



Where
BUSINESS
Takes **FLIGHT**



TECH OFFICE | AVAILABLE FOR LEASE OR SALE

2150 E. GERMANN ROAD | CHANDLER | AZ

Setting the Pace for **WORKPLACE INNOVATION**

Skyward Center offers a dynamic blend of modern design and exceptional functionality. Encompassing $\pm 38,803$ RSF, the space features lofty ceilings, ready-to-use suites, and exclusive amenities such as a game room and tenant lounge. Its strategic location near local highways and Chandler Airport provides unparalleled accessibility, making it an ideal hub for businesses looking to thrive both locally and nationally.



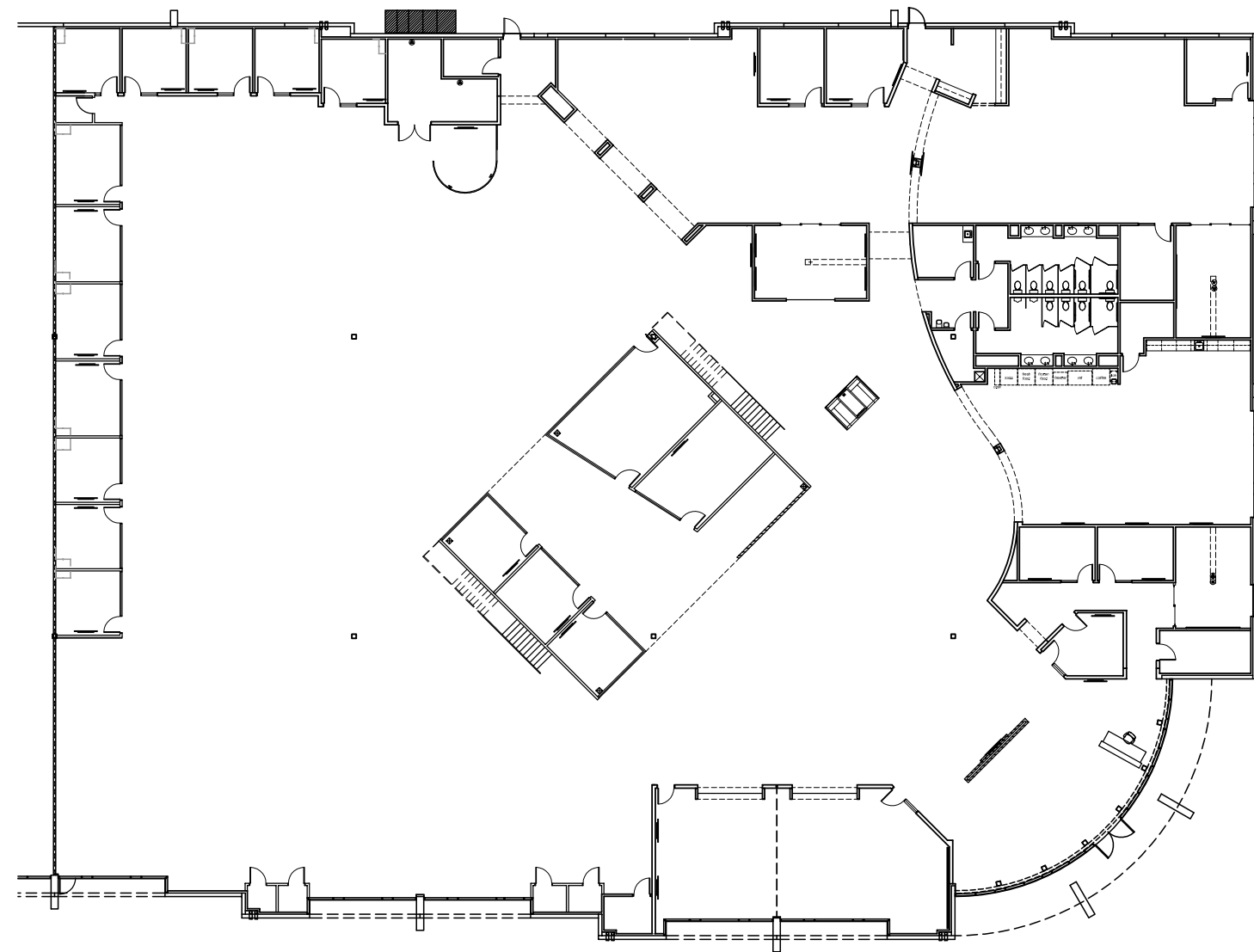
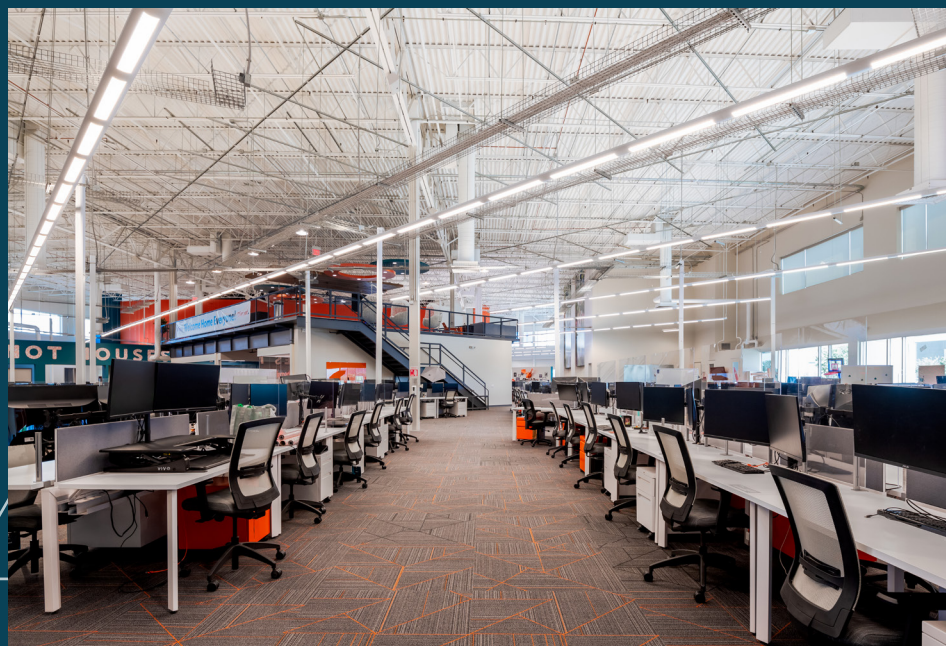
- Easy access to Loop 202, Loop 101 and I-10 freeways
- Conveniently located near retail and dining amenities in Crossroads Towne Center
- Unique, move-in ready space with expansive ceiling height and a creative build out that includes a game deck, tenant lounge, and training room space

