



# NORTE

AT CHANDLER CORPORATE

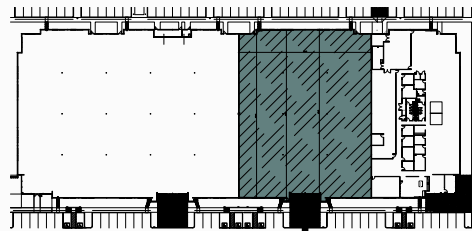
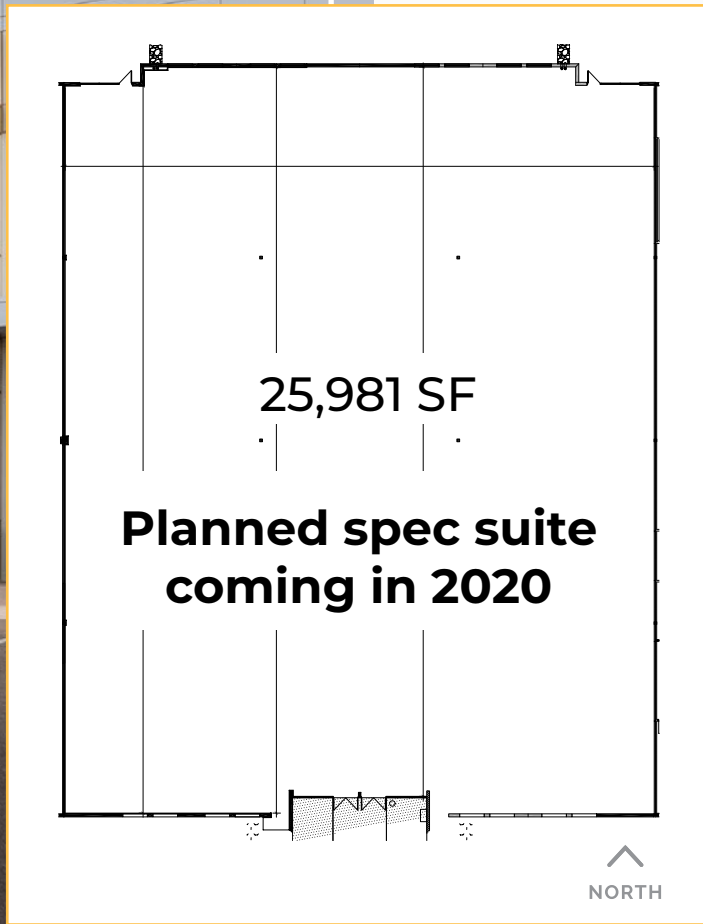
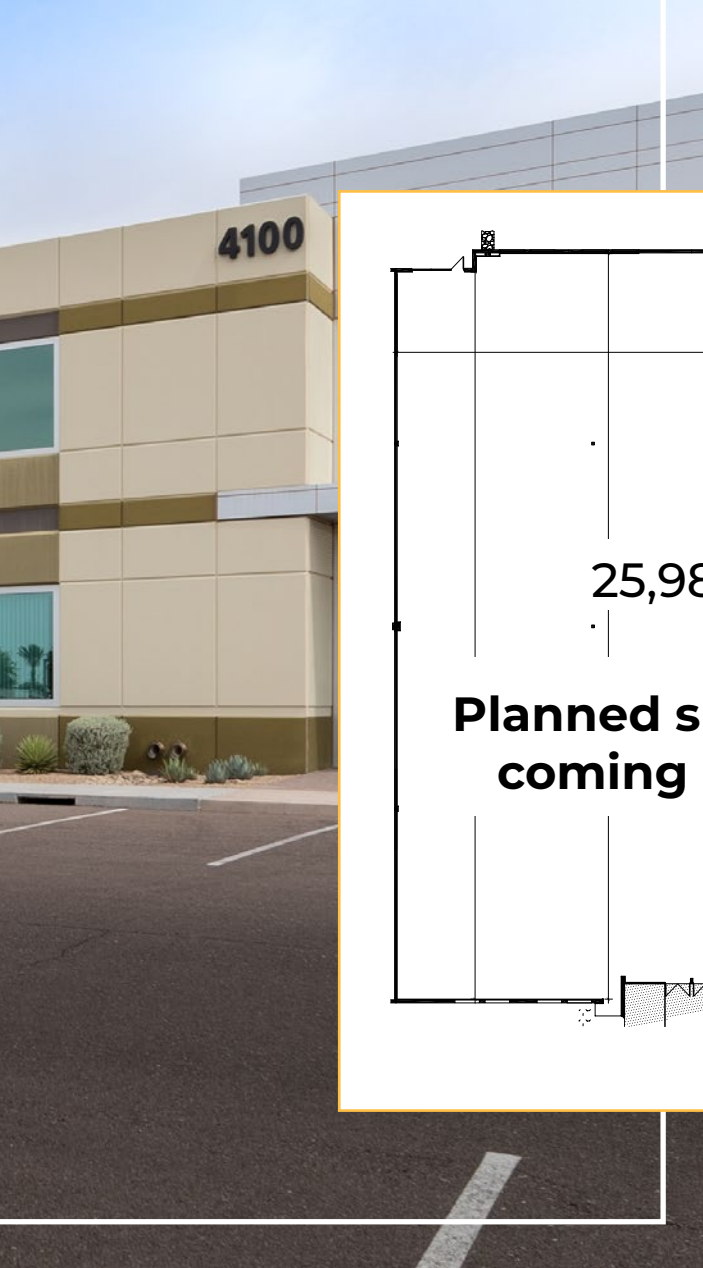
4100 W Galveston Street | Chandler, AZ

