

NEW LISTING ANNOUNCEMENT

For Sale or Lease



THE PRESIDIO

NWC Dobson Rd. & Loop 202 | Chandler, Arizona

Project: 3 buildings (1 single-story & 2 two-story buildings) totaling ±86,300 SF
Suites: Medical and professional office condominiums ranging from ±1,250 to 37,684 SF
Sale Price: \$230-\$240/SF
Lease Rate: \$21 NNN

Lease with option to purchase available

Parking: 5:1,000 SF; Covered parking - 1:1,000 SF

Construction Status: Complete - March 2008

Project Features:

- Convenient access to the Loop 101 and the Loop 202
- Within minutes from Chandler Fashion Center and Chandler Regional Hospital
- Numerous shopping, restaurants and other retail amenities in the immediate area
- Direct frontage to Dobson Road
- True Class 'A' building

For more information, contact

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PROPERTY ANNOUNCEMENT



Area Demographics:

	3 mile	5 mile
2007 Estimated Population	105,047	249,867

2012 Projected Population	121,722	287,374
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	1 mile	3 mile	5 mile
2007 Estimated Average Household Income	\$94,614	\$81,626	\$83,380

Source: Claritas, Inc

Traffic Counts Dobson & San Tan Freeway	38,900 cars per day
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Source: City of Chandler, Arizona

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