

# DOWNTOWN CHANDLER STANDALONE OFFICE BUILDING FOR LEASE

398 S ARIZONA AVE | CHANDLER, AZ 85225



**±6,725 SF OFFICE BUILDING**

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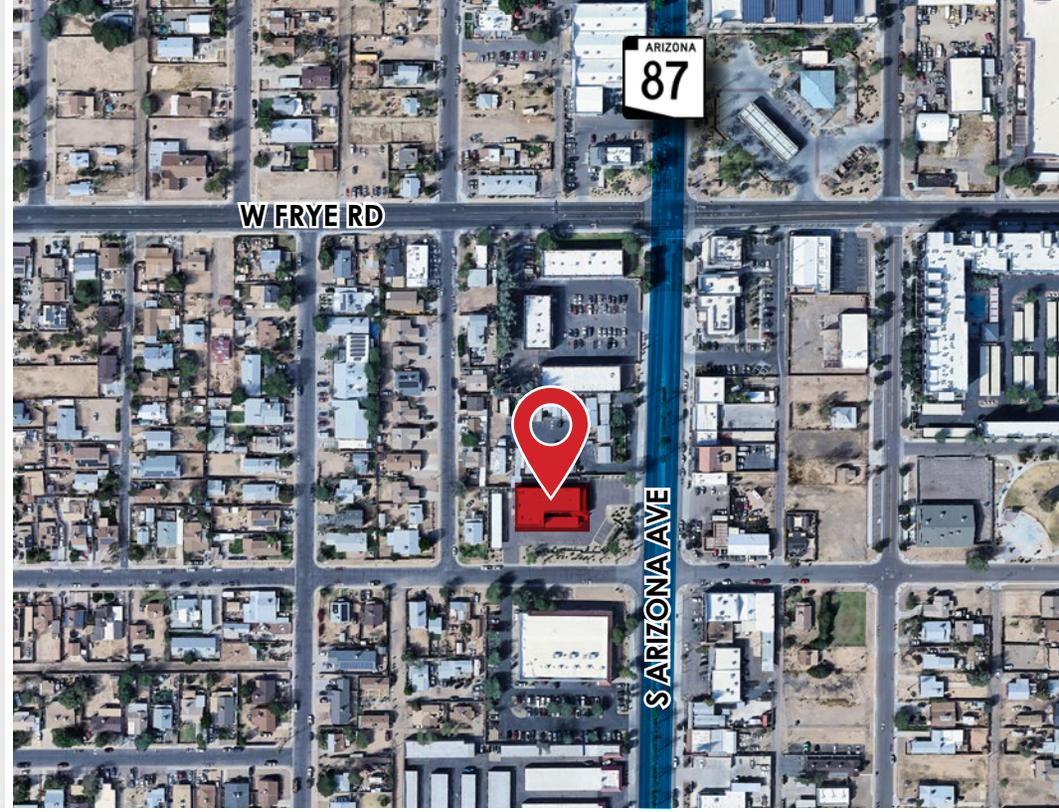
**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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# Property Summary

Address	398 S Arizona Ave Chandler, AZ 85225
Building Size	6,725 SF
Parcel Number	303-19-079B, 303-19-083E
Year Built/Remodeled	1997/2018
Zoning	C3
Parking Ratio	5.95/1,000
<b>Lease Rate</b>	<b>\$28/SF/YR NNN</b>



## About the Property

Discover a premier office opportunity at 398 S Arizona Avenue in Chandler, ideally positioned within a highly visible and well-established commercial corridor. This ±6,725 SF single-story office suite offers a versatile layout designed to accommodate a wide range of professional, medical, or creative users. The space features 14 private offices, two conference rooms, two restrooms, a large break room, an open bullpen area, a patio, and a roll-up bay door, providing flexibility for both traditional office operations and specialized uses.

The property benefits from abundant parking and prominent monument signage, enhancing visibility and ease of access for clients and employees alike. Conveniently located near Loop 202 and Loop 101, the site offers excellent regional connectivity within the East Valley and proximity to nearby retail, dining, and service amenities. This well-configured office presents an exceptional opportunity for businesses seeking scale, adaptability, and a strategic Chandler location in a strong submarket.



