2700 west frye road

Unique Chandler sublease plug and play opportunity

2700 West Frye Road · Chandler · Arizona

JLL

Available for sublease

PREMIER LOCATION

› 20 minutes to Phoenix Sky Harbor International Airport

› 15 minutes to Phoenix Mesa Gateway Airport

› Excellent access to Loop 101 & Loop 202 freeways

› Minutes from Chandler Fashion Center offering over 240 shops and restaurant amenities

› Hotels within one mile of the project include: Hilton, Marriott, Hampton & Homewood Suites

› Arizona State University, with over 58,000 students, is only five miles away

› Over five million square feet of retail and restaurant space within a five mile radius

› Chandler is the fastest growing city in Arizona creating a strong labor pool

BUILDING FEATURES

› Entirely new construction and finishings as of 2013

› Building: 183,000 s.f.

› Available: ±65,860 s.f.

› Rate: $24.00 FS

› Sublease expiration: 11/30/2023

› Parking ratio: 6:1000; 1,098 total spaces (770 covered)

› On-site amenities: Cafeteria and Grab & Go, fitness center, lockers, showers, day porter

› Security guard 24/7

› Two backup redundant generators (Each 2250KW/2800 KVA; 4,000 gallon tank)

› Century Link & Cox Fiber with redundant points of entry

› Redundant cooling towers and chillers

› Building hours: M-F, 7 AM to 6 PM; Sat 8 AM to 12 PM

FURNITURE, FIXTURE & EQUIPMENT HIGHLIGHTS

› 486 workstations – Haworth "Compose": 4’ x 6’ standard; 5’ x 7’ manager stations; Haworth chairs

› 16 furnished offices

› 6 furnished conference rooms

› 2 training rooms

› CAT6 wiring

› Multiple huddle rooms and additional sitting areas

› 3 break areas

› Noise reduction system

Cafeteria

Lobby

Fitness center

Entrance

Break room

3rd floor

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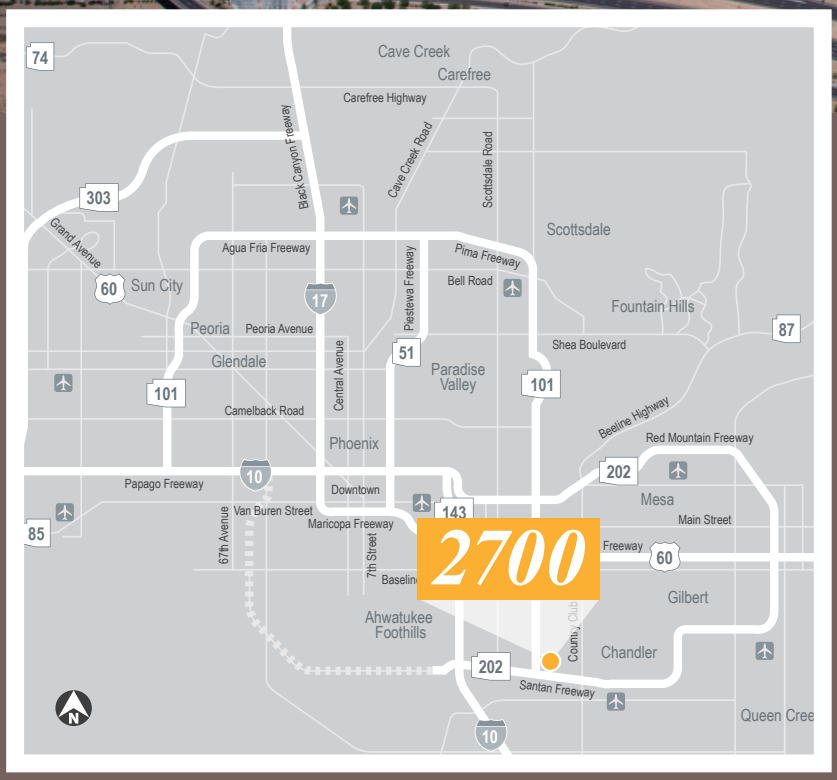

