

SAN TAN TECH CENTER

Renovations Now Complete

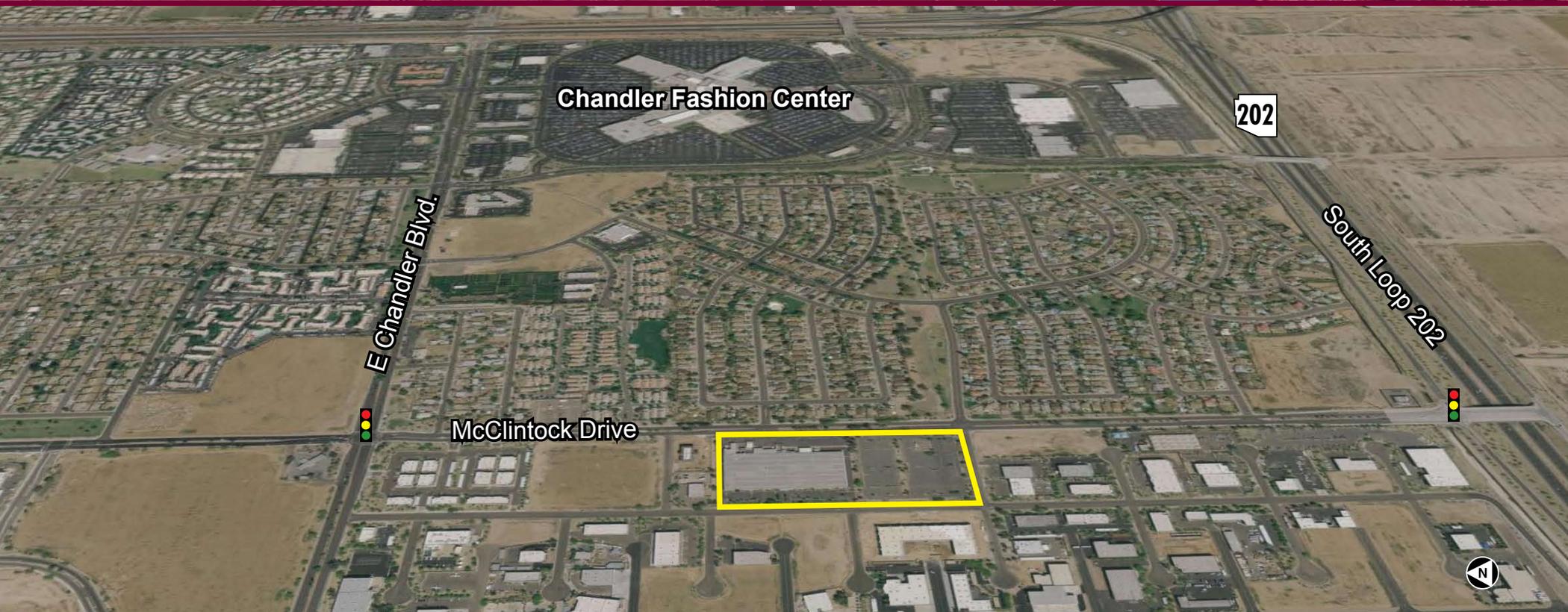


±129,187 SF - DIVISIBLE/5:1000 PARKING (EXPANDABLE)

**145 SOUTH 79TH STREET
CHANDLER, ARIZONA**

Chandler, Arizona - home to several of the most notable names in manufacturing, technology and business services. An enviable quality of life is enhanced by friendly neighborhoods, great education, and outstanding retail, dining and entertainment experiences.

CBRE
CB RICHARD ELLIS



Chandler Fashion Center

202

E Chandler Blvd.

South Loop 202

McClintock Drive



San Tan Tech Center

PROPERTY FEATURES

- ±92,502 Sq. Ft. available
- One story, ±129,187 (Divisible) square foot back office/flex building, R&D, lab space, light manufacturing/assembly - ideal for Tier 1 & 2 data center with SRP substation
- Property is situated on ±11.8 acres, additional development on site may be available
- One minute to Chandler Fashion Center, a ±1.3M Sq. Ft. regional mall
- Over 60 restaurants within 1 mile radius
- ±15' clear height throughout
- New cooling tower installed - January 2010
- Ideal freeway access available at 202/Santan Freeway, McClintock Drive and at Chandler Boulevard & Loop 101
- Excellent parking ratio: 5:1,000 (expandable)
- Concrete tilt construction
- Metal seam roof
- 100% Air conditioned through central chilling system
- 5,000 amps of power, expandable through an on-site SRP substation

Owned by:



For more information contact:

