

SANTAN DOBSON BUSINESS PARK

2185 W PECOS RD | CHANDLER, AZ 85224



Office Space For Lease

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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Property Summary

Address	2185 W Pecos Rd Chandler, AZ 85224
Building Size	2,828 SF
Year Built	2007
Zoning	PAD, Chandler
Parking Ratio	4.86/1,000
Tenancy	Multiple
Available	Suite E-1
Suite Size	2,828 SF
Lease Rate	\$22.00/SF/YR + \$4.27/SF/MO NNN



About the Property

Discover an exceptional opportunity to lease a highly functional office condo within the Santan Dobson Business Park, a well-located and professionally maintained business environment in Chandler. This 2,828 SF single-story office suite offers a versatile layout ideal for a wide range of professional, administrative, and service-based users. The space features a welcoming reception area, a conference room, break room, five private offices, a bullpen workspace, and two restrooms—providing an efficient configuration for teams seeking both privacy and collaboration.

Built in 2007 and thoughtfully designed for modern business needs, the suite benefits from a strong parking ratio of 4.86/1,000 and convenient ground-floor access. Situated just off Pecos Road and Dobson Road, the property offers excellent connectivity and visibility within one of Chandler's most active commercial corridors. Its strategic location places tenants moments from major employment hubs, retail amenities, and key transportation routes, including Loop 202, the Chandler Airpark, and the wider East Valley tech and business districts.

This office suite presents a prime opportunity to position your business in a thriving Chandler submarket known for its growth, accessibility, and professional appeal.



