

FLEX/OFFICE/VENUE  
SPACE AVAILABLE

# FOR SUBLEASE

6150 W CHANDLER BLVD  
CHANDLER, AZ 85226

## CONTACT INFORMATION

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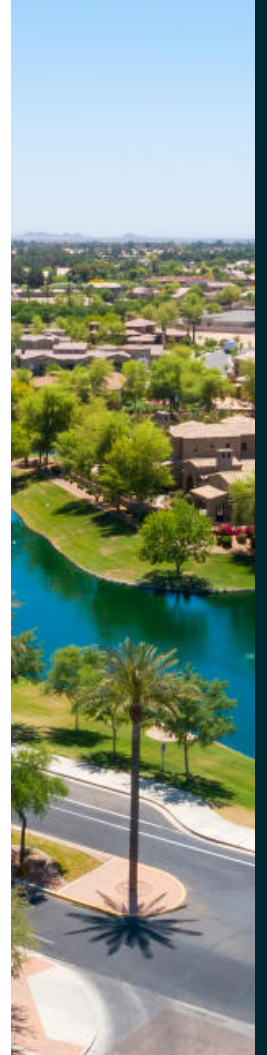


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# PROPERTY DETAILS

|                      |  |
|----------------------|--|
| <b>SUBLEASE RATE</b> | Call for Details   |
| <b>AVAILABILITY</b>  | Suite 15: ±17,865 SF<br>Suite 17: ±10,193 SF<br>Suite 20: ±17,865 SF |
| <b>BUILDING SIZE</b> | ±106,892 SF  |
| <b>LOT SIZE</b>      | ±10.63 AC  |
| <b>ZONING</b>        | PAD  |
| <b>PARCEL</b>        | 301-68-957   |



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# PROPERTY HIGHLIGHTS

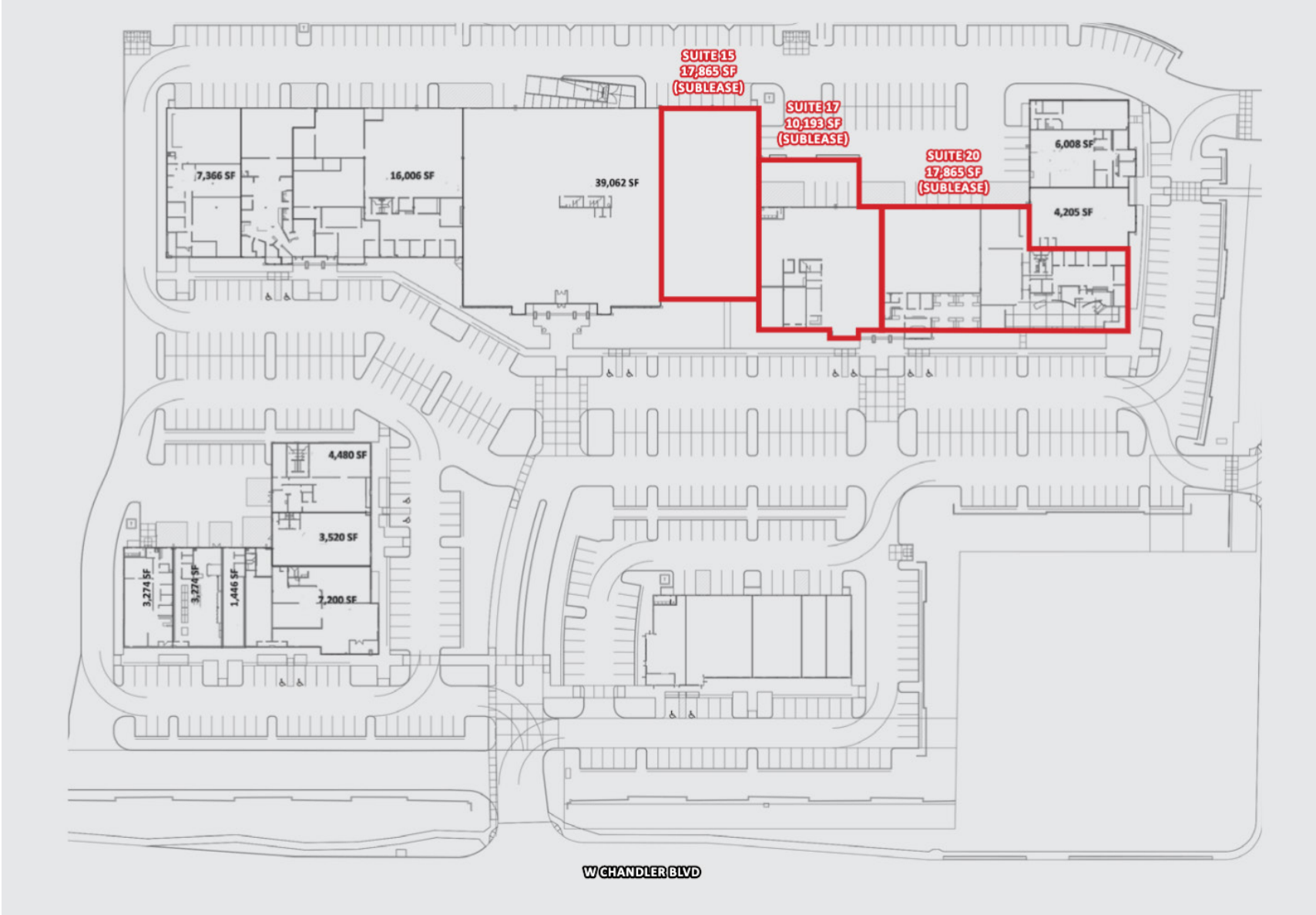
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## ADDITIONAL INFORMATION