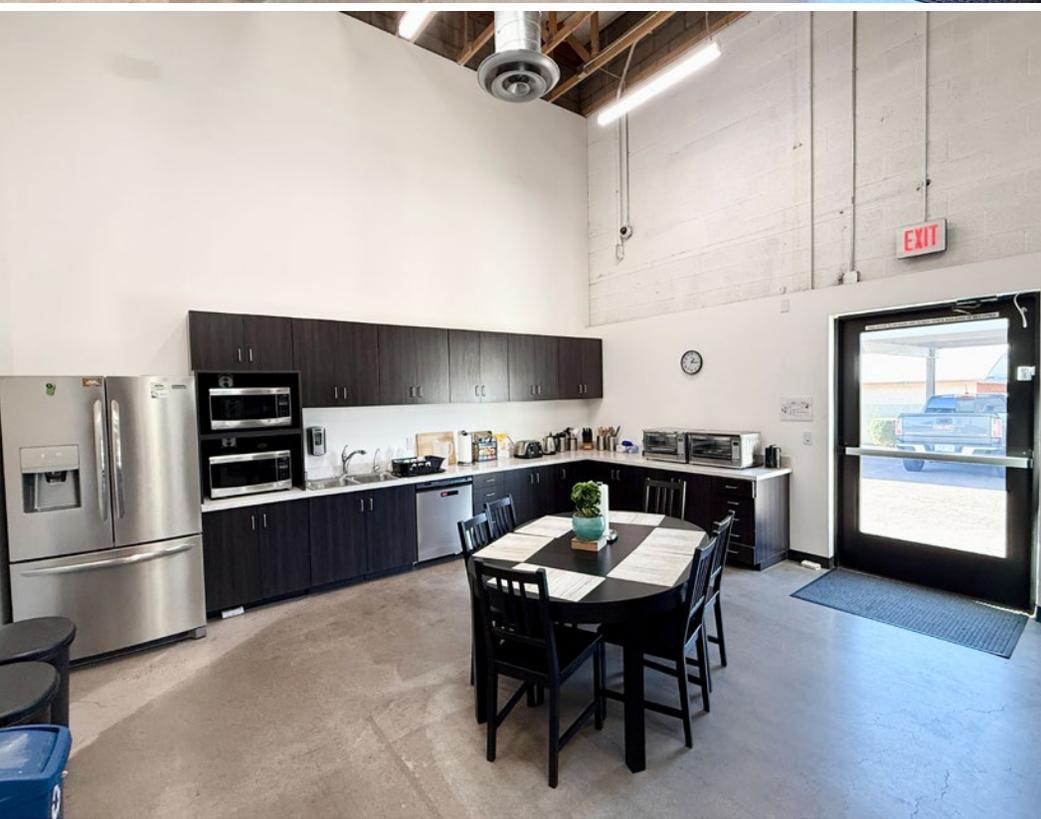
**Large Office**  
Layout with 14 Private Offices

