



**CHANDLER
FREEWAY
CROSSING**

2600 W Geronimo Place, Chandler, AZ

± 20,228 SF

AVAILABLE FOR LEASE

± 55,133 SF

OFFICE BUILDING

OFFICE | FLEX | LIFE SCIENCE



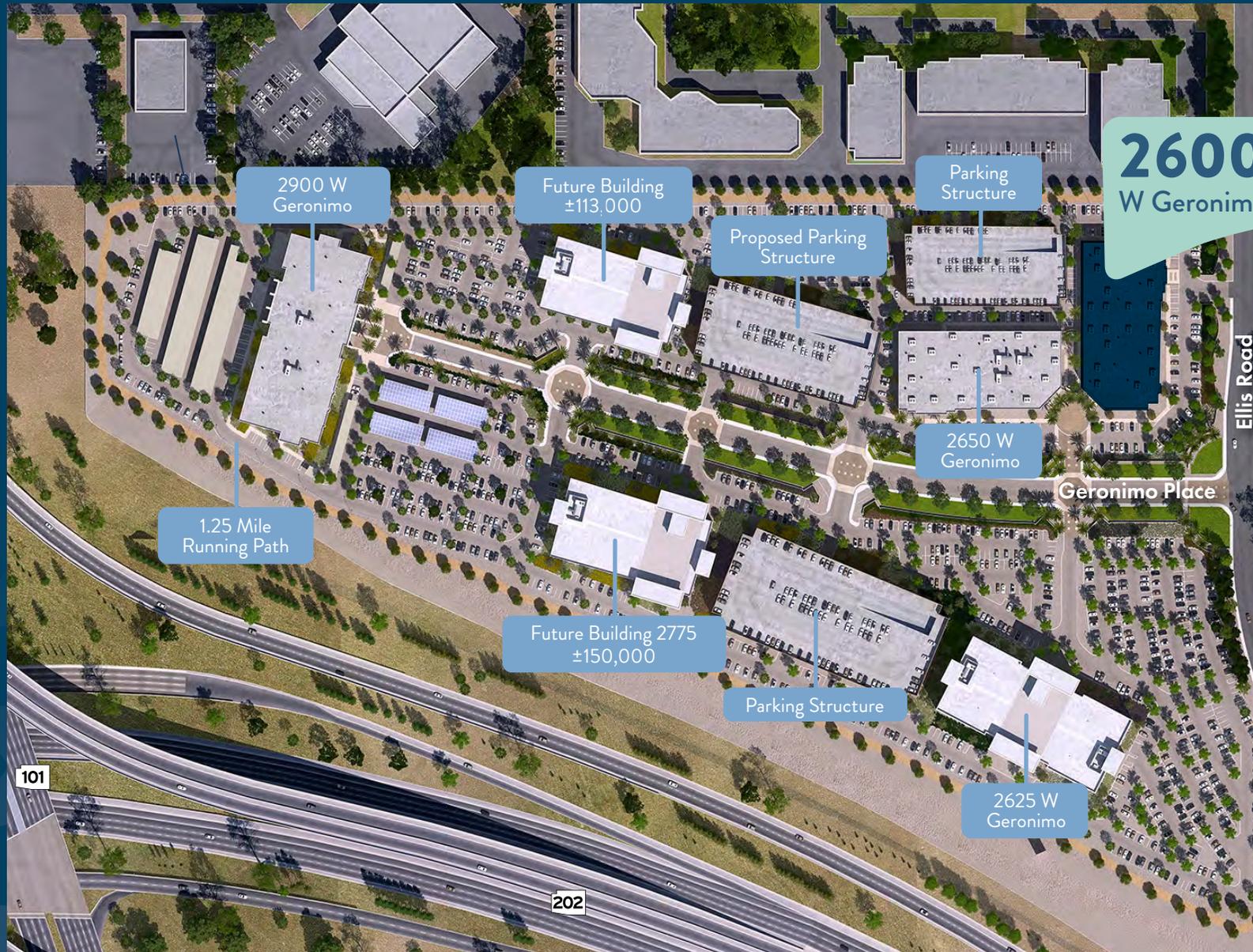
MARK IV CAPITAL

CBRE

YOUR NEXT CORPORATE HOME

Located in the heart of the Price Road Corridor, 2600 at Chandler Freeway Crossing (2600 West Geronimo Place) is the ideal opportunity for a user seeking a corporate campus environment.

