



CBRE

Mixed-Use Office Condos Available
For Lease | ±2,500 – ±25,124 SF

105

WATCH TOWER PROFESSIONAL CENTER

SEC of McQueen Rd & Chandler Blvd
Chandler, AZ



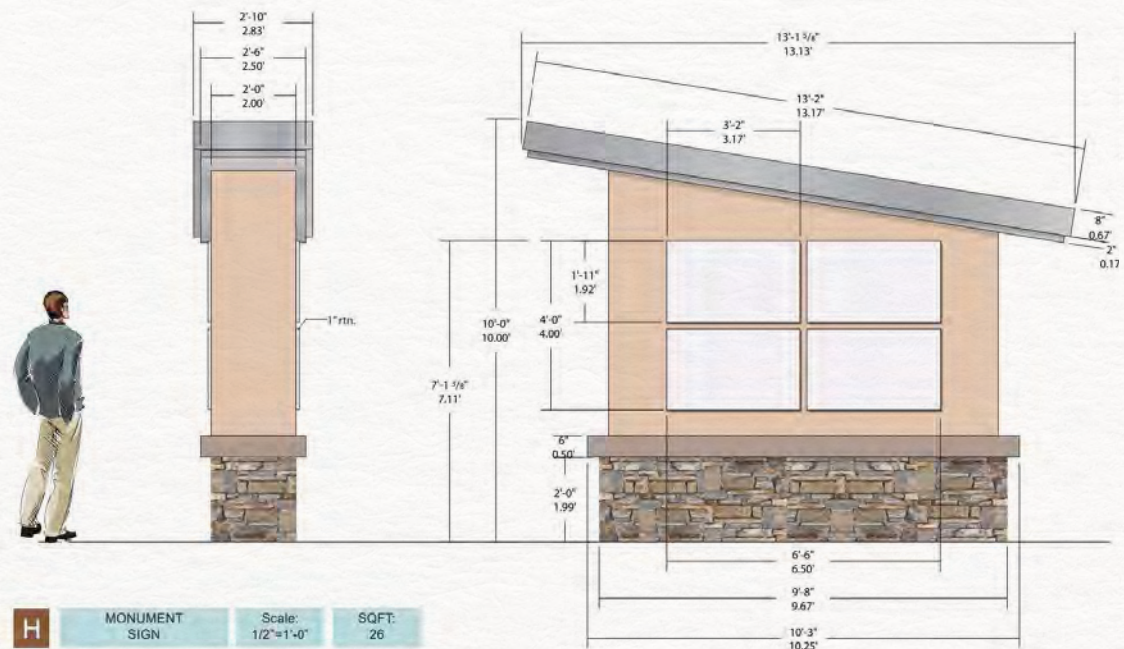
Project Highlights

Watch Tower Professional Center offers an upscale identity on the busy intersection of McQueen and Chandler Blvd to one of the best cities in Arizona. Chandler has been named "All-America City" by the National Civic League and has been the only Arizona winner of the 61st annual awards.

- Modern design provides medical practices with an upscale image and identity
- Highly visible building/monument signage available
- Excellent visibility and access on the highly trafficked intersection of McQueen Rd & Chandler Blvd
- Completed grey shell, ready for custom tenant improvements
- Brand new construction

PROPERTY SUMMARY

Price	Lease: \$28 NNN
Project	25,124 SF
Year Built	2023
Parking	5.35/1000
Zoning	PAD, City of Chandler
Delivery	Buildings 1, 2, & 3 Complete Buildings 4, 5, 6, & 7 deliver 4Q 2024
Availability	Building 2 ±3,343 SF Building 4 ±5,194 SF Building 5 ±4,867 SF Building 6 ±5,458 SF Building 7 ±6,799 SF



H	MONUMENT SIGN	Scale: 1/2"=1'-0"	SQFT: 26
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Manufacture and install one (1) double sided LED illuminated

Site Plan



Demographics

Radius	Population	Avg HH Income	Median Age
1 Mile Radius	20,685	\$103,494	35.2
3 Mile Radius	133,885	\$121,034	36.1
5 Mile Radius	340,645	\$137,080	36.7

Source: esri

TRAFFIC COUNT

±34,237 CPD on McQueen Rd

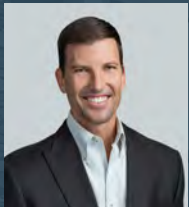
±32,909 VPD on Chandler Blvd

Source: mpsi

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