SUITE 1

±38,803 SF

WORK-READY OFFICES

Discover innovative office space at Skyward Center, where flexibility meets functionality to help you hit the ground running and thrive from day one.



SPACE FEATURES

- **272 Workstation Capacity**
- **22 Offices**
- **3 Conference Rooms**
- **Training Room**
- **Open Break Area**
- **Tenant Lounge**
- **Game Deck**

More Than **JUST AN OFFICE**

Skyward Center elevates the tenant experience with exclusive amenities designed to balance work and relaxation. Unwind on the game deck, start an impromptu brainstorm in the tenant lounge, or host a client meeting in the fully equipped training center.



Tenant lounge for
collaborative meetings
away from the desk



Game deck to
relax and recharge



Conference center for
brainstorming sessions
and client meetings



All surface parking
for added convenience
(7.0/1,000 Ratio)





CROSSROADS TOWNE CENTER

26 Restaurants, 16 Shops and Movie Theatre

MILL CROSSING

7 Restaurants, 6 Shops

HAMSTRA SQUARE

8 Restaurants, 6 Shops and Fitness Center

SHOPS @ RIVULON

5 Restaurants, 5 Shops and Fitness Center

GILBERT FIESTA

10 Restaurants, 6 Shops and Fitness Center

CHANDLER FESTIVAL

13 Restaurants, 6 Shops and Golf Simulator

CHANDLER FASHION CENTER

40 Restaurants, 150+ Shops, Movie Theatre and Crayola Experience

Work
SMARTER
 and Play
HARDER
 in Chandler

Chandler offers convenient access to an array of amenities that meet every need. Whether you're looking for dining, shopping, breweries, fitness centers, or a round of golf, Skyward Center puts options for any occasion just minutes away.

Join a **LEADING WORKFORCE**

Chandler offers a dynamic and welcoming community perfect for both new graduates and seasoned professionals. Known as the “Community of Innovation,” Chandler sits at the forefront of self-driving car research and space technology. With top employers like Intel, Wells Fargo, and Bank of America, tenants will be surrounded by some of the most renowned companies.

