

# SAN TAN

## TECH CENTER

145 SOUTH 79TH STREET  
CHANDLER, ARIZONA

UNDER NEW OWNERSHIP  
RENOVATIONS UNDERWAY

**FOR LEASE ±64,153 SF AVAILABLE – DIVISIBLE**

*Back Office, Flex, or Manufacturing Up to 7:1000 Parking Available*



**Cassidy  
Turley** Commercial  
Real Estate Services

**VIAWEST**  
Group

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San Tan Tech Center is located in one of the fastest growing urban centers in the country and is one of the fastest growing high-technology manufacturing cities in the west, which has helped it earn the nickname "The Silicon Desert." The increasing presence of quality employers such as Intel, eBay/PayPal, GM, and Garmin has added to this oasis of opportunity. Chandler's pro-business character makes it one of the most desirable cities to live and do business.

San Tan Tech Center offers one of the largest blocks of built out space in the southeast valley submarket. This flexible project can accommodate offices, research and development, and manufacturing users.



### Property

- ±129,187 SF Total
- Back Office, Flex, or Manufacturing
- ±64,153 SF Available – Divisible

### Loading

- 8 Dock Doors
- 1 Grade Level

### Power/Utilities

- Heavy power with substation on site
- Upgraded mechanical and new SES electrical metering
- Salt River Project (SRP) Utility

### Parking

- Ample Parking, 7:1,000 (expandable)

### Additional Features & Renovations

- New exterior finishes and expanded glass line
- Additional renovations underway
- Zoned I-1, City of Chandler
- Yard Capable
- New landscaping
- Resurfaced parking lot
- Access to Loop 101 & Loop 202 Freeways
- Numerous Area Amenities

For more information, please contact:

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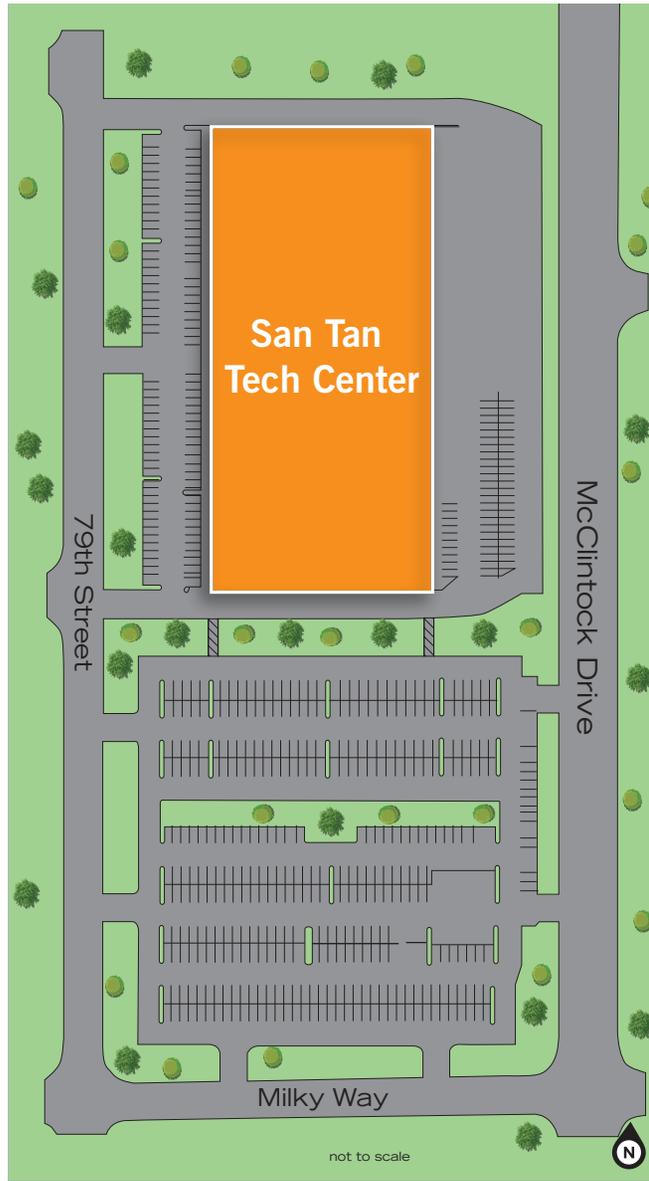
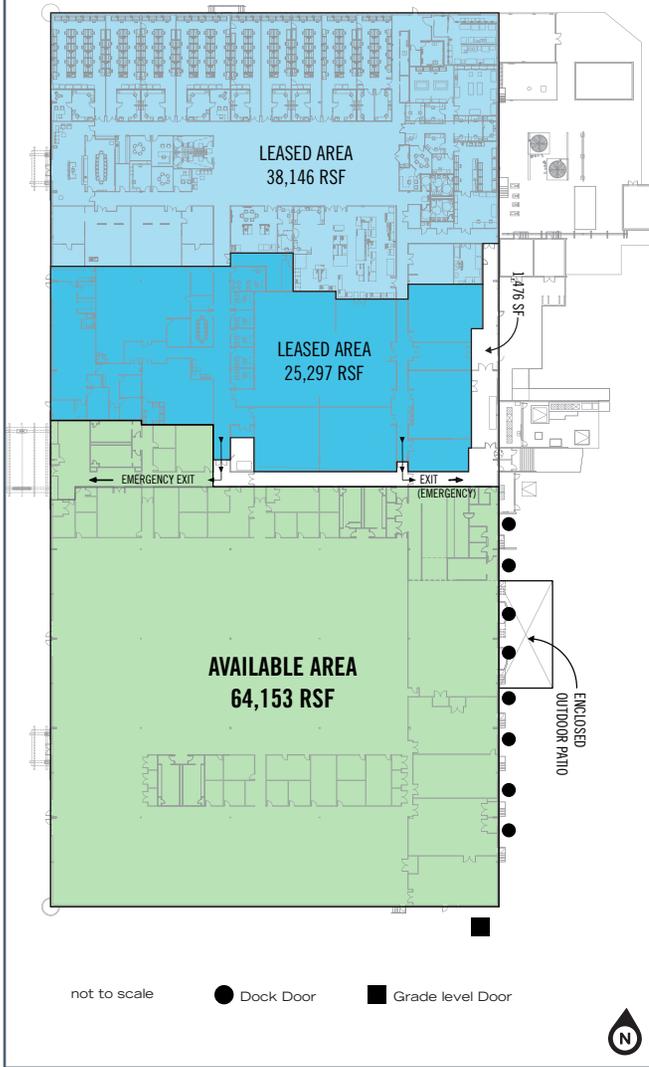
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## BUILDING FLOOR PLAN



