



# SKYWARD CENTER

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.



  
 **$\pm 38,803$  RSF**  
Available -  
Expandable to  
 $\pm 47,699$  SF

  
**Efficient**  
Freestanding  
Building  
Opportunity

  
**Visible**  
Building  
Signage  
Opportunity

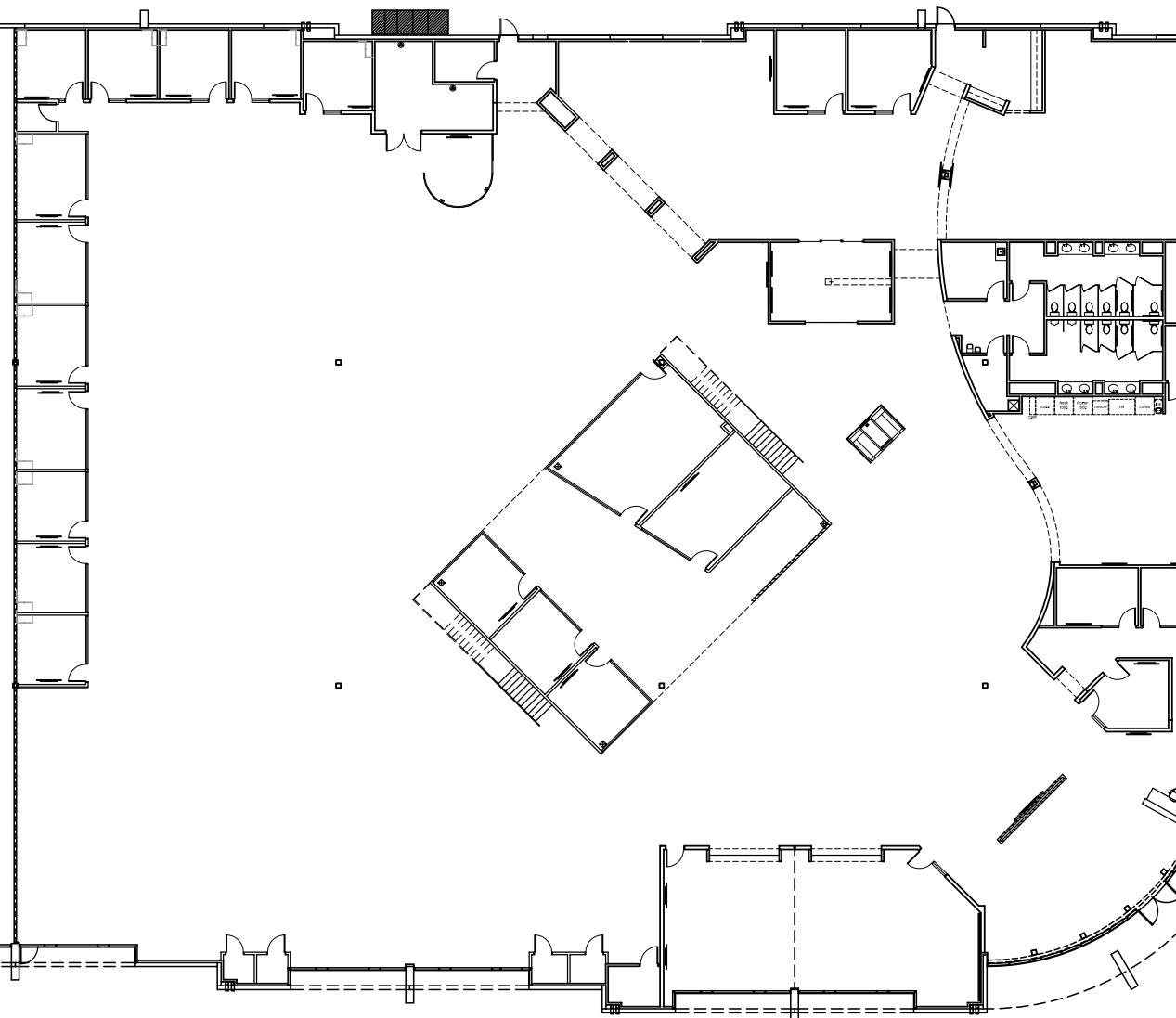
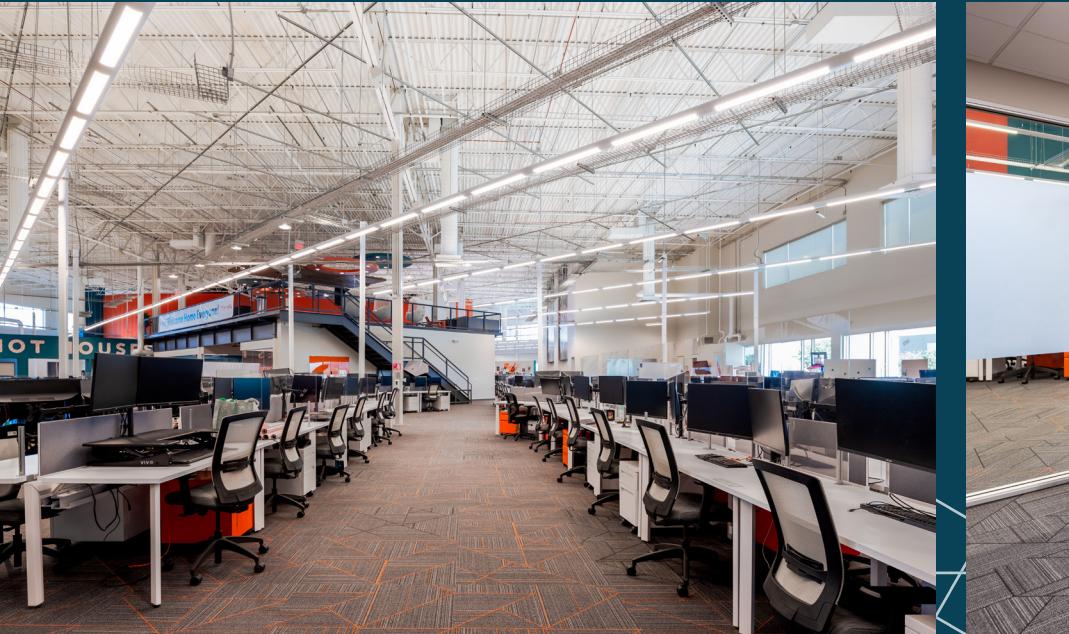
- Easy access to Loop 202, Loop 101 and I-10 freeways
- Conveniently located near retail and dining amenities in Crossroads Towne Center
- Unique, move-in ready space with expansive ceiling height and a creative build out that includes a game deck, tenant lounge, and training room space