[Click Here for Property Virtual Tour](#)



AVAILABLE IMMEDIATELY

-  ± 20,228 SF
Available for lease
-  Easy access to Loop 101 and 202 freeways
-  1/2 mile freeway frontage
-  60' tall freeway monument sign
-  5.5/1,000 parking
Surface and garage parking
-  Access to gorgeous rooftop amenity deck at the 2625 W. Geronimo building
-  Ground floor seating area adjacent to food truck court



BUILDING HIGHLIGHTS



Direct Exterior Access



Surface and Structured Parking Available



1/2 Mile from Chandler Fashion Center



Existing Grade Level Door



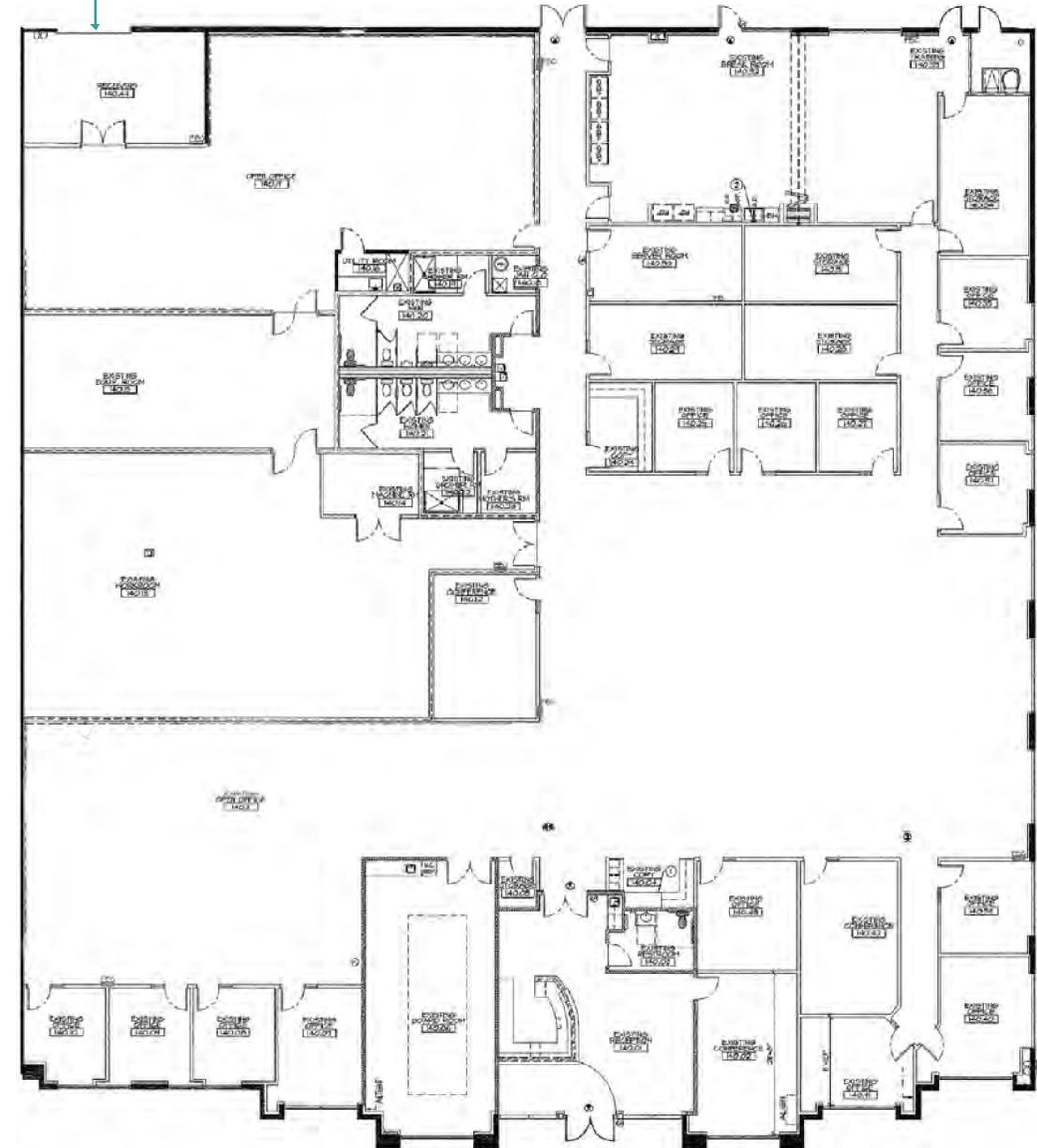
FLOORPLAN

SUITE 140 ±20,228 SF AVAILABLE



[Click Here for Virtual Tour](#)

Grade Level Roll-Up Door



PUT YOUR FEET UP AND RELAX...



