



SAN TAN TECH CENTER

LIFE SCIENCE

145 South 79th Street
Chandler, AZ

VIAWEST
Group



**Spec Labs and Clean Rooms
Available for Immediate Occupancy**

Life Science Space Available



Spec Labs

- Furnished labs starting at \$61.95 PSF, full-service lease rate
- Spec Labs ready for immediate occupancy
- Spec Labs range from 1,671 to 7,057 RSF
- Furnished or non-furnished options available
- Labs starting at \$32.00 PSF, full-service lease rate



Clean Rooms

- Immediate availability
- Previously operated at ISO 7/10,000 classification
- Existing vented fume hoods
- Bio-safety cabinets
- Nitrogen
- Condensed air
- Central vacuum
- Common DI water



Amenities

- On-site shared conference facility
- Common break area
- Shipping & receiving with loading dock
- High-speed fiber optics available
- Secured building access





















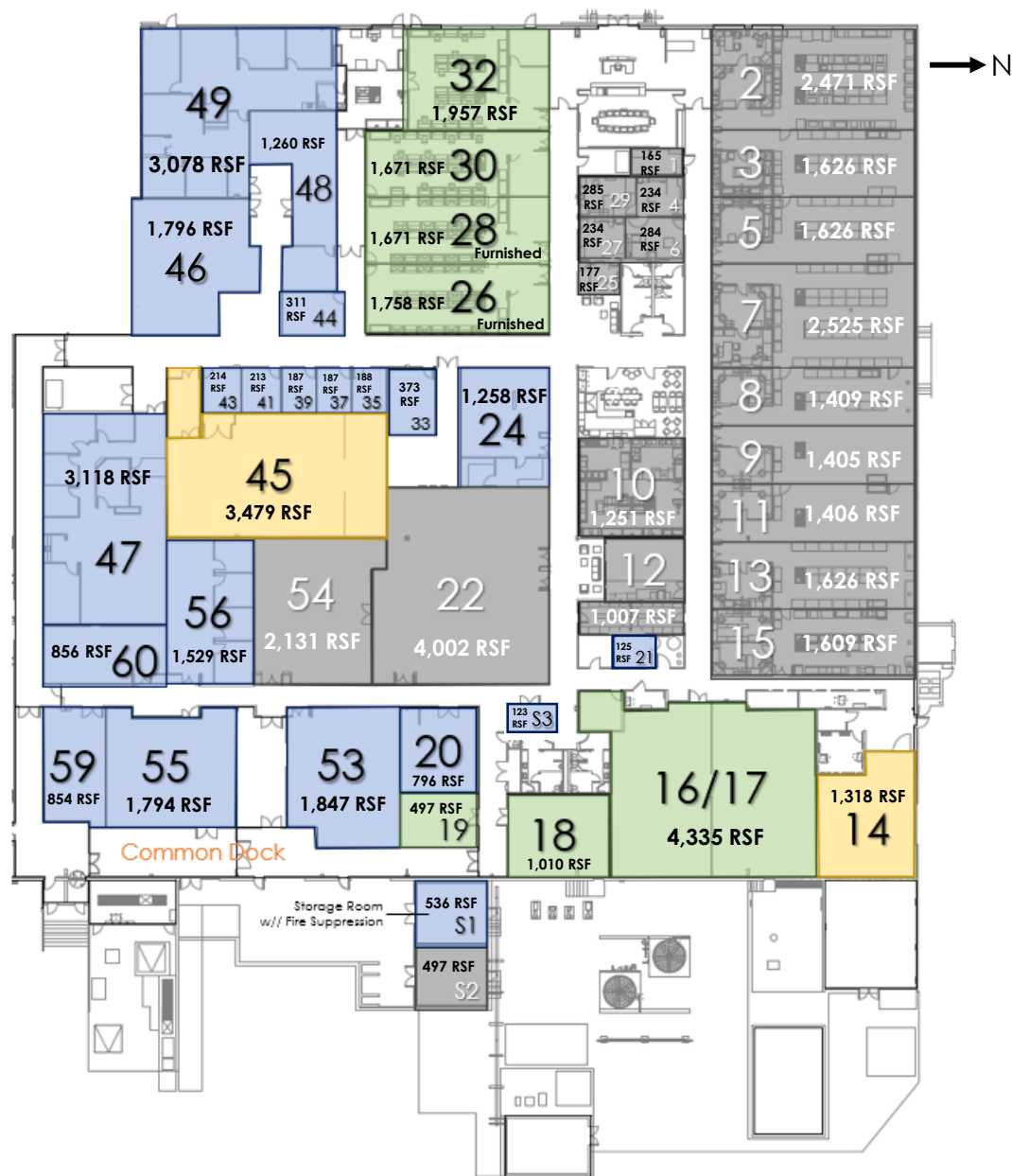
Lab Highlights

- Common DI water
- Central compressed air system & vacuum pumps
- Large N2 tank & central chilled water
- Robust HVAC
- 4/1000 parking ratio
- Tenant improvements available

Floor Plan

Click For Virtual Tours

- | | |
|--|--|
|  Spec Lab: 16-18 |  Spec Lab: 28 |
|  Spec Lab: 19 |  Spec Lab: 30 |
|  Spec Lab: 26 |  Spec Lab: 32 |
|  Lab: 20 |  Lab: 56 |
|  Lab: 24 |  Office: 44 |
|  Lab: 49 |  Office: 46 |
|  Lab: 53 |  Office: 48 |
|  Lab: 55 |  Break Room |
|  Clean Room: 14 |  Clean Room: 45 |



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