

A MULTI-TENANT OFFICE PROPERTY LOCATED IN THE
PRESTIGIOUS SOUTHEAST VALLEY OF METRO PHOENIX



4505 EAST CHANDLER BOULEVARD IN PHOENIX, AZ

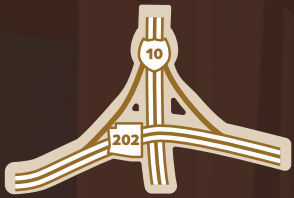
PROPERTY HIGHLIGHTS



- 20+ million SF of nearby retail amenities with Phoenix Premium Outlet Mall, Arizona Mills Mall, Chandler Fashion Center and Ahwatukee Foothills Towne Center all located within five minutes.



- Large two-story lobby finished with slate floors, wood paneling, a large staircase and a dramatic two-story storefront glass curtain wall entrance.



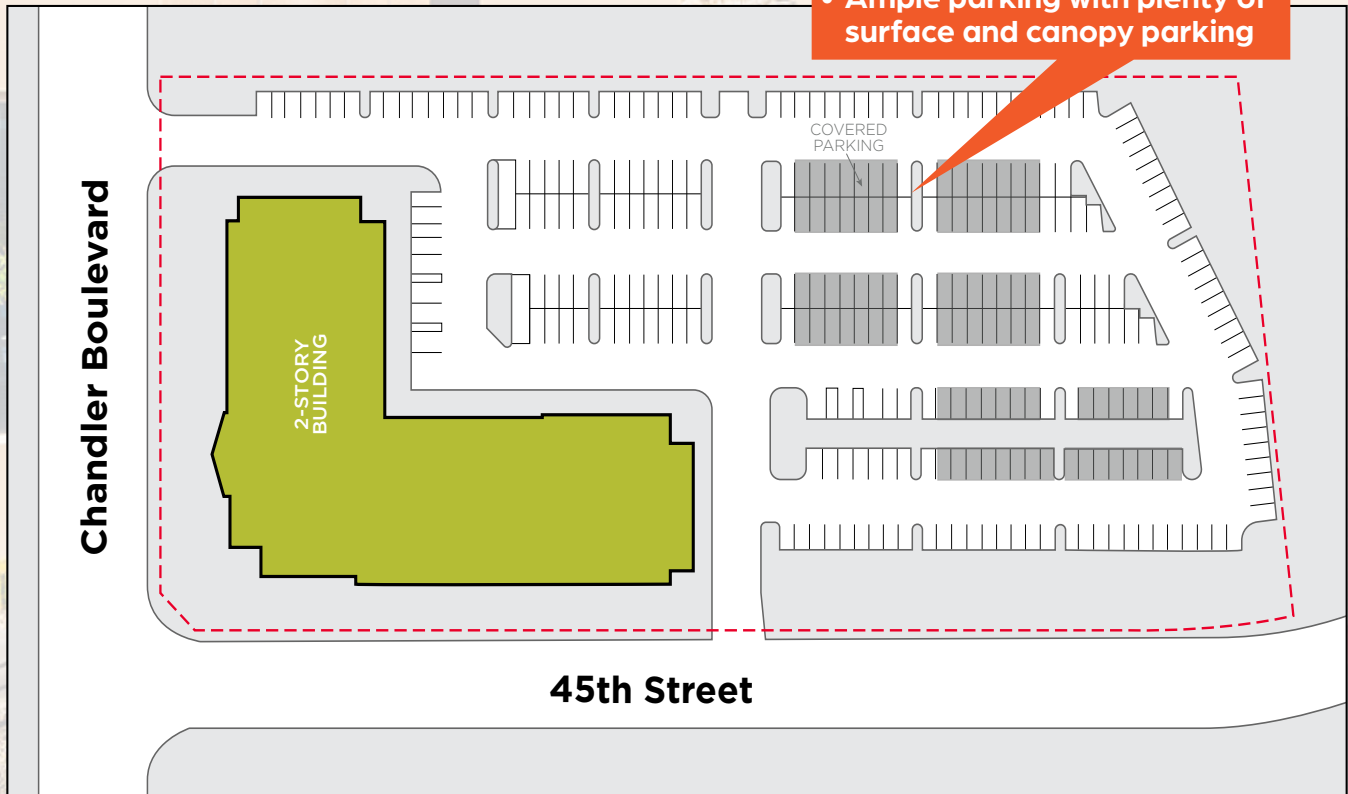
- Tremendous freeway access with both I-10 and the Loop 202 freeways including the new South Mountain Freeway—now open—located approximately one-mile from the Property.



- A location characterized by breathtaking views and outdoor amenities from the adjacent South Mountain Park and Preserve.

SITE PLAN

- 4.3/1,000 parking ratio
- Ample parking with plenty of surface and canopy parking







E CHANDLER BLVD

INTERSTATE 10

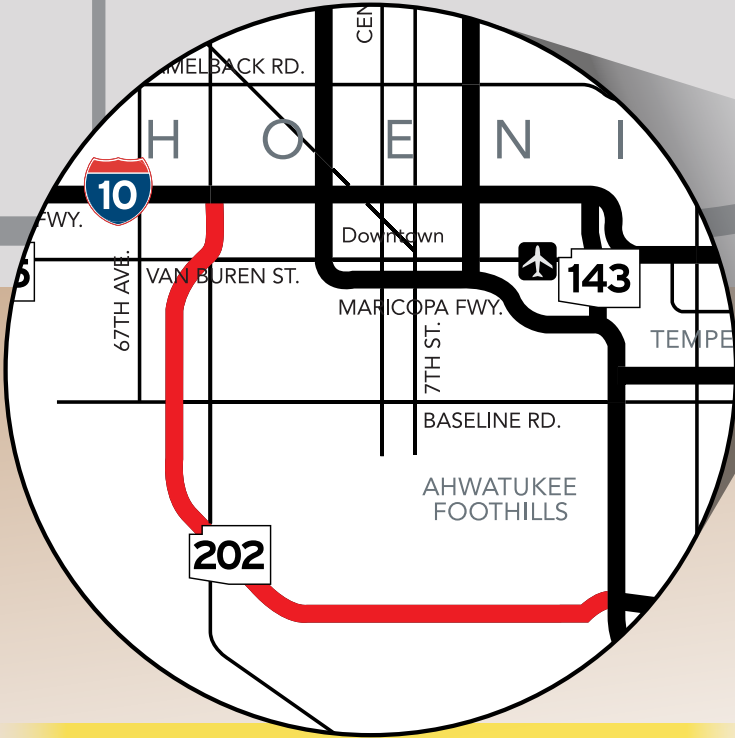
S 40TH ST

S 44TH ST

S 48TH ST

S 50TH ST

LOOP 202



COFFEE



7

GROCERY



3

FINANCIAL



8

HOTELS



5

FITNESS



3

FOOD



21

GASOLINE



5

RETAIL



2

LOOP 202 NOW COMPLETED!

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