Chandler's only rooftop amenity deck

Stroll down to the 2625 building for an outdoor meeting in the fresh air, play a few games on the lawn, or host a cocktail party.

The Chandler Freeway Crossing rooftop amenity deck features:

2 Covered patios

Heaters & ceiling fans

Firepits

BBQ area

Expansive multi-purpose grass area

Accommodates groups up to 300

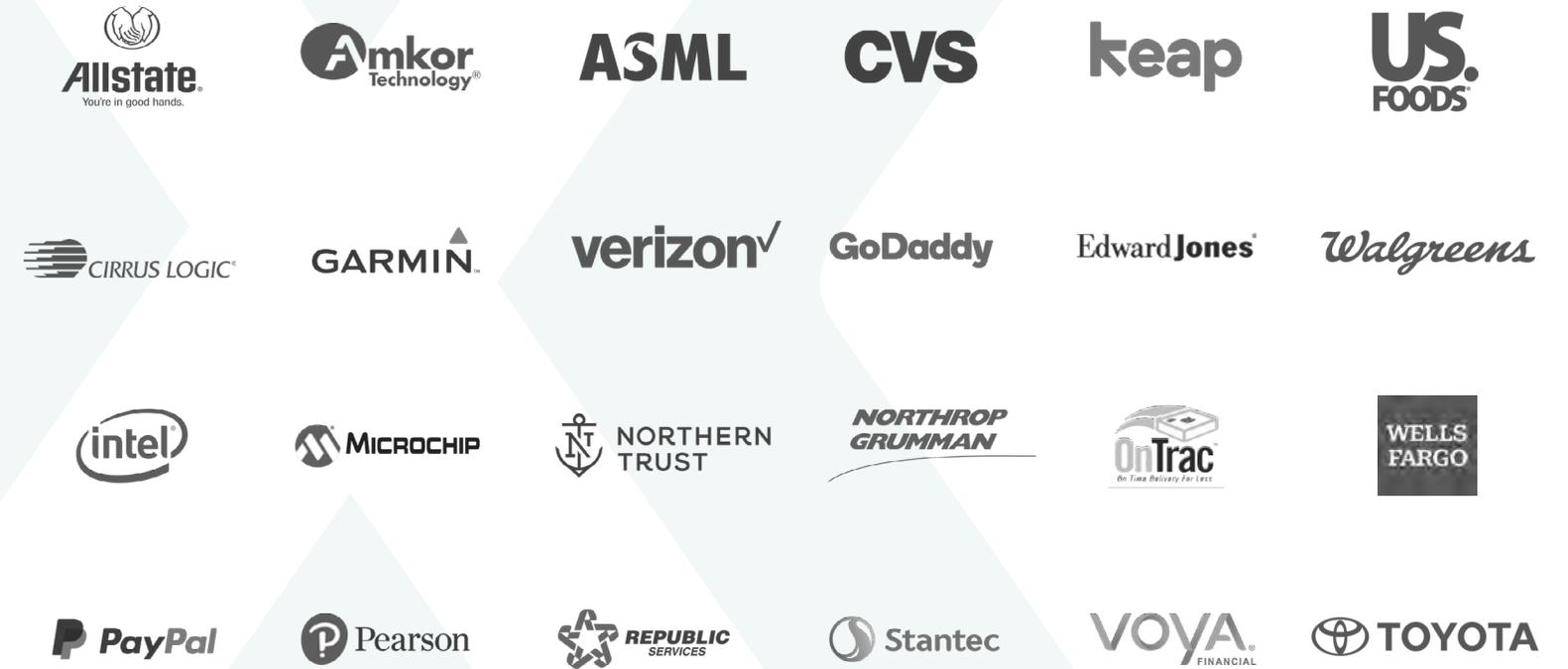
Restrooms



[Click Here for Rooftop Virtual Tour](#)

THE POWER OF THE SOUTHEAST VALLEY

The Price Road Corridor is an ideal location for leading-edge technology companies and serves as regional headquarters for several notable companies.