# 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)



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.

## 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



# 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**



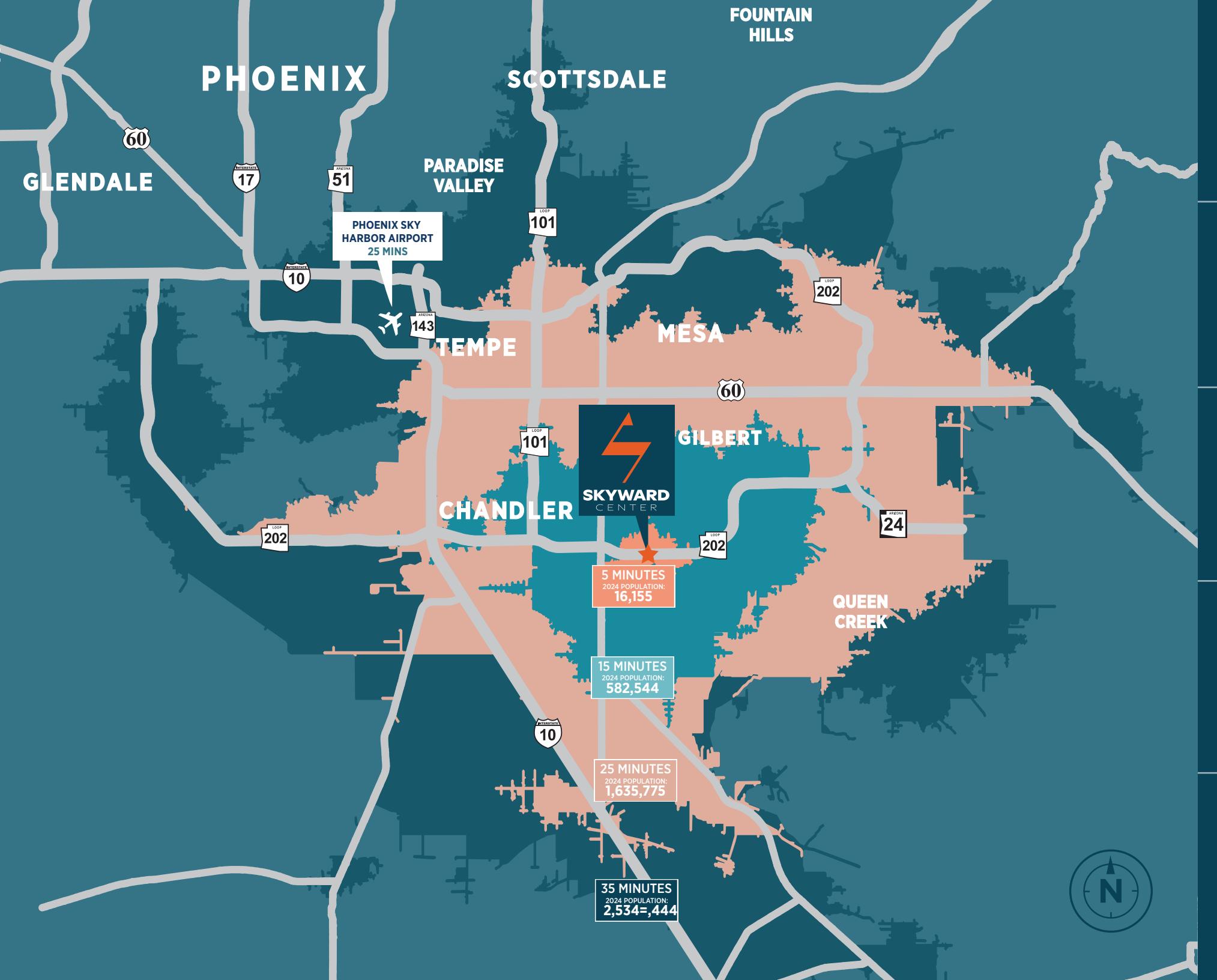
**Median Age:**  
**35.4**



**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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