

SanTan^{II}

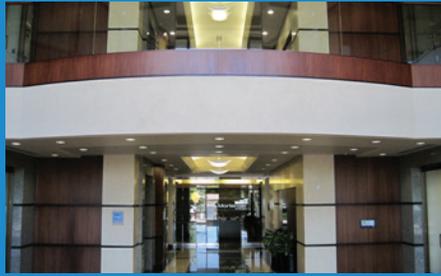
Corporate Center



PREMIER CLASS "A" LOCATION FOR LEASE

3100 West Ray Road · Chandler · Arizona

Columbia 
Property Trust



SanTan II

Corporate Center

BUILDING FEATURES:

- › 133,503 square feet
- › 4.7/1,000 parking ratio
- › Three-story, class "A" office project for lease
- › On-site property manager
- › On-site café
- › On-site conference facility
- › Energy Star Rated, LEED® Gold Certified Building



LOCATION FEATURES:

- › Premier Class "A" building location
- › Freeway visibility
- › Excellent ingress & egress from Loop 101 & Ray Road with a full diamond interchange
- › Numerous surrounding restaurants & shops; 1 mile from Chandler Fashion Center



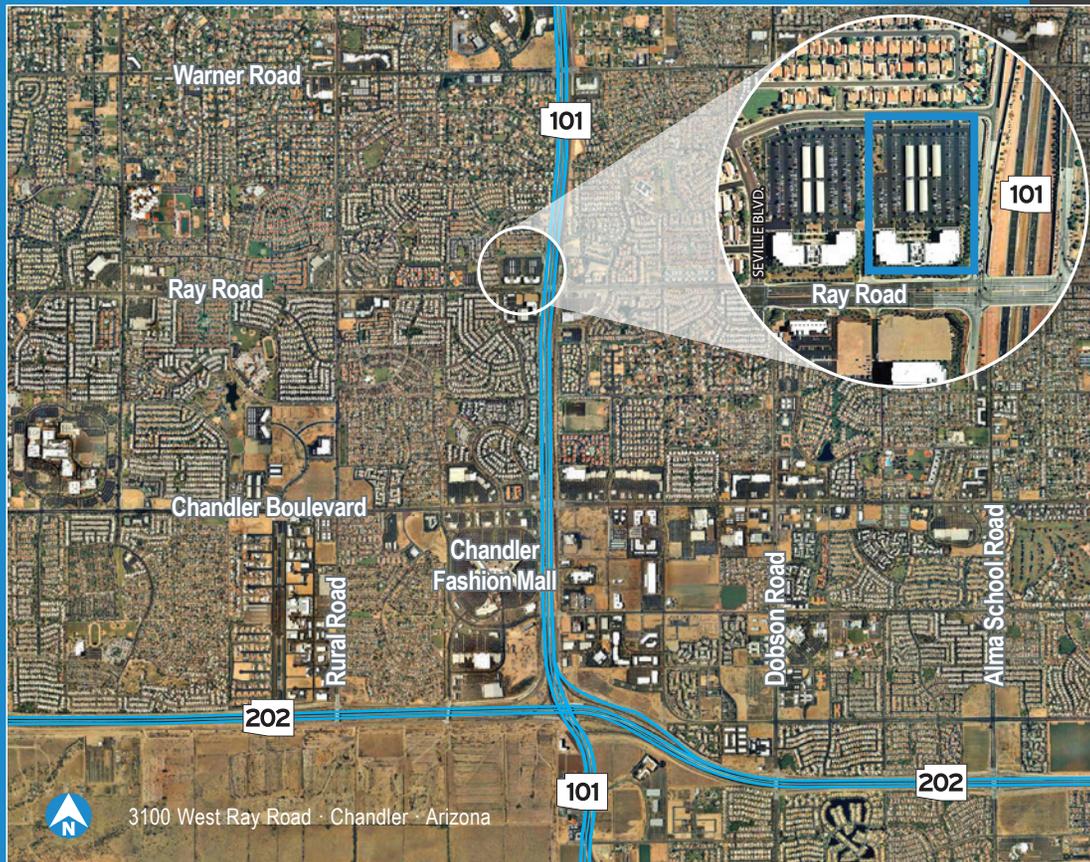
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OFFICE SPACE FOR LEASE

SANTAN CORPORATE CENTER II

3100 West Ray Road, Chandler, Arizona

PROPERTY FEATURES

TOTAL SIZE:	±133,503 SF
LEASE RATE:	\$27.95 PSF / Full Service
PARKING:	4.7/1000 \$60.00 for covered reserved parking
AVAILABLE SF	Suite 148 – ±4,673 RSF Available 02/01/2014

HIGHLIGHTS

- On-site property management; on-site conference facility – available to Tenants at no cost
- On-site Deli
- Freeway visibility
- 2010 TOBY® Award for “The Outstanding Building of the Year” in the Suburban Office Park – Low Rise category
- For superior energy performance SanTan Corporate Center II earned the U.S. Environmental Protection Agency’s prestigious ENERGY STAR for 2007; LEED Gold Building
- Excellent ingress and egress from Loop 101 & Ray Road with a full diamond interchange
- Many restaurants and shops in the vicinity, one mile from Chandler Fashion Center
- CoxSmart SM building with fiber optics internet access, voice, data and video

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Real value in a changing world