LUKE WALKER
Senior Vice President
602.735.1711
luke.walker@cbre.com

NICK DI PAOLO
Associate
602.735.1718
nick.dipaolo@cbre.com

DAVE CARDER
Senior Vice President
602.735.5637
dave.carder@cbre.com

ALLISON POOLE
Client Services Specialist
602.735.5569
allison.poole@cbre.com



San Tan



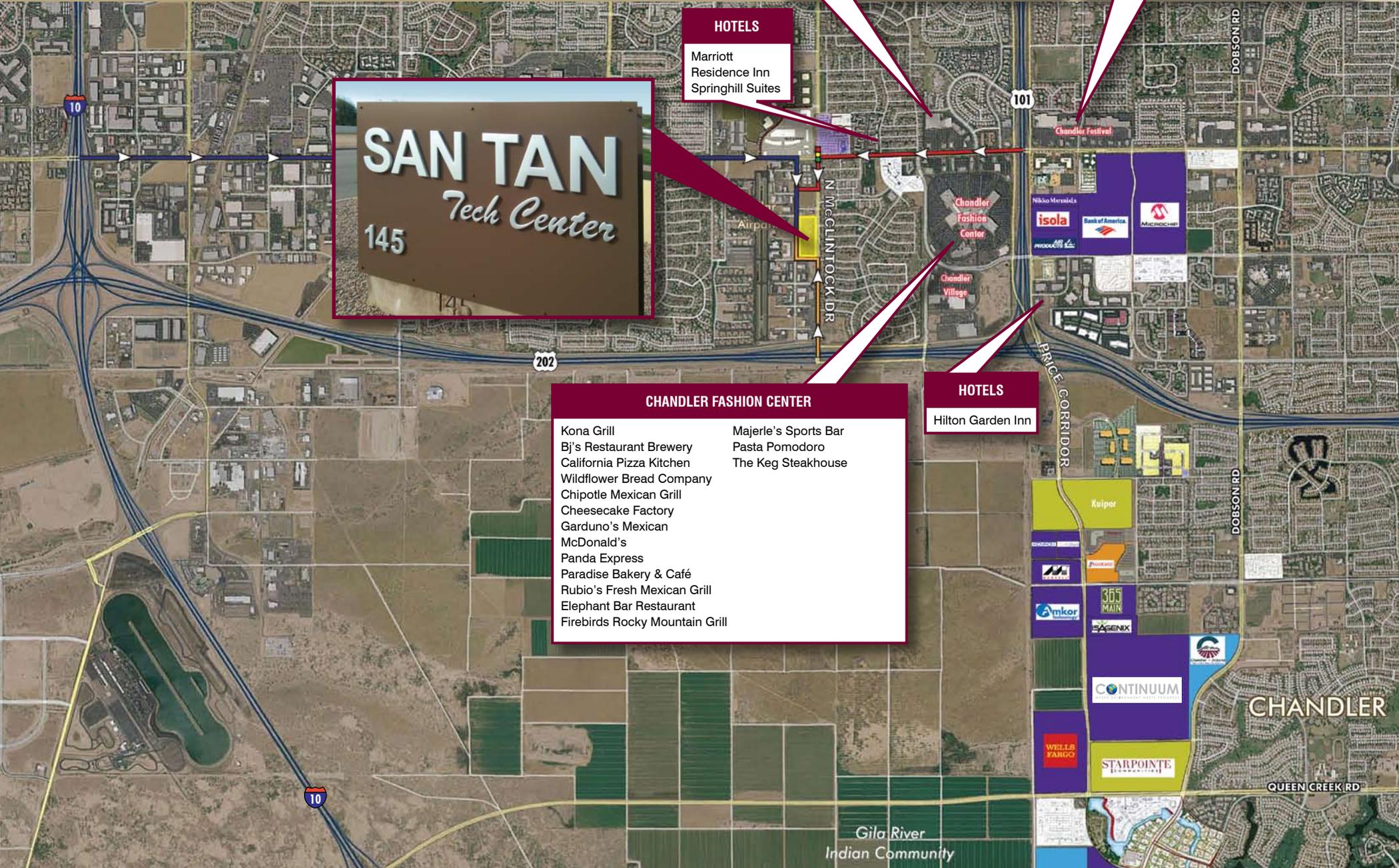
- CHANDLER GATEWAY**
- Abuelo's Mexican Food
 - Embassy
 - Baja Fresh
 - Honmachi Asian Restaurant
 - Olive Garden
 - Red Robin
 - Shabu Fondu

- CHANDLER FESTIVAL MALL**
- A&W All American Food
 - Black Angus Steakhouse
 - Coffee Bean
 - Einstein Bagels
 - In-N-Out Burger
 - Mimi's Cafe
 - NYPD Pizza
 - Outback Steakhouse
 - Quiznos
 - Red Fish Grill
 - Souper Salad
 - Starbucks
 - TGI Friday's

- HOTELS**
- Marriott
 - Residence Inn
 - Springhill Suites

- HOTELS**
- Hilton Garden Inn

- CHANDLER FASHION CENTER**
- Kona Grill
 - Bj's Restaurant Brewery
 - California Pizza Kitchen
 - Wildflower Bread Company
 - Chipotle Mexican Grill
 - Cheesecake Factory
 - Garduno's Mexican
 - McDonald's
 - Panda Express
 - Paradise Bakery & Café
 - Rubio's Fresh Mexican Grill
 - Elephant Bar Restaurant
 - Firebirds Rocky Mountain Grill
 - Majerle's Sports Bar
 - Pasta Pomodoro
 - The Keg Steakhouse