Jones Lang LaSalle Americas, Inc.  
License #: CO508577000



# BUILDING SPECS





# 4100

West Galveston Street | Chandler, Arizona



## 85,797 SF

Total square feet



## SPEC SUITE

Planned spec suite



## ±25,981 RSF

square feet available



## \$16.95 PSF

NNN Lease rate



## 6.1/1,000

Covered parking available



# THE LOCATION

# CORPORATE NEIGHBORS

Norte at Chandler Corporate Center is within close proximity to many of Arizona's most prestigious and growing corporations.





# NEARBY AMENITIES



- Ahipoki Bowl
- Betillo's
- BJ's Restaurant
- BLD Chandler
- Boba Tea Co
- Box Lunch
- Buffalo Wild Wings
- Cafe Rio Mexican
- Cafe Zupas
- California Pizza Kitchen
- Cinnabon
- Culver's
- Dairy Queen
- Fired Pie
- Firehouse Subs
- Flavors of Louisiana
- Freddy's Frozen Custard
- Fresh Millions
- Godiva
- Good Time Charli's
- Hibachi-San
- Jamba Juice
- Jersey D's Tavern & Grill
- Jersey Mike's
- Jimmy & Joe's Pizzeria
- Kona Grill
- Los Taquitos
- Lucky Lou's Grill
- Majerle's
- McDonald's
- Meridiem Kitchen
- Mido Sushi
- Nando's Mexican Cafe
- Nekter Juice Bar
- NobiliTea
- NYPD Pizza
- Ocean Blue
- Oregano's
- Pakwan Indian Bistro

- Panda Express
- Papa Murphy's
- Paradise Bakery
- Paradise Biryani Pointe
- Pastries N Chaat
- Pieology Pizza
- Pita Heaven
- Pizza Hut Express
- Planet Sub
- Poke Bar
- Pokitrition
- Popbar
- Rubio's
- Salad and Go
- See's Candies
- Sir Veza's
- Starbucks
- Steak Escape
- Streets of NY
- Subway
- Taco Bell
- Tacos and Tequila
- Teakwoods
- Thai Express
- The Bistro
- The Cheesecake Factory
- The Ivy
- The Old Spaghetti Factory
- Totts Asian Diner
- Twisted Cactus BBQ
- US Egg
- Villa Fresh Italian Kitchen
- Wendy's
- Wetzel's Pretzels
- Wildflower Bread Co.
- Wingstop
- Wonderful Wanda's
- Yogi's Grill
- Yogurtland

# LOCATED IN THE HEART OF CHANDLER

Norte at Chandler Corporate Center is the perfect place for your business, with convenient location to all your desires.

Within walking distance to a variety of restaurants and shops, and central to Chandler Fashion Center.

Easy accessibility to Loop 101 and Loop 202.



*\*Photos represent possible tenant build out*





*\*Photos represent possible tenant build out*



10 minutes  
**175,661**  
population



20 minutes  
**944,810**  
population



30 minutes  
**1,934,012**  
population



## CENTRAL LOCATION



**1,055,948**

people 25+ years old living within 30 mins



**39.5%**

of Metro Phoenix's total population can access the site within 30 min

## HIGHLY EDUCATED WORKFORCE



**1 MILLION**

people 25+ years old living within 30 min



**\$90,967**

average household income within 30 min



**37.2%**

of population 25+ within 30 min has a bachelor's, graduate or professional degree



## HOTELS

**33 HOTELS**

within 5 miles



## MULTI-FAMILY

**35,494**

multi-family units within 5 miles



## RETAIL

**OVER 6.9 MILLION**

s.f. retail amenities within 3 miles



NO



RTF



Leasing by:



Owned by:



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