



**CHANDLER
FREEWAY
CROSSING**

2900 W Geronimo Place, Chandler, AZ

FULLY FURNISHED

CBRE

MARK **IV** CAPITAL

WELCOME TO THE NEW STANDARD OF OFFICE IN CHANDLER

170,000 RSF
AVAILABLE FOR LEASE

AVAILABLE IMMEDIATELY

-  6.5/1,000 parking ratio
-  Freeway monument & building signage
-  Easy access to the Loop 101 & 202 freeways
-  ½ mile of freeway frontage
-  Multiple EV charging stations
-  Divisible to multiple configurations
-  Access to gorgeous rooftop amenity deck at the 2625 W. Geronimo building
-  Lumen, Cox & ATT fiber on-site



 [Click Here for the Project Video](#)



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



FLOORPLANS

FLOOR 1 ±56,667 SF



FLOOR 2 ±56,667 SF

352 Cubes



FLOOR 3 ±56,667 SF

408 Cubes





5 Freeway interchanges within two miles



8 Minutes to Downtown Chandler



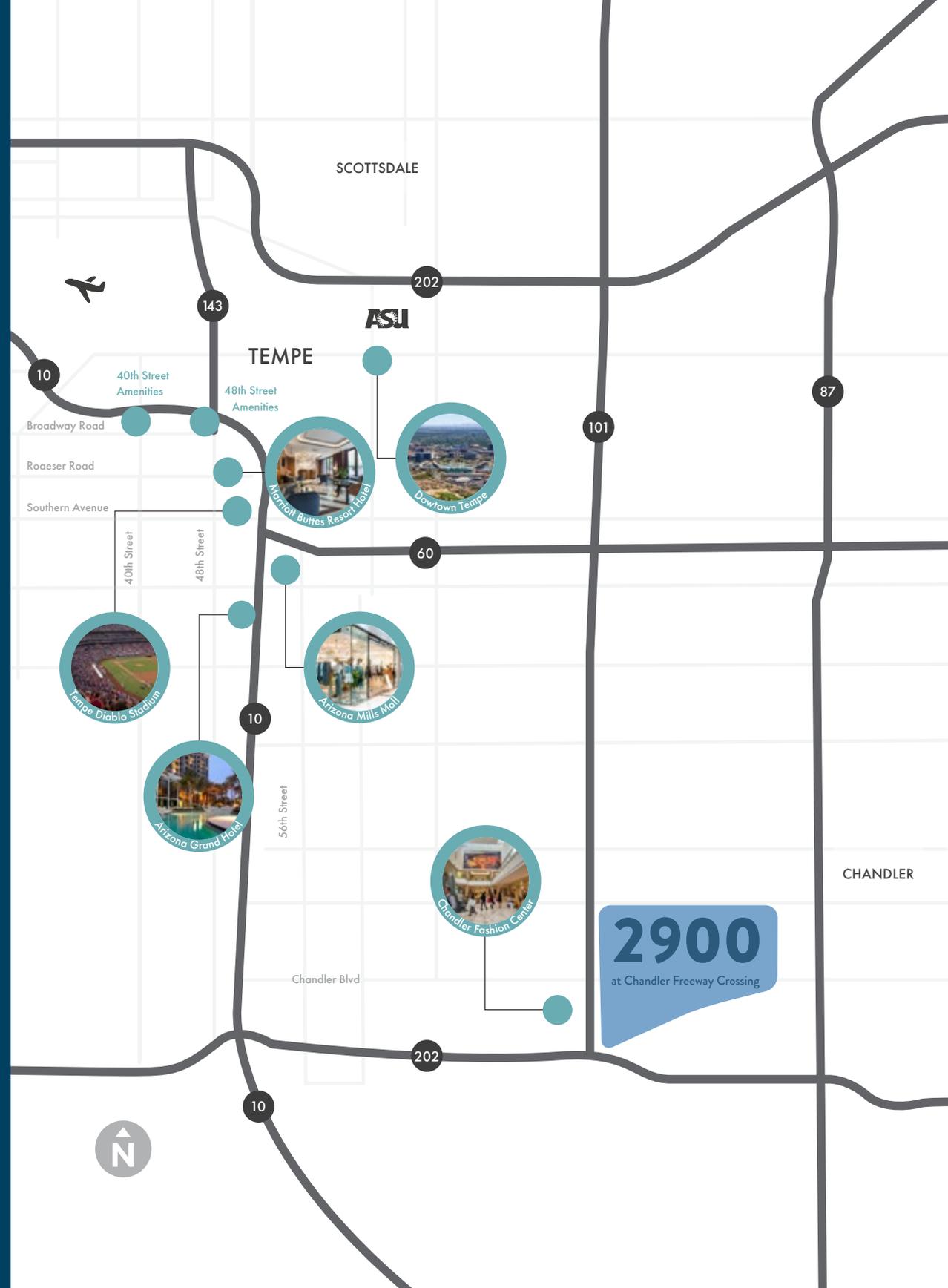
18 Minutes to Phoenix Sky Harbor Airport