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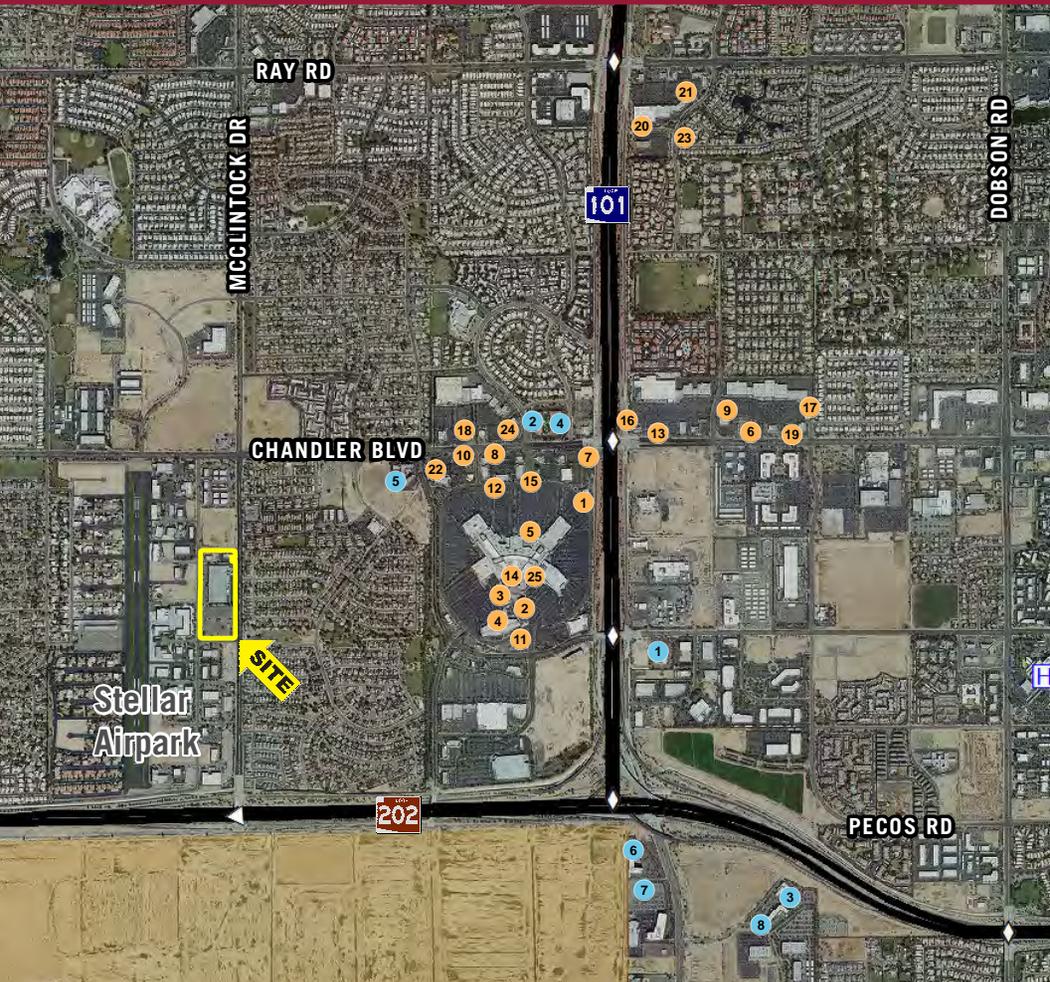
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# AMENITIES



## Restaurants

No	Name	No	Name	No	Name
1	Benihana	10	Elephant Bar	19	Outback Steakhouse
2	Bj's Brewery	11	Famous Dave's	20	Panda Express
3	Buffalo Wild Wings	12	Five Guys	21	Paradise Bakery
4	California Pizza Kitchen	13	In And Out	22	PF Chang's
5	Cheesecake Factory	14	Kona Grill	23	Qdoba
6	Chick-Fil-A	15	Majerle's	24	Red Robin
7	Chili's	16	Mimi's Cafe	25	Wildflower Bread Company
8	Chipotle	17	Nypd Pizza		
9	Coffee Bean & Tea Leaf	18	Olive Garden		

## Hotels

No	Name	No	Name	No	Name
1	Hilton Phoenix	4	Residence Inn	7	Fairfield Inn
2	Springhill Suites	5	Windmill Inn	8	Hampton Inn & Suites
3	Homewood Suites	6	Courtyard By Marriott		

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