



# THE PARK AT SAN TAN

3075 W RAY ROAD, CHANDLER, AZ



## FACT SHEET

### BUILDING FEATURES

**Square Footage:** ±222,577 SF

**Floors:** 5

**Year Built:** 2007

**Lease Rate:** \$40.00/SF

**Parking Ratio:** 5.0/1,000 SF

Garage stalls at \$65.00/month

Detached 4-story parking garage w/ ±783 stalls

### PROPERTY HIGHLIGHTS



Tenant Amenity Lounge, "The Park", with conference center, free wi-fi, open collaboration, gaming, & dining areas  
-Fresh & Easy Micro Market Scan & Pay Snacks To-Go



Adjacent to 20,000 SF retail center with 5 fast casual restaurants



5-minute drive to 1.3 million SF Chandler Fashion Center Mall



Excellent access to Loop 101 Freeway via full-diamond interchange at Ray Road, servicing over 42,600 cars per day



20 minutes to Sky Harbor International Airport and Arizona State University



Excellent visibility along 101 freeway



Tesla super charging station on-site

### AVAILABLE SUITES

**SUITE 104** ±2,025 SF (Available Immediately)

**SUITE 111** ±3,393 SF (Available March 2026)

**SUITE 120** ±4,959 SF (Available Immediately)

**SUITE 300** ±44,985 SF (Available March 2026)

### EXCLUSIVE ADVISORS

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