

# Chandler Flex Space | For Sublease

6100 W Gila Springs, Suite 25, Chandler, AZ 85226



- For Sublease with option for Direct Deal
- Current Lease Rate: \$15.00 NNN
- Current NNN's: \$4.50 PSF
- Current Lease Expiration: January 31, 2028
- +/- 4,885 SF (45% Office)
- 100% HVAC, Roll Up Door 12' x 14'
- 14' Warehouse Clearance (Drop Ceiling)
- Two Floor Office Suites
- 6 Private Offices | 12 x 16 Conference Room
- Three Restrooms

[www.menlocre.com/property](http://www.menlocre.com/property)

Jason Triano, CCIM  
Vice President  
[jason@menlocre.com](mailto:jason@menlocre.com)

---

P: 480.659.1777 • F: 480.535.5854  
[www.menlocre.com](http://www.menlocre.com)

# Chandler Flex Space | For Sublease

6100 W Gila Springs, Suite 25, Chandler, AZ 85226

Additional Photos

Page 2

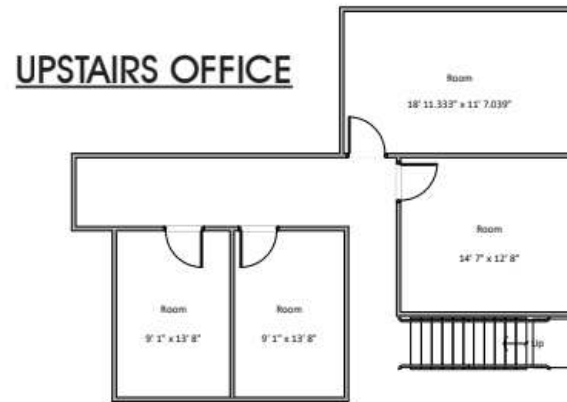


# Chandler Flex Space | For Sublease

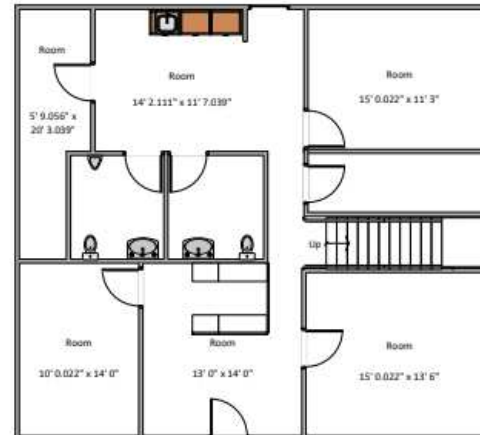
6100 W Gila Springs, Suite 25, Chandler, AZ 85226

Floor Plan

Page 3



**DOWNSTAIRS OFFICE**

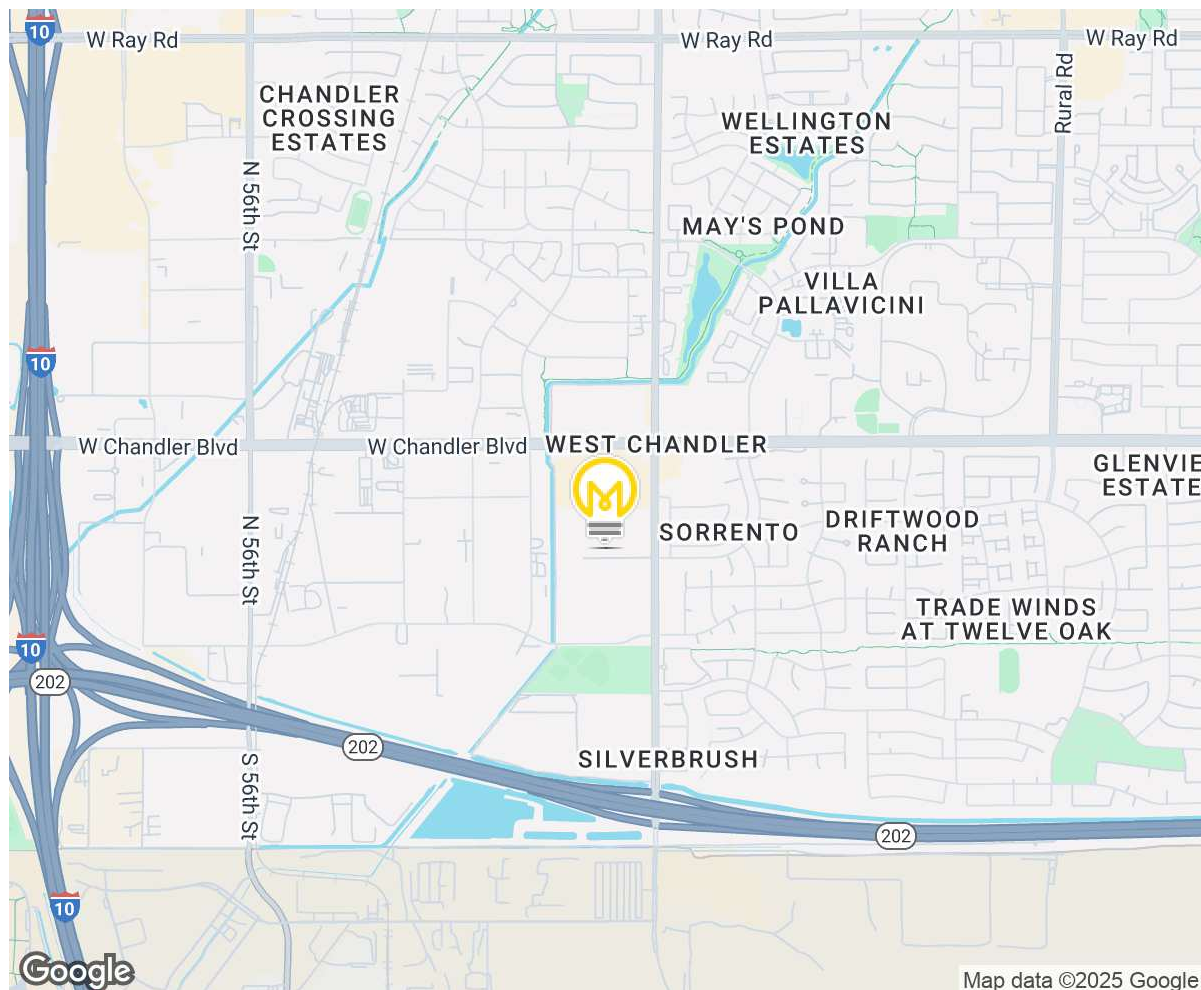




# Chandler Flex Space | For Sublease

6100 W Gila Springs, Suite 25, Chandler, AZ 85226

## Site Details



DEMOGRAPHICS	1 Mile	10 Miles	30 Miles
Total Households:	3,049	270,293	1,446,814
Total Population:	7,624	705,870	3,974,187
Average HH Income:	\$95,354	\$74,732	\$71,956