School Road
- Ample surface parking for patients and staff
- Ground-level access ideal for medical and wellness users

Market Drivers

- Strong surrounding residential density
- Proximity to major employers including Intel and the Price Corridor
- Established medical and professional services presence

Prime Chandler Corridor with Strong Visibility & Access



Prime Medical & Wellness Sublease Opportunity

Navigate Commercial presents a $\pm 6,290$ SF medical and professional office sublease within the Villages of Chandler.

Positioned along Alma School Road, this location offers strong visibility, direct Loop 202 access, and immediate occupancy for medical, wellness, and service-oriented users.

Lease Overview

- \$30.00/SF NNN
- ~\$15,725/month + operating expenses

Secure long-term control in a high-demand corridor without ownership exposure.

Key Highlights

- $\pm 6,290$ SF medical / professional office space available
- Long-term sublease with extension potential through 2060
- Prime frontage along Alma School Road
- Direct access to Loop 202 (Santan Freeway)
- Established multi-tenant professional environment
- Immediate occupancy available



WHY THIS OPPORTUNITY WINS

Positioned. Built. Ready.

- Built-out ±6,290 SF medical office — minimize TI costs
- Long-term control with extension potential through 2060
- Prime Chandler corridor with strong visibility and access
- Immediate occupancy — no downtime to revenue
- Located near Intel, Price Corridor, and dense residential base
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A rare opportunity to step into an established medical environment without the cost, time, and risk of ground-up development.



1361 N Alma School Rd | Chandler, AZ

Property Features & Improvements

Designed for performance, efficiency, and long-term flexibility.

Suite Highlights

- ±6,290 SF contiguous medical / office space
- Ground-floor access for easy patient entry
- Private restrooms + efficient layout
- Central HVAC
- 208V / 3-phase power
- Flexible medical or office configuration

Building & Site Features

- Well-maintained multi-tenant complex
- Monument + building signage opportunities
- Ample surface parking
- Established tenant mix

Operational Advantages

- Immediate occupancy
- Long-term lease stability
- Efficient patient and staff flow

Built for Functionality. Positioned for Growth.



Villages of Chandler | Alma School Rd & Knox Rd

Strategically Positioned in Chandler's Core Corridor

Located at Alma School Rd & Knox Rd, within one of Chandler's most active commercial corridors.

Connectivity That Drives Demand

- Direct access to Loop 202 (Santan Freeway)
- Central north-south corridor positioning
- Minutes to Price Corridor + major employers

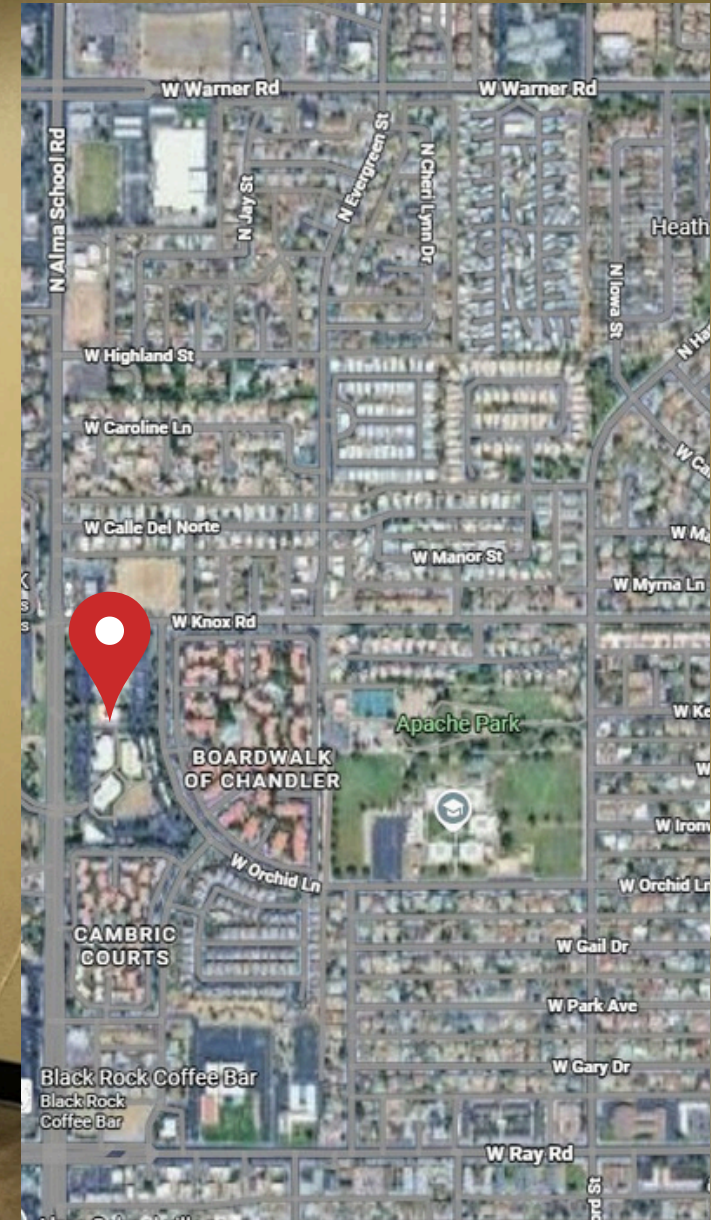
Visibility & Access

- High-exposure frontage
- Easy ingress / egress
- Ample on-site parking
- Ground-level access ideal for medical users

Surrounded by Growth

- Strong population growth in East Valley
- High household incomes
- Proximity to Intel and major employment hubs
- Established medical ecosystem

Positioned for Visibility. Supported by Demand. Built for Long-Term Growth.