LOCAL DEMOGRAPHICS:



Population:
310,7784



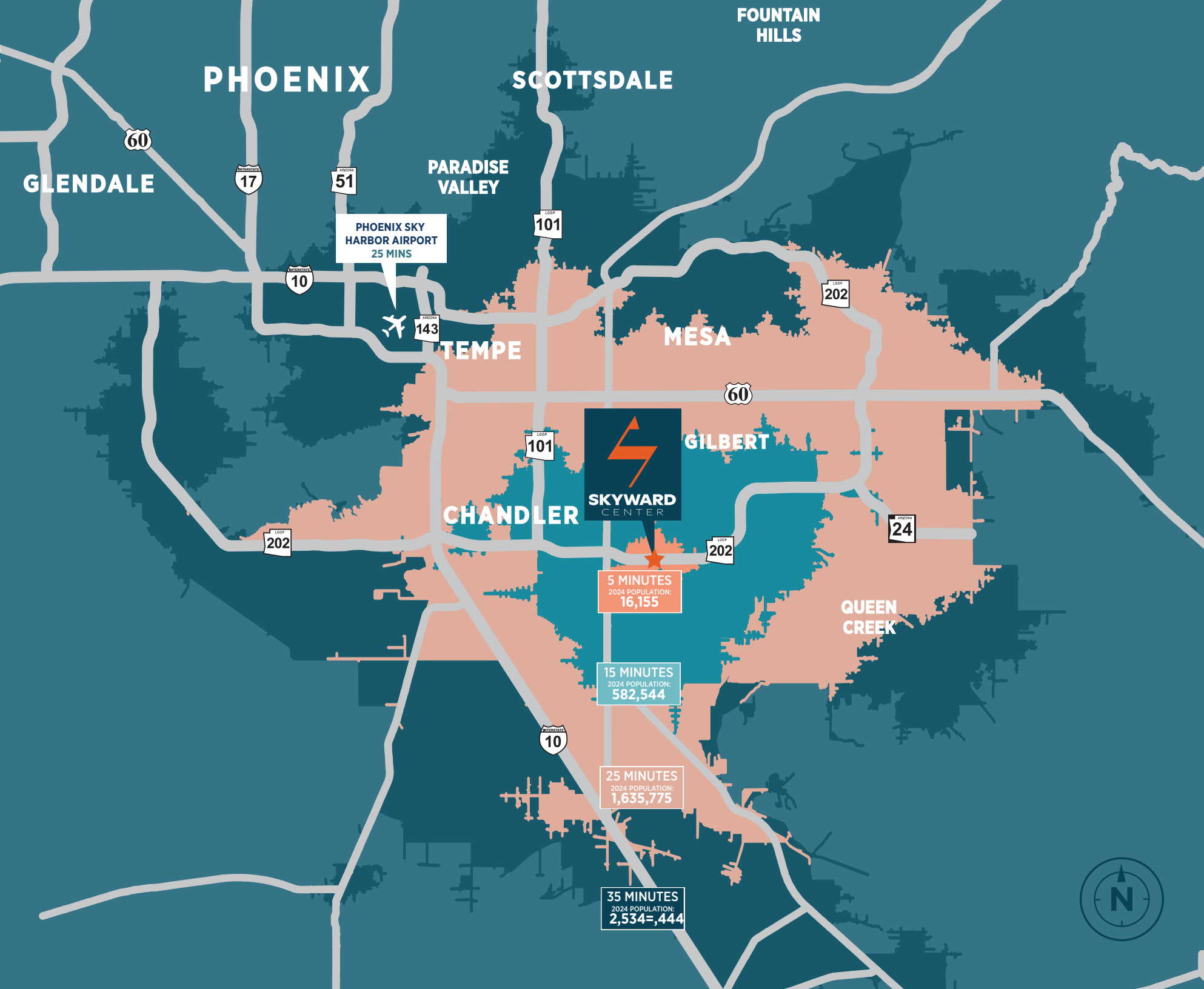
Median Age:
35.4



**Average
Household Income:**
\$163,150

*Within a 5-mile radius of Skyward Center





7 Minutes **3.6** Miles to **Downtown Chandler**

14 Minutes **6.7** Miles to **Downtown Gilbert**

20 Minutes **21.2** Miles to **Phoenix Sky Harbor International Airport**

22 Minutes **17.3** Miles to **Mesa**

23 Minutes **17.7** Miles to **Tempe/ Arizona St. University**

Your **GATEWAY** to the **VALLEY**

Located near Loop 202 and Loop 101, Skyward Center offers excellent accessibility to the entire Chandler region. This strategic location ensures quick and easy travel to neighboring cities like Tempe, Gilbert, Mesa, and beyond.



SKYWARD CENTER

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