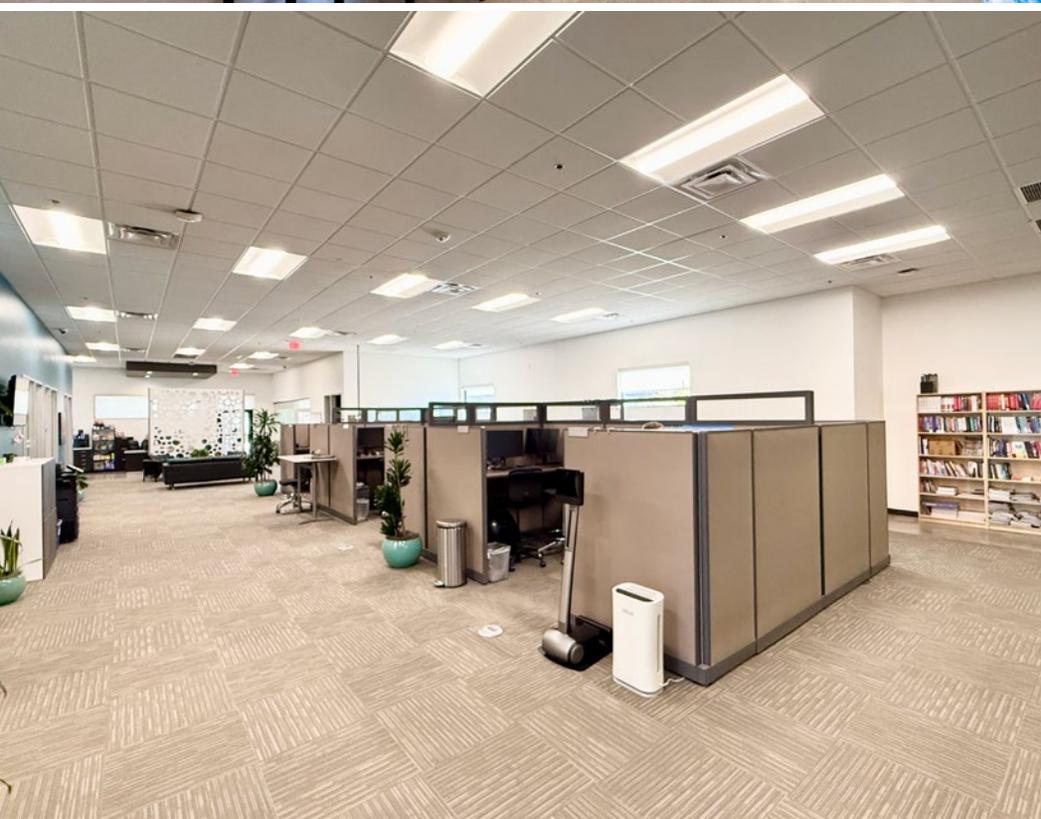


**Loop 101 & 202**  
Proximity



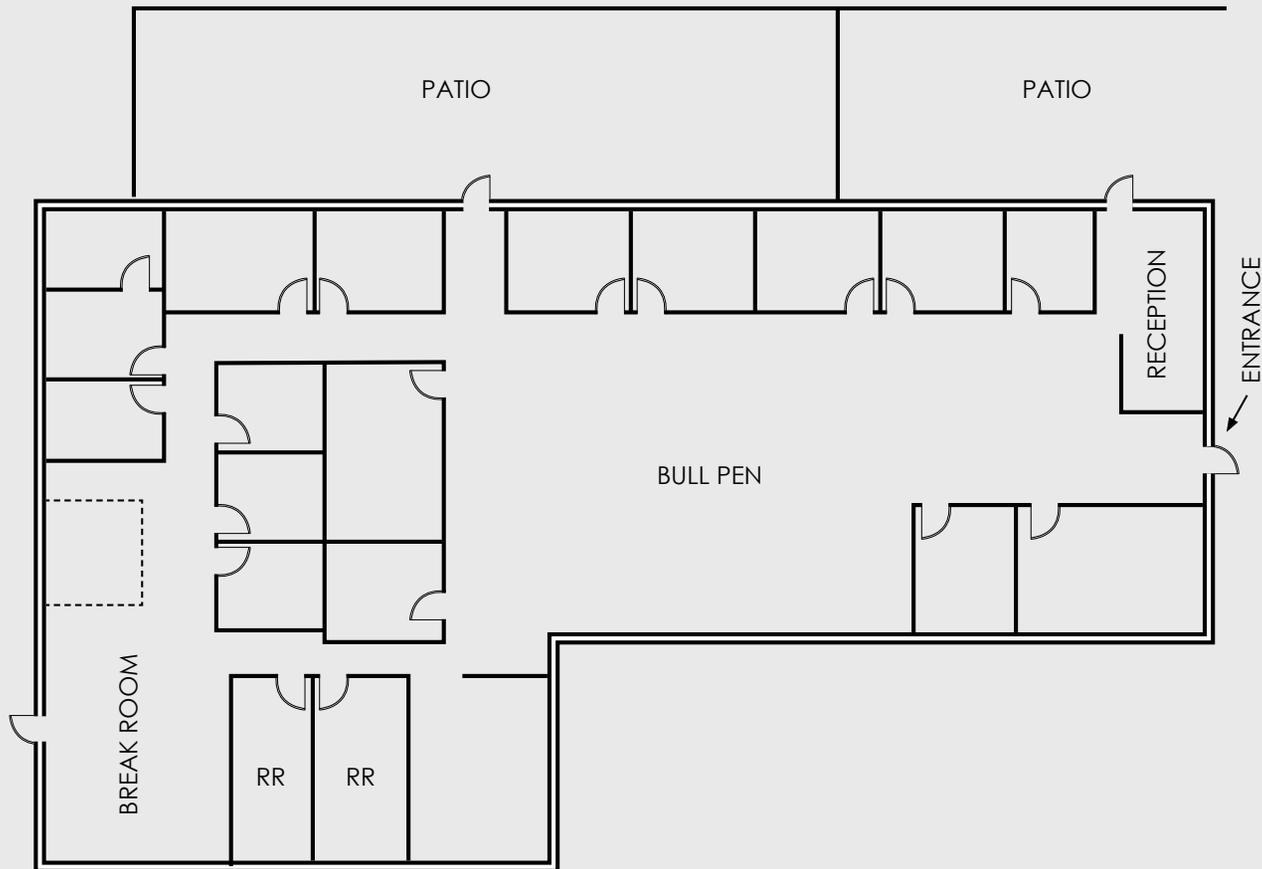
**Monument**  
Signage





# 398 S Arizona Ave | ±6,725 SF

- Reception
- 14 Offices
- 2 Conference Rooms
- Break Room
- Bullpen
- 2 Restrooms



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



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**SITE**

LOOP 101

LOOP 202

ANDERSON JUNIOR HIGH SCHOOL

CHANDLER HIGH SCHOOL

DOWNTOWN CHANDLER

SAN MARGOS GOLF COURSE

RAINTREE RANCH CENTER

CHANDLER FESTIVAL

CHANDLER GATEWAY

CHANDLER FASHION CENTER

CHANDLER MARKETPLACE

ANDERSON SPRINGS

SARIZONA AVE

W RAY RD

W CHANDLER BLVD

S MCGILNICK DR

S DOBSON RD

S ALMA SCHOOL RD

WHOLE FOODS MARKET, STARBUCKS COFFEE, PANDA EXPRESS

DEL TACO, SERRANO'S, FRY'S, BURGER KING

goodwill, PAPA JOHN'S, Cafe Rio MEXICAN GRILL

SUBWAY, HOBBY LOBBY, petco, RED ROBIN

TJ-maxx, DOLLAR TREE, ROSS DRESS FOR LESS, KFC, Chick-fil-e, PET SMART, IN-N-OUT BURGER

FedEx, peter piper pizza, Denny's

Safelite AutoGlass, SAJAD

THE HOME DEPOT, CALIFORNIA PIZZA KITCHEN, STARBUCKS COFFEE, Wendy's

Walmart Save money. Live better., T-Mobile, GameStop, DEL TACO, Wendy's

COSTCO WHOLESALE, BEST BUY, Panera BREAD, TARGET, BUFFALO WILD WINGS, RESTAURANT BREWHOUSE, BED BATH & BEYOND, Famous Dave's, STARBUCKS COFFEE, Harkins THEATRES, chili's, CALIFORNIA PIZZA KITCHEN, Dillard's, P.F. CHANG'S, Olive Garden

Chandler Regional Medical Center. A Dignity Health Member

Banner Health. Ocotillo Medical Center

WinCo FOODS, Planet Fitness, KOHL'S, Culver's, STARBUCKS COFFEE

# Location Overview

## Chandler, AZ

Chandler has grown into a powerful innovation hub, driven by a diverse economy anchored in advanced manufacturing, aerospace, IT, and healthcare. The city attracts world-class companies—ranging from semiconductor leaders to cutting-edge aerospace and medical technology firms—supported by a highly educated workforce and a business-friendly environment. Strong infrastructure, reliable utilities, and streamlined development processes make Chandler one of the most desirable locations in the region for high-tech investment and long-term growth.