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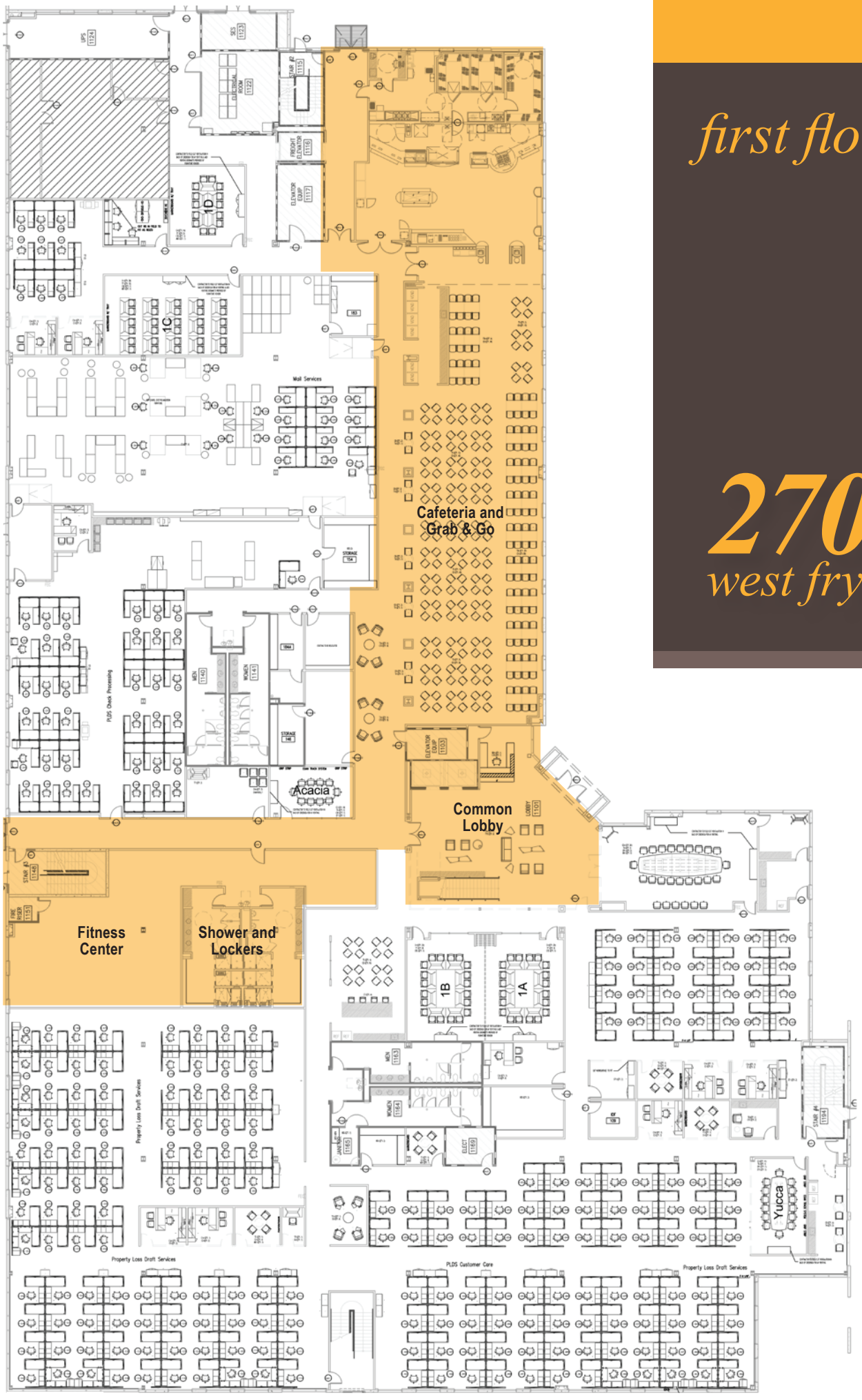

first floor

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third floor

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