1,840,741 residents within a 30-minute drive time
919,482 residents within a 20-minute drive time



47% population with a college degree within a 10-mile radius (Age 25+)



Close proximity to ASU's **75,000 students** (Tempe campus)



Over **240 retail and dining amenities**



Within an approximate **18-minute drive time**



6 hotels within a 1-mile radius



NATIONWIDE COMMUNITY RANKINGS* (2023) INCLUDE:
 (Rankings by Stacker, Zumper & Niche)

No. 1

Best Places to Live in Arizona

No. 2

Places with Best Schools in Phoenix Area

No. 5

Best Cities to Rent in America



5



Freeway interchanges within two miles

8



Minutes to Downtown Chandler

18



Minutes to Phoenix Sky Harbor Airport

20

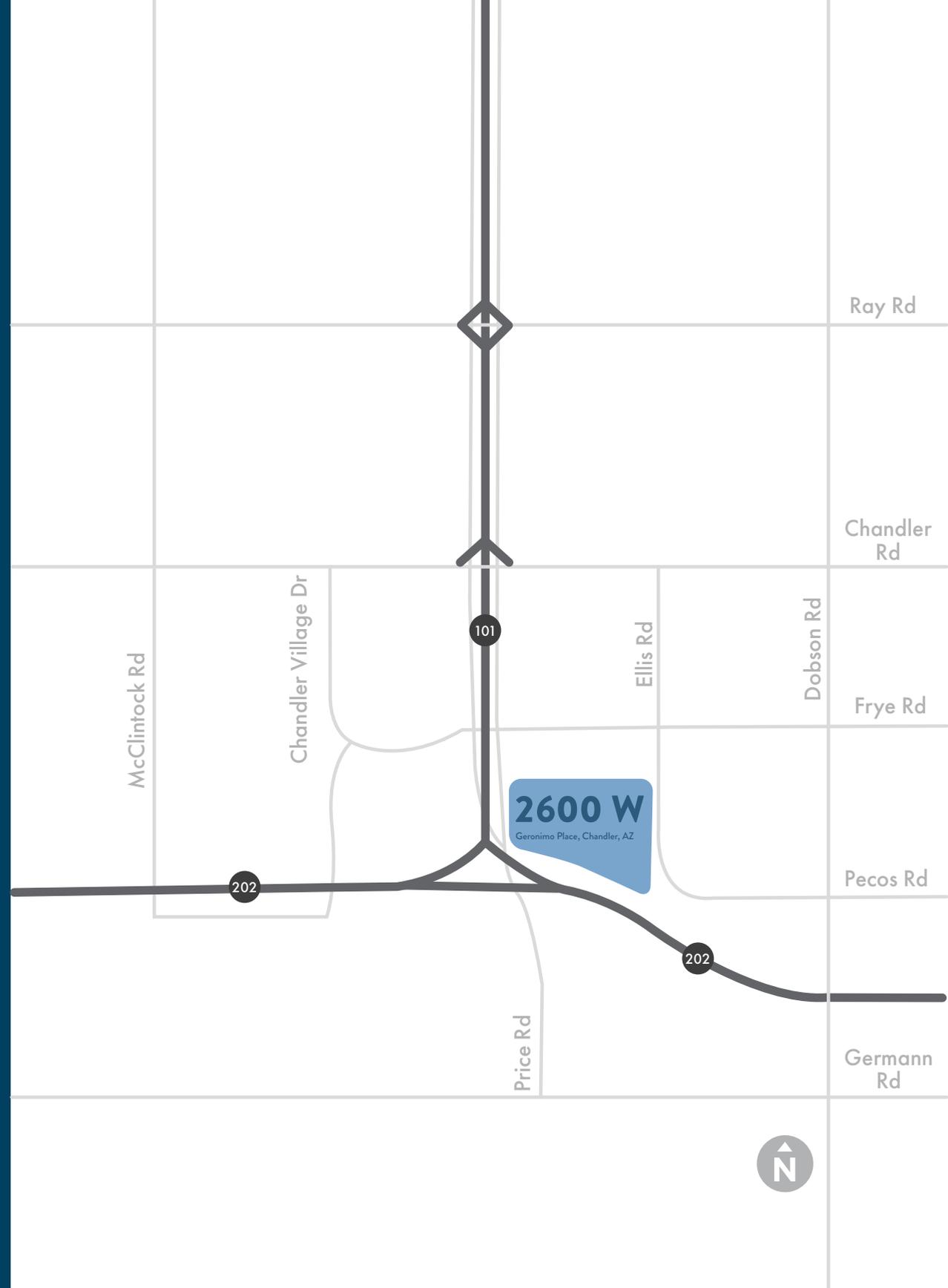


Minutes to ASU & Downtown Tempe

25



Minutes to Scottsdale



AMENITIES WITHIN TWO MILES

Restaurants

- | | | | |
|----------------------------|----------------------------------------|------------------------|-----------------------------|
| Abuelo's | Cyclo | Los Taquitos | Red Robin |
| Asian Corner Café | Dairy Queen | Lucky Lou's Grill | Rocket Burger & Subs |
| Auntie Anne's | Doughlicious Desserts | Majerle's Sports Grill | Rosati's Pizza |
| Barro's Pizza | Doughnuttery | McDonald's | Rubio's |
| Beijing Restaurant | Dunkin' Donuts | Meridim Kitchen | Starbucks |
| Benihana | Famous Dave's | Mimi's Café | Steak Escape |
| Biscuits Café | Filiberto's | Nando's Mexican Café | Subway |
| BJ's Restaurant | Firebirds | Nekter Juice Bar | Sunny's |
| Black Angus | Fired Pie | NYPD Pizza | Tacos and Tequila |
| BLD Chandler | Five Guys | Olive Garden | Thai Express |
| Boba Tea Company | Freddy's Frozen Custard & Steakburgers | Oregano's | Thai Rama |
| Buffalo Wild Wings | Fuzziwig's Candy Factory | P.F. Chang's | The Bistro |
| Burger King | Godiva | Panda Express | The Cheesecake Factory |
| Café Rio Mexican | Gyros Express | Pastries N Chaat | The Hungry Monk |
| Café Zupas | Haagen-Dazs | Peter Piper Pizza | The Ivy |
| California Pizza Kitchen | Hibachi-San | Pieology Pizza | The Keg |
| Carlo & Emilie's Deli | In-N-Out Burger | Pita Heaven | The Old Spaghetti Factory |