Beyond its economic strength, Chandler offers an exceptional quality of life that continues to draw residents and employers alike. The city is known for its safe, family-friendly neighborhoods, high-performing schools, and abundant parks, recreation, shopping, and dining options. With thoughtful planning and a vibrant cultural atmosphere, Chandler strikes the perfect balance between professional opportunity and everyday livability, consistently earning recognition as one of the top places to live and work in the Phoenix metropolitan area.

**#1**

**Best Place to Live/  
Work/Play in Arizona**  
(Ranking Arizona, 2025)

**#1**

**Hardest-Working City in Arizona**  
(WalletHub/KTAR News 92.3 FM)

**#3**

**Safest City in Arizona**  
(Chandlernews.com)

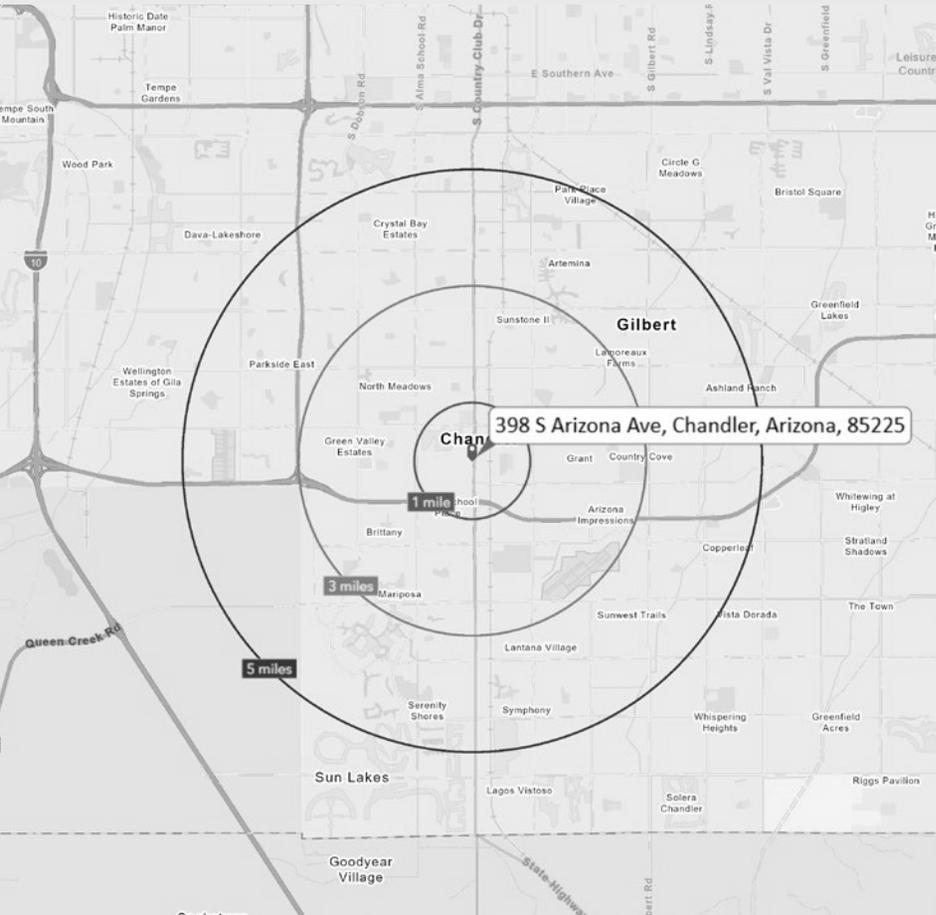
**#11**

**Best Place for First-Time  
Home Buyers**  
(WalletHub 2025)



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	14,156	116,013	262,407
 <b>Households</b>	5,683	45,268	103,120
 <b>Average Household Income</b>	\$115,201	\$109,763	\$116,957
 <b>Median Home Value</b>	\$417,073	\$407,008	\$413,529



## 5 Mile Highlights

**38.9**

Median Age

**117K**

Daytime Employees

**43%**

Bachelor's Degree or Higher

## An Environment for Professional Growth

Over the past decade, Chandler has emerged as a hub for financial activities, technology, and professional services. The affluent and fast-growing suburb in the southeastern region of metropolitan Phoenix boasts a highly educated population, above-trend median household income, and a deep stock of Class A office inventory.

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For More Information,  
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