

SANTAN ■ DOBSON

BUSINESS PARK

**Office/Flex Condominiums
FOR SALE OR LEASE
86% Office Parking**



PHASE II

Pecos & Dobson Roads, Chandler, Arizona

Santan Dobson Business Park provides professional industrial & office/flex condominiums in a unique campus experience.

- 61,300 SF in four buildings
- Bay sizes from 2,800-4,500 SF
- Unique ownership opportunity
- Pecos Road frontage
- Near hotel/retail amenities and major employers
- Covered parking available
- Excellent freeway access to San Tan Freeway 202 and Loop 101
- **86% max office per condo**
- 3'x5' window in 12'x14' grade level knock out panel

For further information, contact:

SANTAN ■ DOBSON
BUSINESS PARK

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Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES

"No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without

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B U S I N E S S P A R K

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**Office/Flex Condominiums
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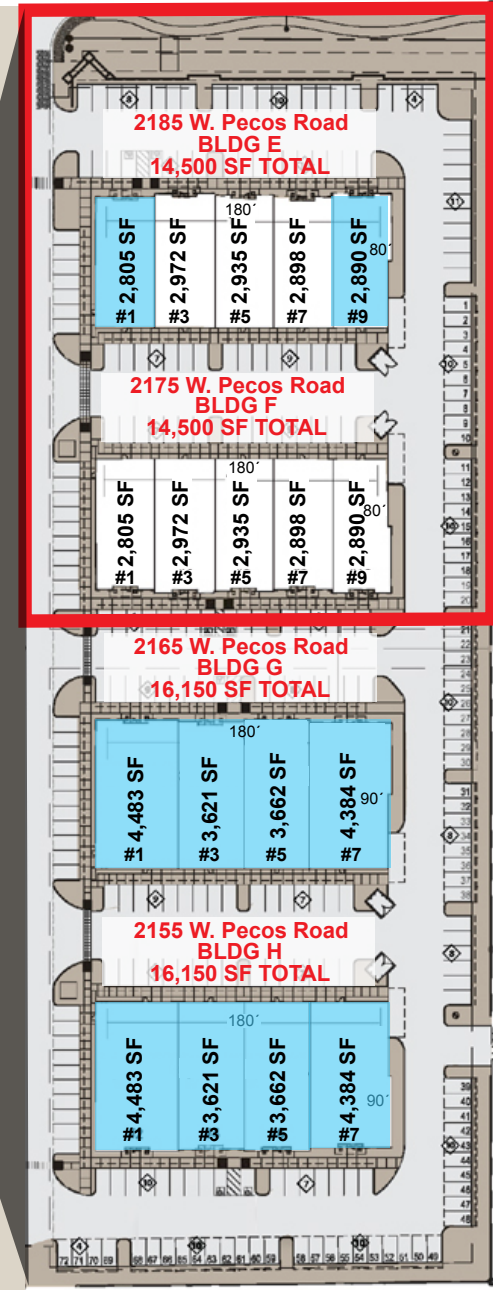
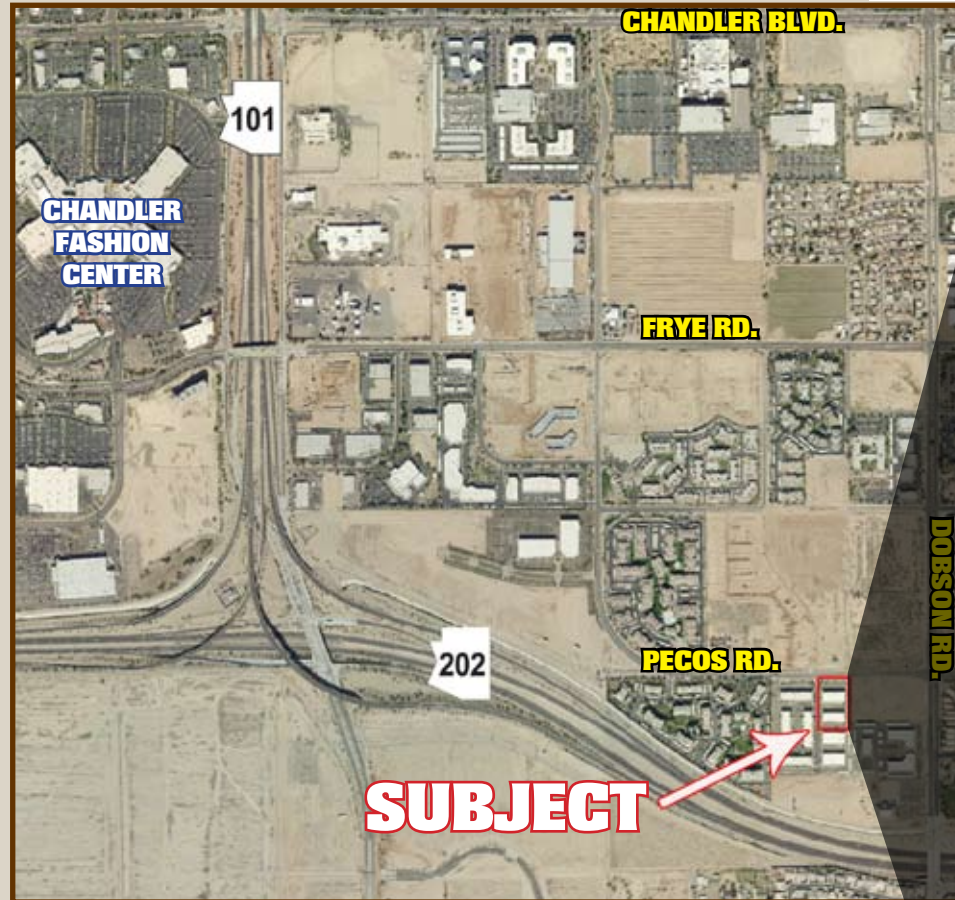
■ - In Escrow
■ - Sold
 - Available

UNIQUE OWNERSHIP OPPORTUNITY

- Pride of Ownership
- Custom Space Planning
- Real Estate Appreciation
- Potential Tax Advantages
- Up to 100% Financing Available

AMENITIES

- Direct Freeway Access to 101/202
- 1/2 Mile From Chandler Fashion Center
- 1 Block From Chandler Regional Hospital
- Close Proximity to Chandler Airport



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B U S I N E S S P A R K

Phase II Price List

Address	Size SF	\$/ SF	Shell Price	NNN Lease Rate	TIA
2185 West Pecos Road					
Building E					
Suite E3	2,972	\$170	\$505,240	\$1.50	\$40
Suite E5	2,935	\$170	\$498,950	\$1.50	\$40
Suite E7	2,898	\$170	\$492,660	\$1.50	\$40

2175 West Pecos Road					
Building F	14,500	Submit			
Suite F1	2,805	\$170	\$476,850	\$1.50	\$40
Suite F3	2,972	\$165	\$490,380	\$1.50	\$40
Suite F5	2,935	\$160	\$469,600	\$1.50	\$40
Suite F7	2,898	\$165	\$478,170	\$1.50	\$40
Suite F9	2,890	\$170	\$491,300	\$1.50	\$40

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