| Cheddar's | Jack in the Box | Pizza Hut | Villa Fresh Italian Kitchen |
| Chick-fil-A | Jamba juice | Planet Sub | Wendy's |
| Chili's | Jersey Mike's | Poke Bar | Wetzel's Pretzels |
| Chipotle Mexican Grill | Jimmy John's | Pokiluv | Wildflower Bread Co. |
| Cinnabon | KFC | Pokitrition | Woops! Macarons |
| Cold Beers & Cheeseburgers | La Hacienda | Potato Corner | Yogi's Grill |
| Crème & Chocolats | Los Favoritos Tacos | Quizno's | Yogurtland |
| Culver's | | | |

Retail

- | | | | |
|---------------------|------------------|----------------|-------------|
| Abercrombie & Fitch | Best Buy | Lowe's | PetsMart |
| Ann Taylor | Coach | Lucky Brand | Sephora |
| Anthropologie | Costco | Lululemon | Target |
| Apple Store | Dillard's | Macy's | ULTA Beauty |
| BareMinerals | Disney | Michael Kors | |
| Barnes & Noble | Harkins Theatres | Nordstrom | |
| Bath & Body Works | Hollister | Nordstrom Rack | |

Banks

- | | | | |
|--------------------------|-----------------|-------------|--------------------|
| Alliance Bank of Arizona | Bank of America | Chase Bank | Western State Bank |
| AmTrust Bank | BBVA Bank | First Bank | |
| Arizona Bank & Trust | BMO Harris Bank | Wells Fargo | |

Hotels

- | | | | |
|-----------------------|-------------------------|---------------------------|-------------------------------|
| Cambria Hotel | Extended Stay America | Homewood Suites | SpringHill Suites by Marriott |
| Chandler Inn | Fairfield Inn | Hyatt Place | Staybridge Suites |
| Courtyard by Marriott | Hampton Inn & Suites | Marriott Phoenix Chandler | TownePlace Suites by Marriott |
| Drury Inn & Suites | Hilton Phoenix Chandler | Residence Inn by Marriott | |

Gyms

- | | | | |
|------------------------------|-----------------------------|---------------|--------------------------------|
| Anytime Fitness | Mountainside Fitness Center | Prime Fitness | The Fitness Center at Chandler |
| Chandler/Gilbert Family YMCA | Orangetheory Fitness | STA Fit | Triplex Training |
| F45 Training Chandler North | | | |



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