- Premier Chandler Boulevard location surrounded by national employers and residential growth
- Flexible configurations suitable for office, flex, or event use
- Functional mix of open workspace, private offices, conference rooms, and warehouse space
- Ample on-site parking
- Strong demographics - over 280,000 residents within 5 miles with average household income exceeding \$130,000
- Convenient freeway access to Loop 202 and I-10



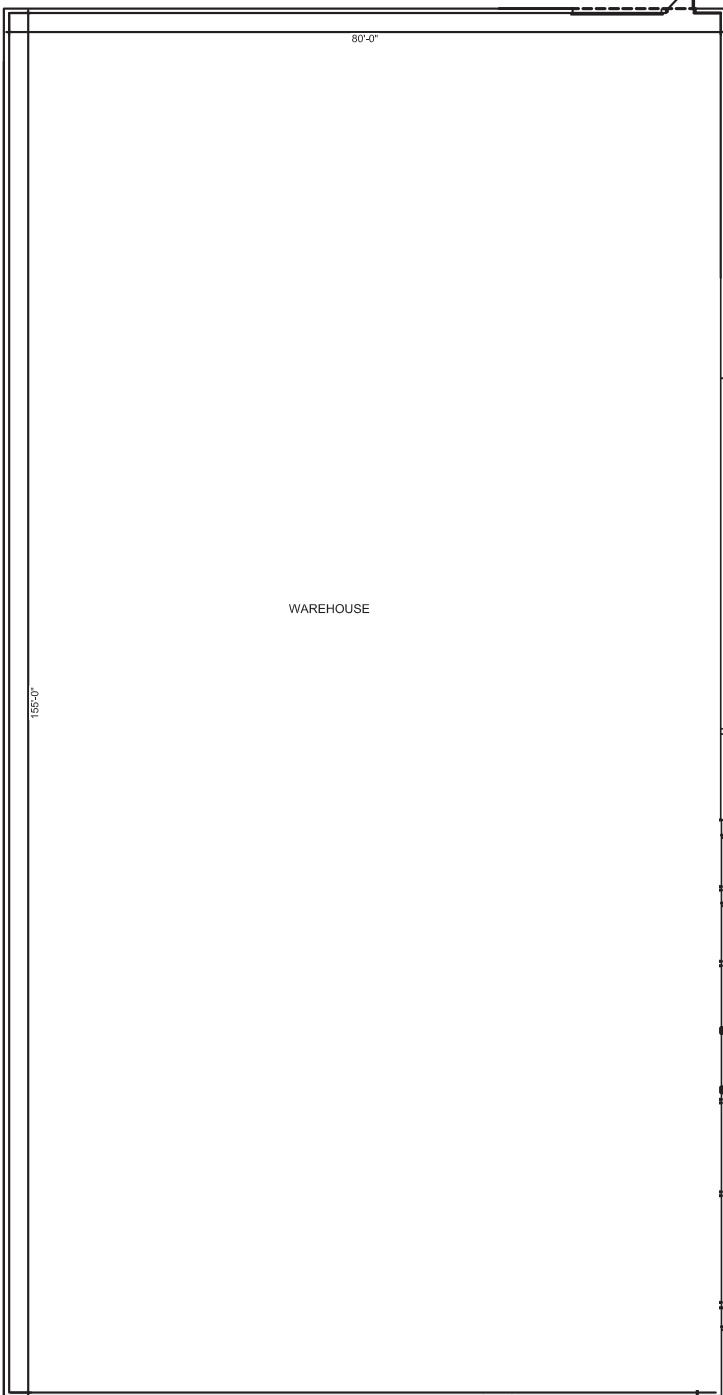
# SITE PLAN



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# SUITE 15 | ±17,865 SF