1361 N Alma School Rd | Chandler, AZ

Sublease Opportunity Overview

- Available Space: ±6,290 SF
- Lease Rate: \$30.00/SF NNN
- Monthly Rent: \$15,725 + NNN
- Lease Type: NNN
- Escalations: ~3% annually
- Term: 5–15 years

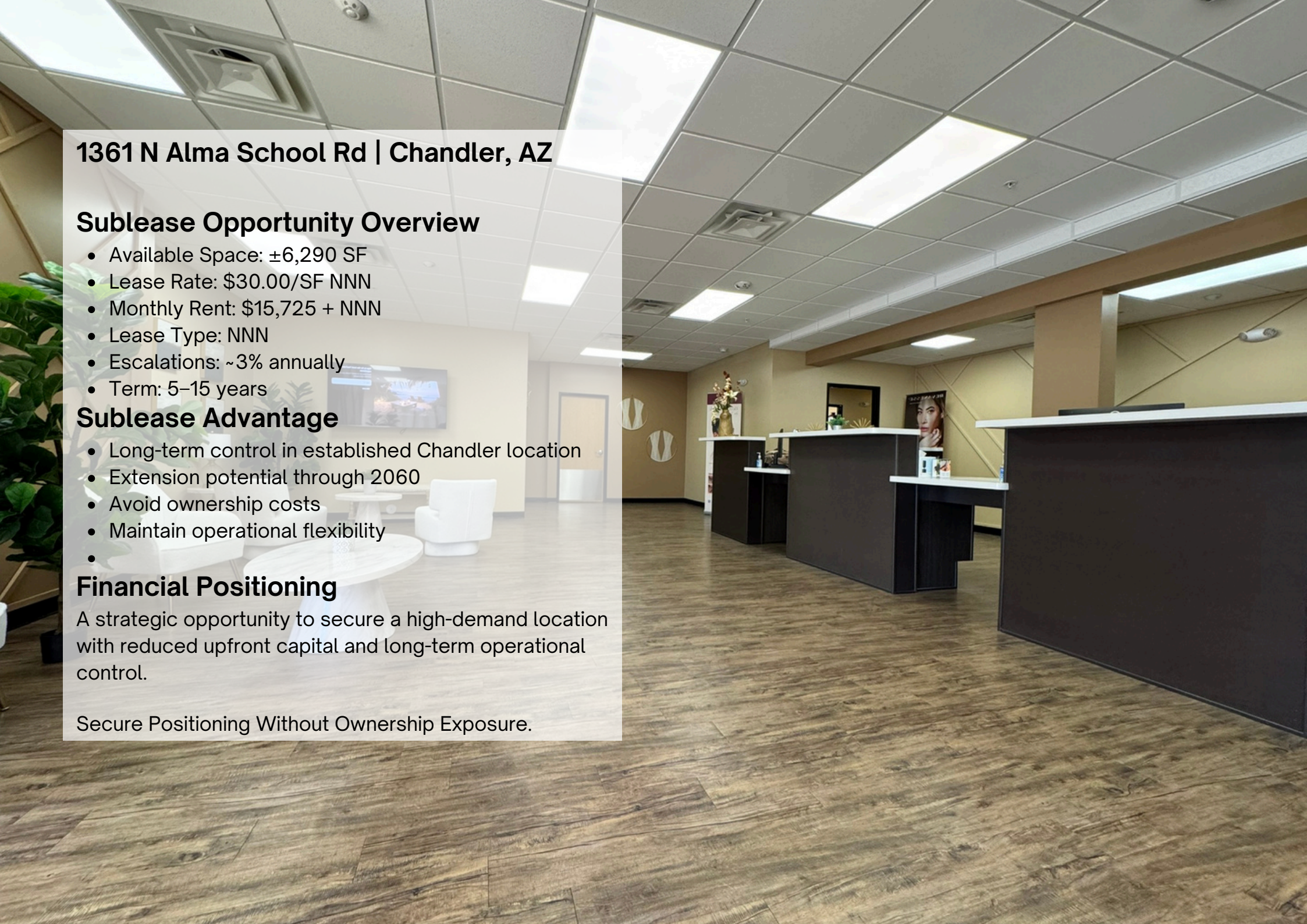
Sublease Advantage

- Long-term control in established Chandler location
- Extension potential through 2060
- Avoid ownership costs
- Maintain operational flexibility
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Financial Positioning

A strategic opportunity to secure a high-demand location with reduced upfront capital and long-term operational control.

Secure Positioning Without Ownership Exposure.





Navigate Realty Group | KW Commercial

Commercial Real Estate Advisory

Retail | Industrial | Office | Investment Sales

Navigate Realty Group provides strategic commercial real estate advisory services across the Phoenix metro area, with a strong focus on the East Valley including Chandler, Gilbert, Mesa, and Scottsdale.

Our team specializes in tenant representation, landlord representation, investment sales, and site selection — helping businesses and investors secure positions in one of the nation's fastest-growing markets.

Now Leasing

±6,290 SF Medical Office Opportunity

Schedule a Tour | Contact Today

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