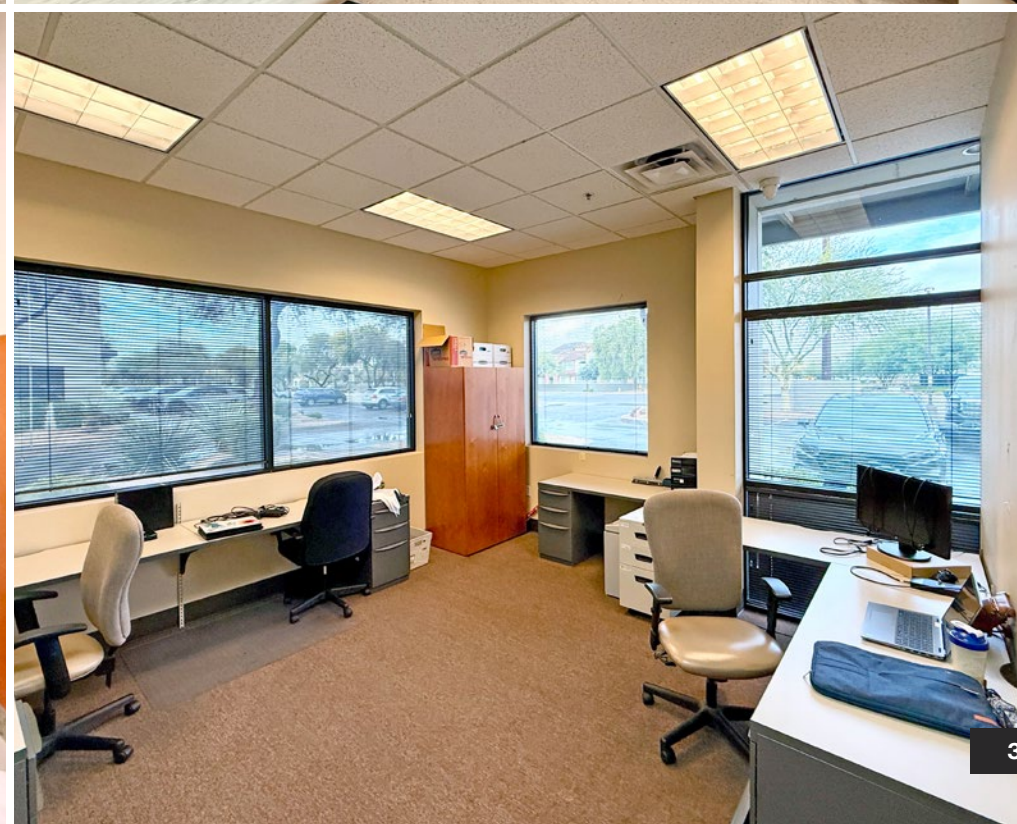
General Office

Layout



Loop 101 & 202

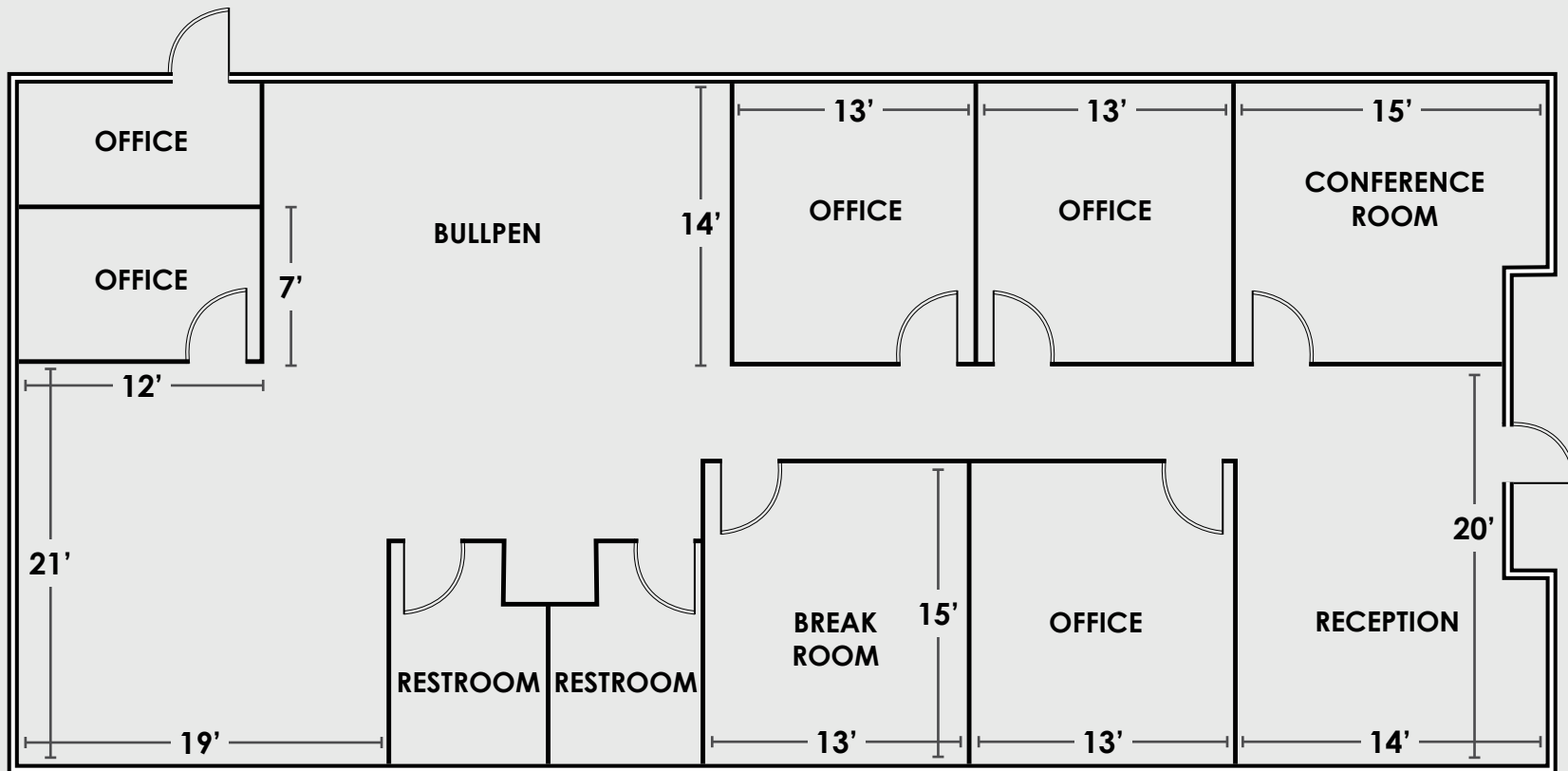
Proximity



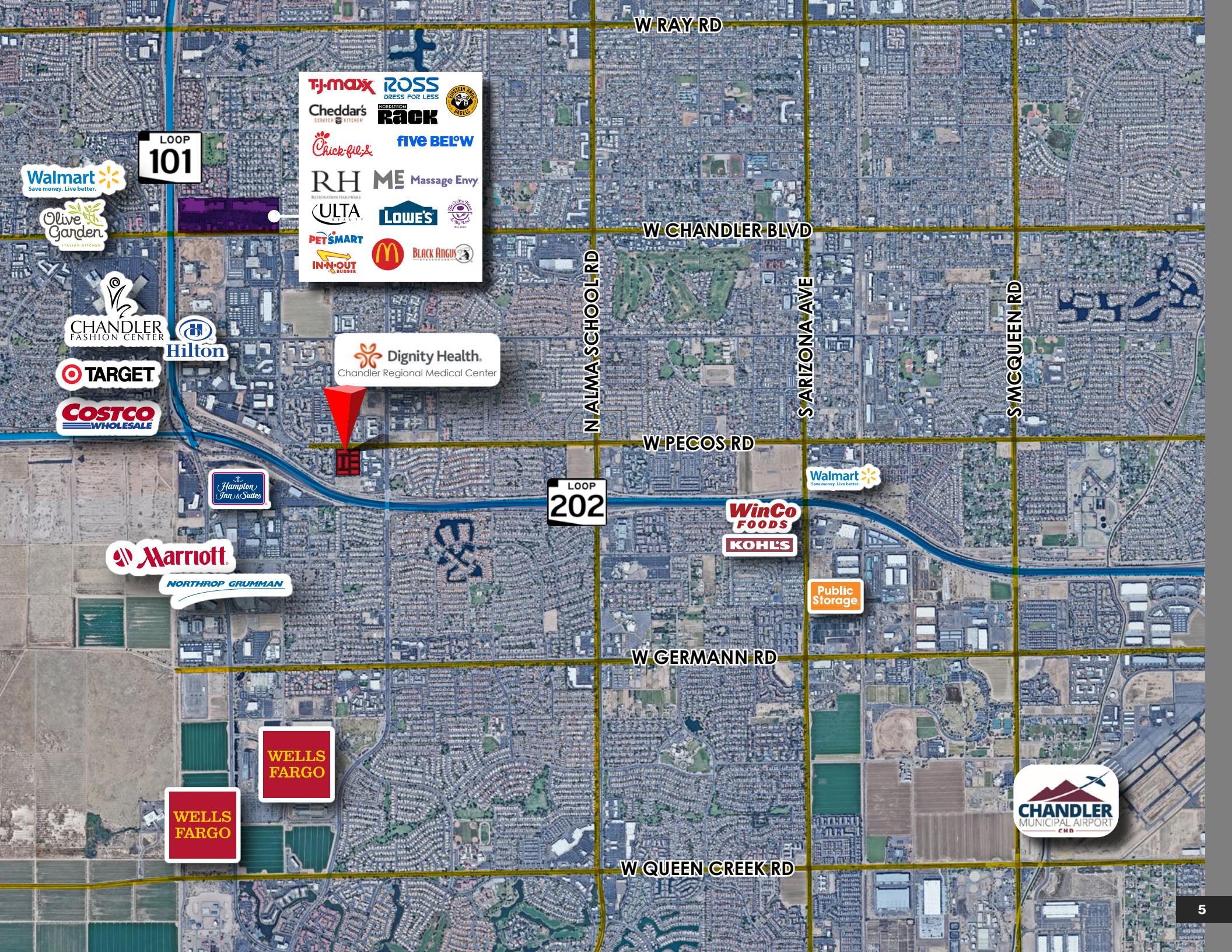
Suite E1

2,828 SF | \$22.00/SF/YR + \$4.27/SF/MO NNN

- Reception
- Conference Room
- 5 Offices
- Bullpen
- Break Room
- 2 Restrooms



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



W RAY RD

W CHANDLER BLVD

W PECOS RD

W GERMANN RD

W QUEEN CREEK RD

N ALMA SCHOOL RD

S ARIZONA AVE

S MCQUEEN RD

LOOP
101

LOOP
202



NORTHROP GRUMMAN



WELLS
FARGO

WELLS
FARGO



Location Overview

Chandler, AZ

Chandler has grown into a powerful innovation hub, driven by a diverse economy anchored in advanced manufacturing, aerospace, IT, and healthcare. The city attracts world-class companies—ranging from semiconductor leaders to cutting-edge aerospace and medical technology firms—supported by a highly educated workforce and a business-friendly environment. Strong infrastructure, reliable utilities, and streamlined development processes make Chandler one of the most desirable locations in the region for high-tech investment and long-term growth.

Beyond its economic strength, Chandler offers an exceptional quality of life that continues to draw residents and employers alike. The city is known for its safe, family-friendly neighborhoods, high-performing schools, and abundant parks, recreation, shopping, and dining options. With thoughtful planning and a vibrant cultural atmosphere, Chandler strikes the perfect balance between professional opportunity and everyday livability, consistently earning recognition as one of the top places to live and work in the Phoenix metropolitan area.

#1

**Best Place to Live/
Work/Play in Arizona**
(Ranking Arizona, 2025)

#1

Hardest-Working City in Arizona
(WalletHub/KTAR News 92.3 FM)

#3

Safest City in Arizona
(Chandlernews.com)

#11

**Best Place for First-Time
Home Buyers**
(WalletHub 2025)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	14,156	116,013	262,407
 Households	5,683	45,268	103,120
 Average Household Income	\$115,201	\$109,763	\$116,957
 Median Home Value	\$417,073	\$407,008	\$413,529



5 Mile Highlights

38.9

Median
Age

117K

Daytime
Employees

43%

Bachelor's Degree
or Higher

An Environment for Professional Growth

Over the past decade, Chandler has emerged as a hub for financial activities, technology, and professional services. The affluent and fast-growing suburb in the southeastern region of metropolitan Phoenix boasts a highly educated population, above-trend median household income, and a deep stock of Class A office inventory.

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For More Information,
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