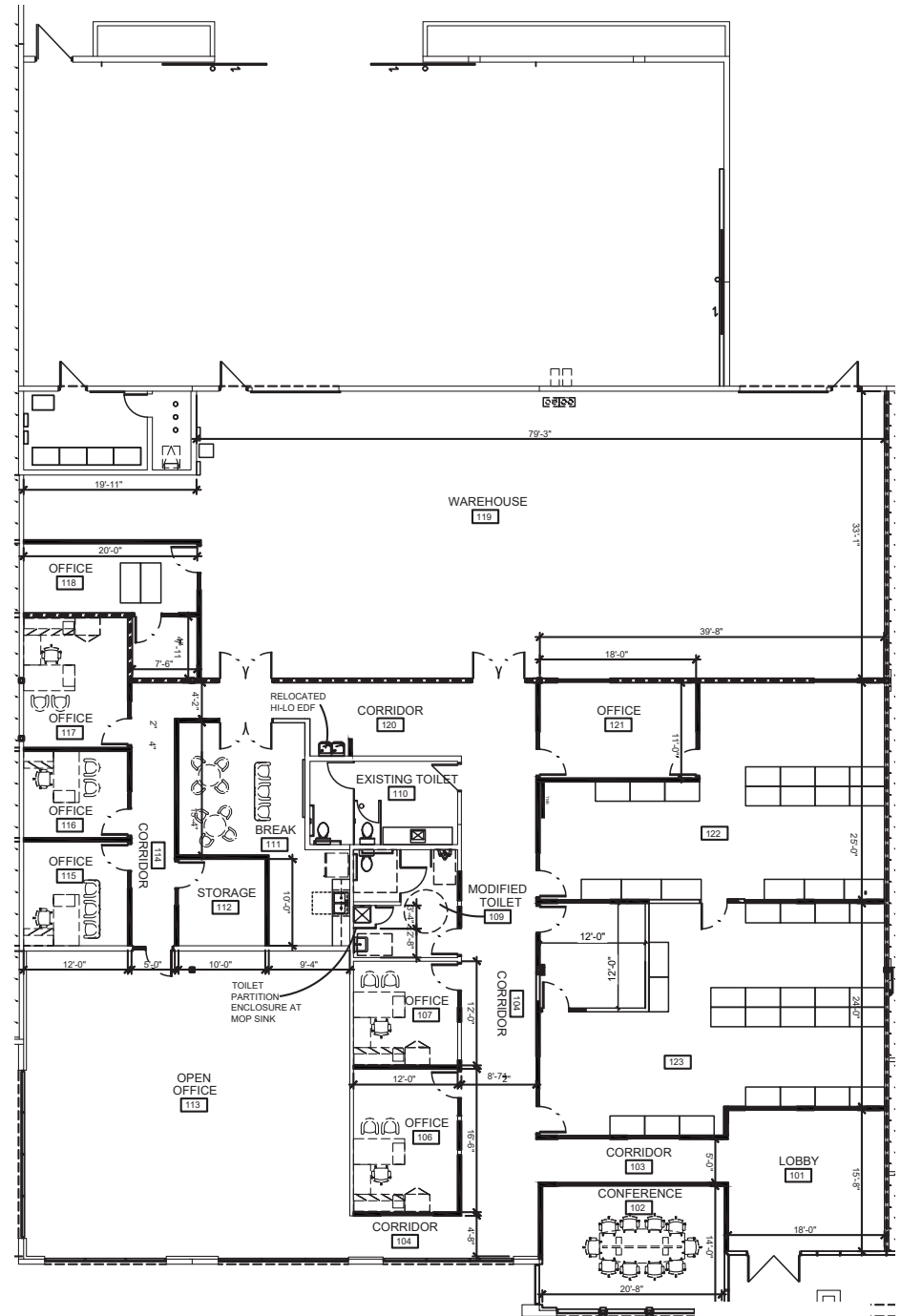
LAYOUT INCLUDES  
Open Warehouse Space



# SUITE 17 | ±10,193 SF

## LAYOUT INCLUDES

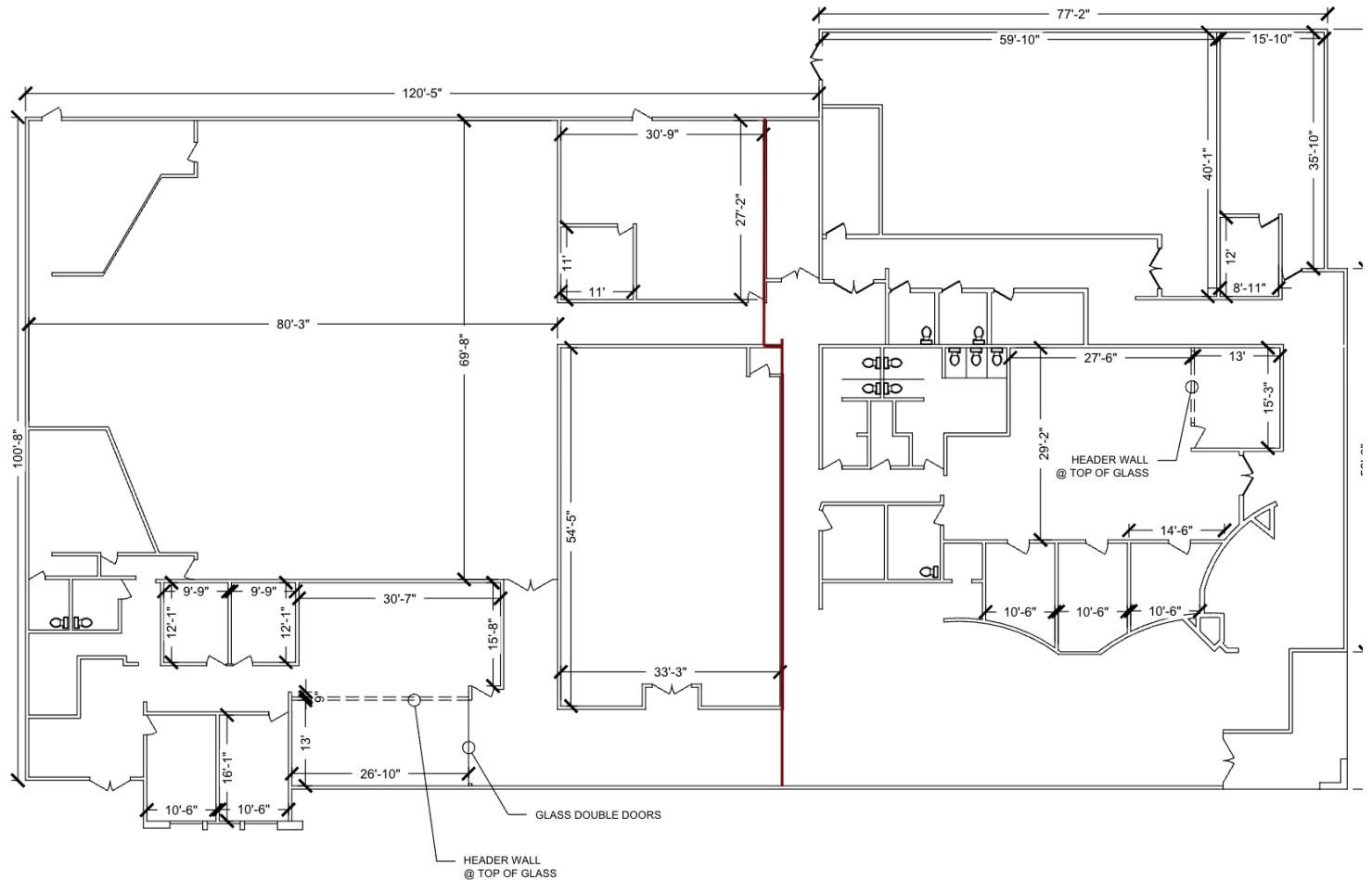
- Reception/Waiting Area
- 6 Offices
- Conference Room
- Break Room
- 2 Bull Pens
- Warehouse
- 2 Restrooms