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 | Meridiem 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 | Pitta Souvli | Villa Fresh Italian Kitchen |
| Chick-fil-A | Jamba juice | Pizza Hut | Wendy's |
| Chili's | Jersey Mike's | Planet Sub | Wetzel's Pretzels |
| Chipotle Mexican Grill | Jimmy John's | Poke Bar | Wildflower Bread Co. |
| Cinnabon | KFC | Pokiluv | Woops! Macarons |
| Cold Beers & Cheeseburgers | La Hacienda | Pokitrition | Yogi's Grill |
| Crème & Chocolats | Los Favoritos Tacos | Potato Corner | Yogurtland |
| Culver's | | Quizno'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

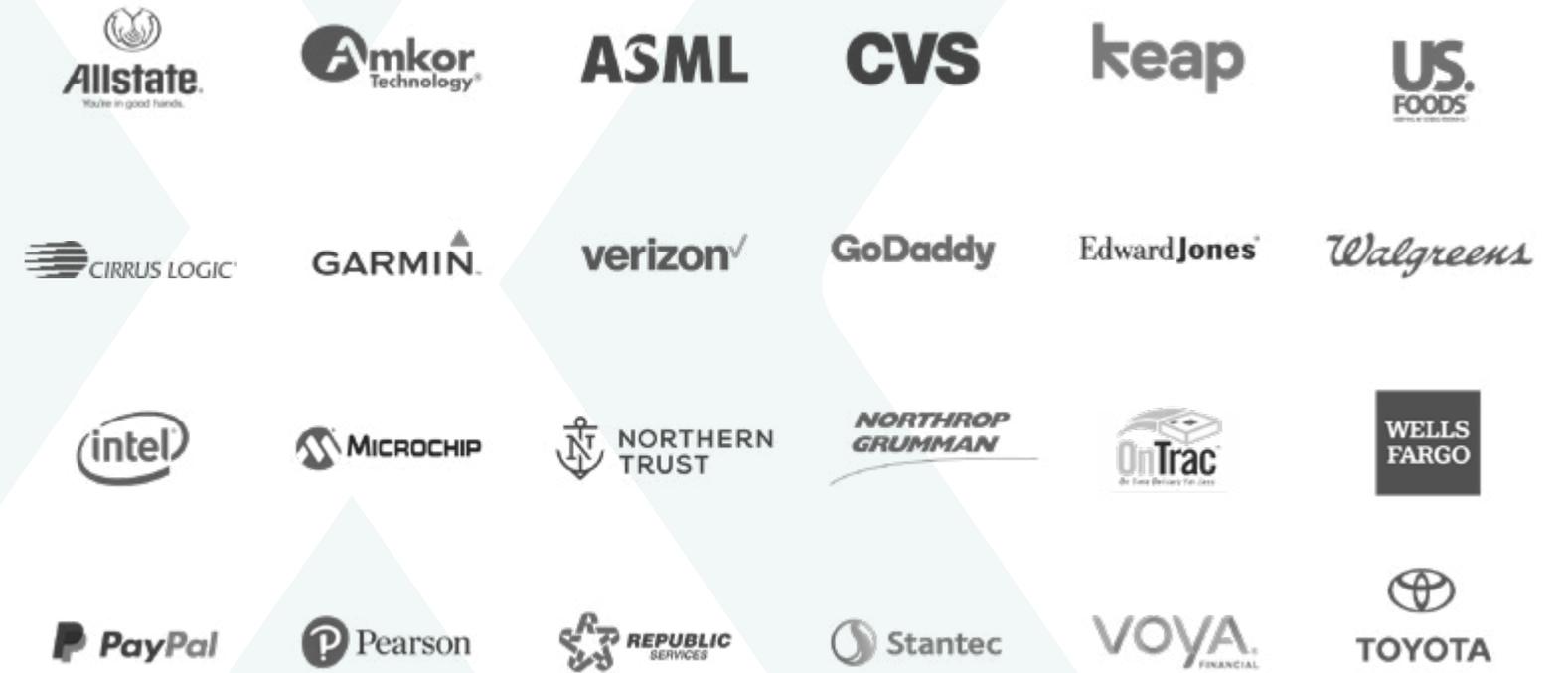
- | | | | |
|-----------------------|-------------------------|---------------------------|-------------------------------|
| Cambria Hotel | Extended Stay America | Homewood Suites | SpringHill Suites by Marriott |
| Chandler Inn | Fairfield Inn | Hyatt Place | Staybridge Suites |
| Courtyard by Marriott | 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 | | | |

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 the Best Schools in the Phoenix Area

No. 5

Best Cities to Rent in America





Mark Gustin,
SIOR, CCIM
+1 602 430 0605
mark.gustin@cbre.com

Jimmy Cornish
+1 602 980 8844
jimmy.cornish@cbre.com

CBRE

MARK  CAPITAL

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