CHANDLER

Gila River Indian Community

QUEEN CREEK RD

PRICE CORRIDOR

N McCLINTOCK DR

DOBSON RD

DOBSON RD

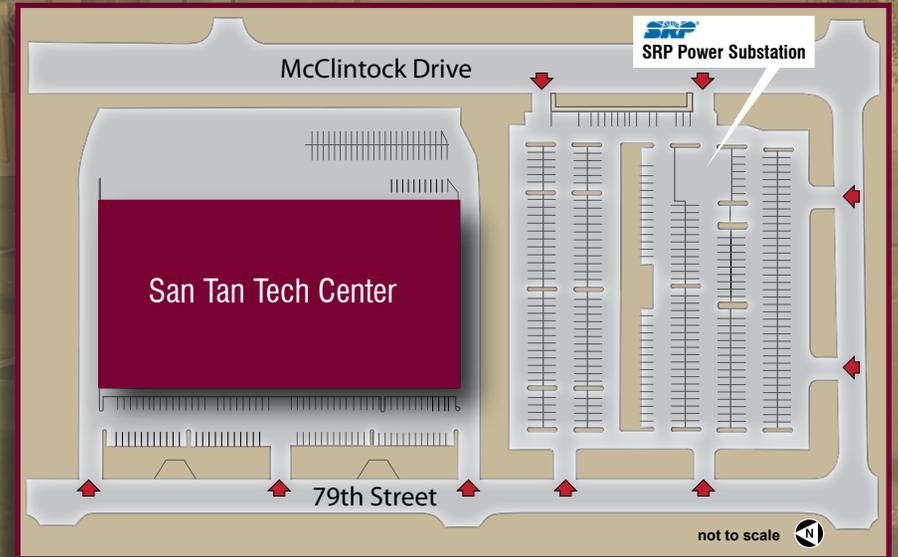
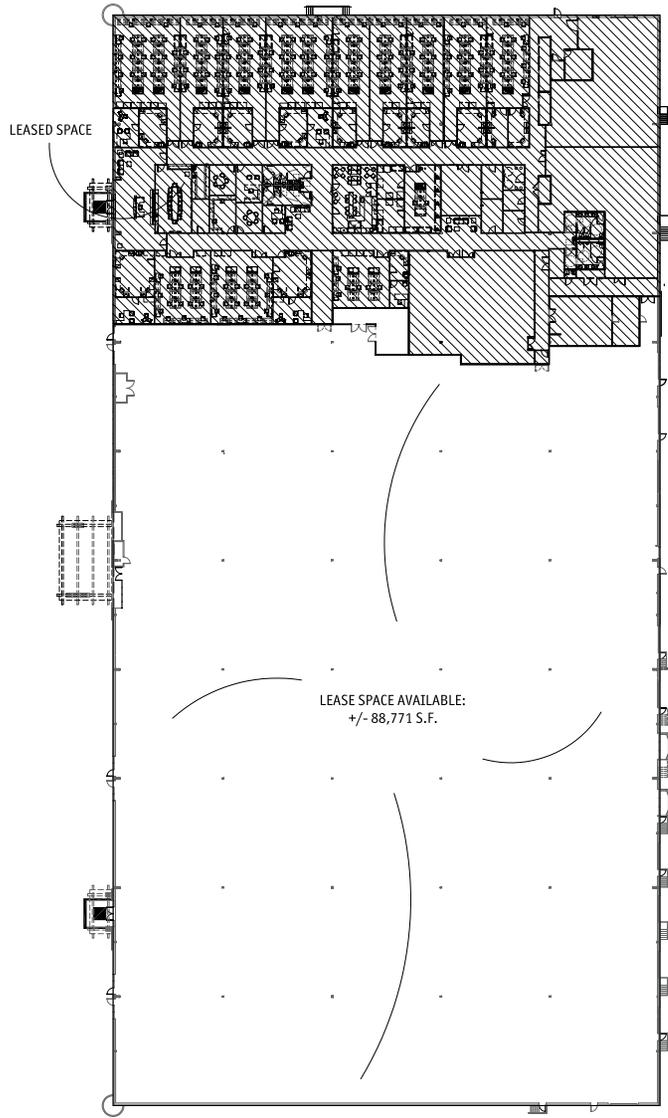
10

101

202

10

Conceptual Demising Plan



For more information contact:

LUKE WALKER
Senior Vice President
602.735.1711
luke.walker@cbre.com

DAVE CARDER
Senior Vice President
602.735.5637
dave.carder@cbre.com

NICK DI PAOLO
Associate
602.735.1718
nick.dipaolo@cbre.com

ALLISON POOLE
Client Services Specialist
602.735.5569
allison.poole@cbre.com

© 2009 CB Richard Ellis, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE, CB RICHARD ELLIS and the CBRE CB RICHARD ELLIS logo are service marks of CB Richard Ellis, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. LW7522_08/09