# SUITE 20 | ±17,865 SF

## LAYOUT INCLUDES

- Reception/Waiting Area
- 10 Offices
- 2 Conference Rooms
- 2 Break Rooms
- 5 Bull Pens
- Auditorium
- 2 Class Rooms
- 5 Restrooms
- 2 Bay Doors



# SUITE 20 INTERIOR PHOTOS



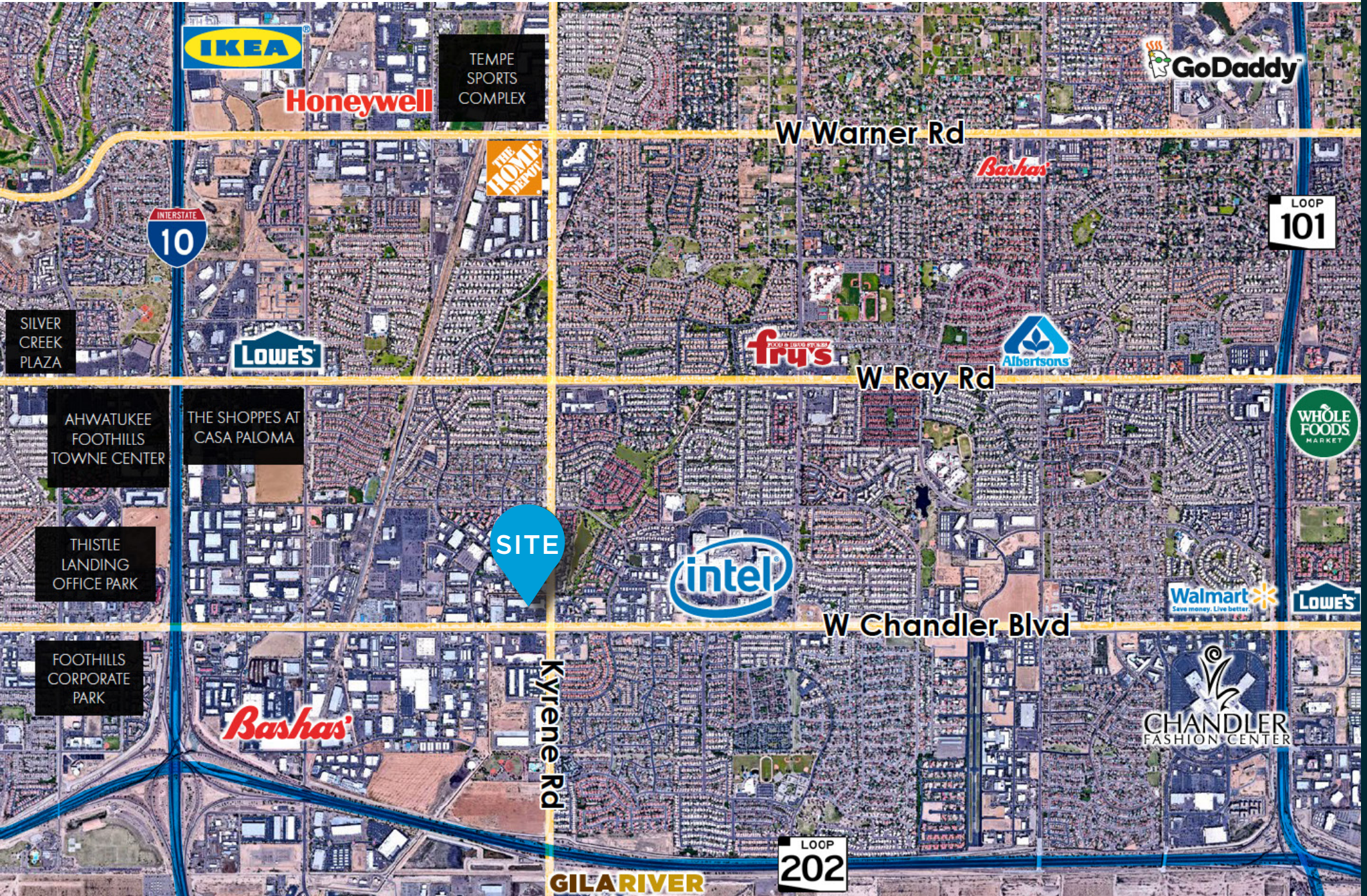
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# EXTERIOR PHOTOS

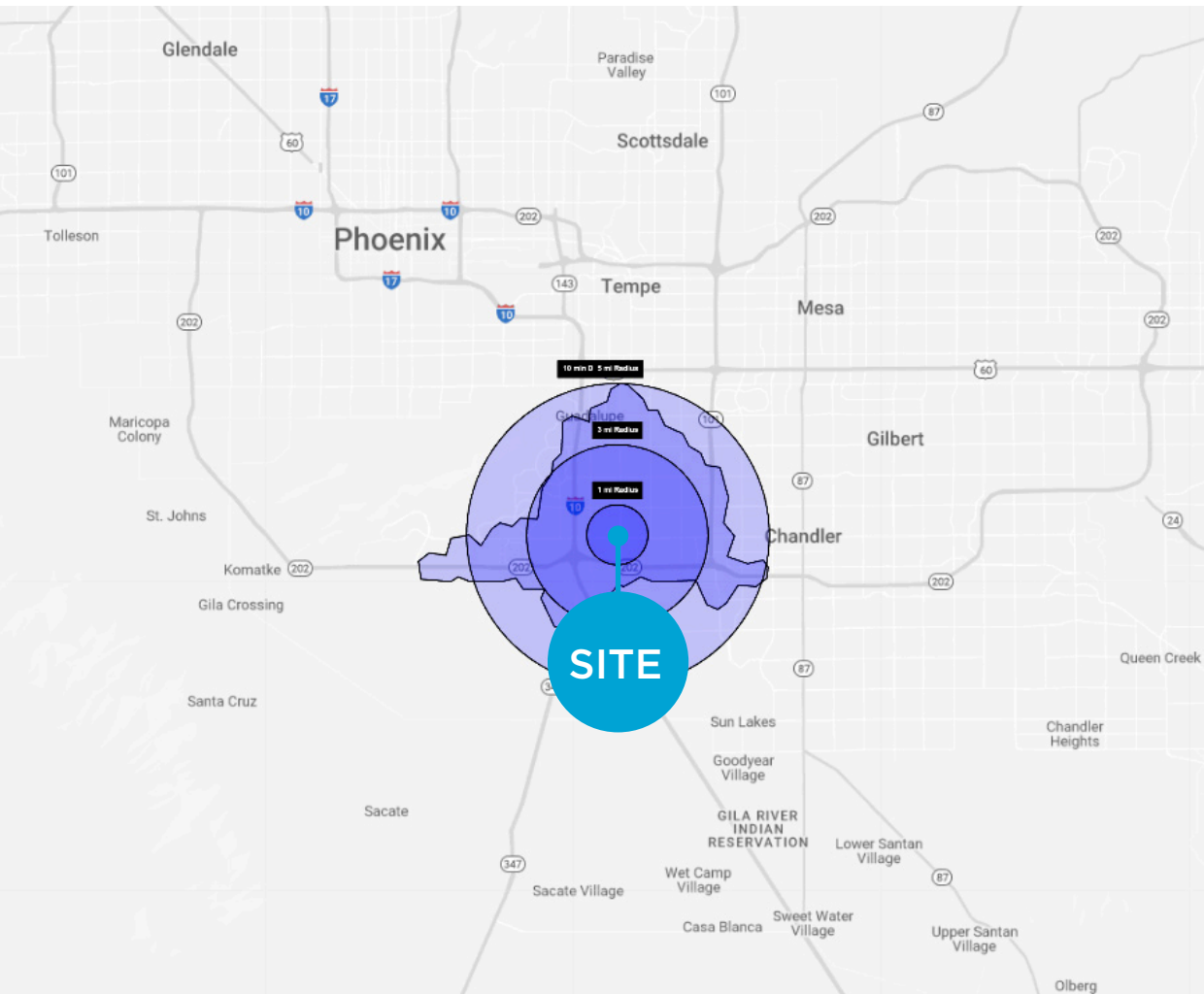


EXTERIOR PHOTOS

# AERIAL OVERVIEW



# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 9,326  | 33,902  | 76,638  |
| 2029 | 10,010 | 36,389  | 82,314  |

## HOUSEHOLDS

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 3,743  | 13,500  | 30,737  |
| 2029 | 4,020  | 14,501  | 33,043  |

## AVERAGE INCOME

| YEAR | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2024 | \$121,807 | \$129,078 | \$120,948 |

## MEDIAN HOME VALUE

| YEAR | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2024 | \$395,398 | \$428,773 | \$419,514 |

## EMPLOYEES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 11,165 | 31,949  | 57,091  |

## BUSINESSES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 743    | 2,159   | 5,110   |

# CHANDLER CITY OVERVIEW

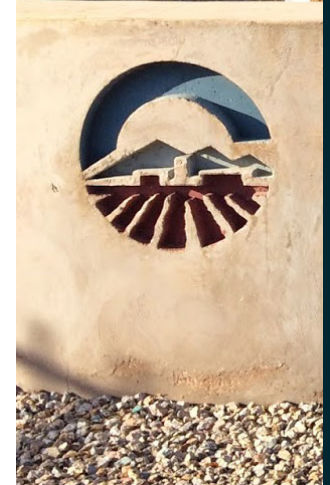
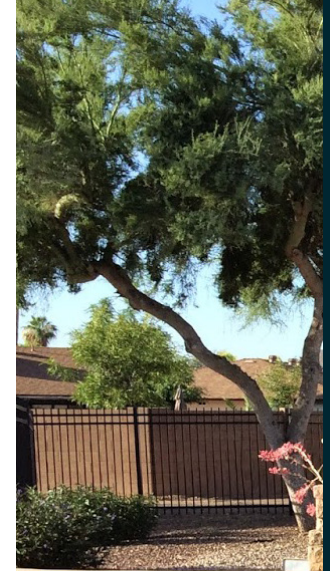
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## A THRIVING BUSINESS HUB

Chandler is one of the Phoenix Metro's fastest-growing cities, driven by a strong economy and innovative business community. Home to major employers like Intel, Northrop Grumman, and Wells Fargo, it's a hub for tech, finance, and advanced manufacturing. With a skilled workforce and pro-business environment, Chandler continues to attract new development and corporate investment.

## VIBRANT AND CONNECTED COMMUNITY

Chandler blends economic opportunity with a high quality of life. Its revitalized downtown offers dining, entertainment, and modern amenities, while its central location provides easy access to major freeways and Sky Harbor International Airport. Safe neighborhoods, top-rated schools, and steady growth make Chandler a top destination to live, work, and invest.



6150



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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