



## CHANDLER FREEWAY CROSSING

2625 W Geronimo Place, Chandler, AZ

**±156,823 SF**

THREE-STORY CLASS A, OFFICE BUILDING




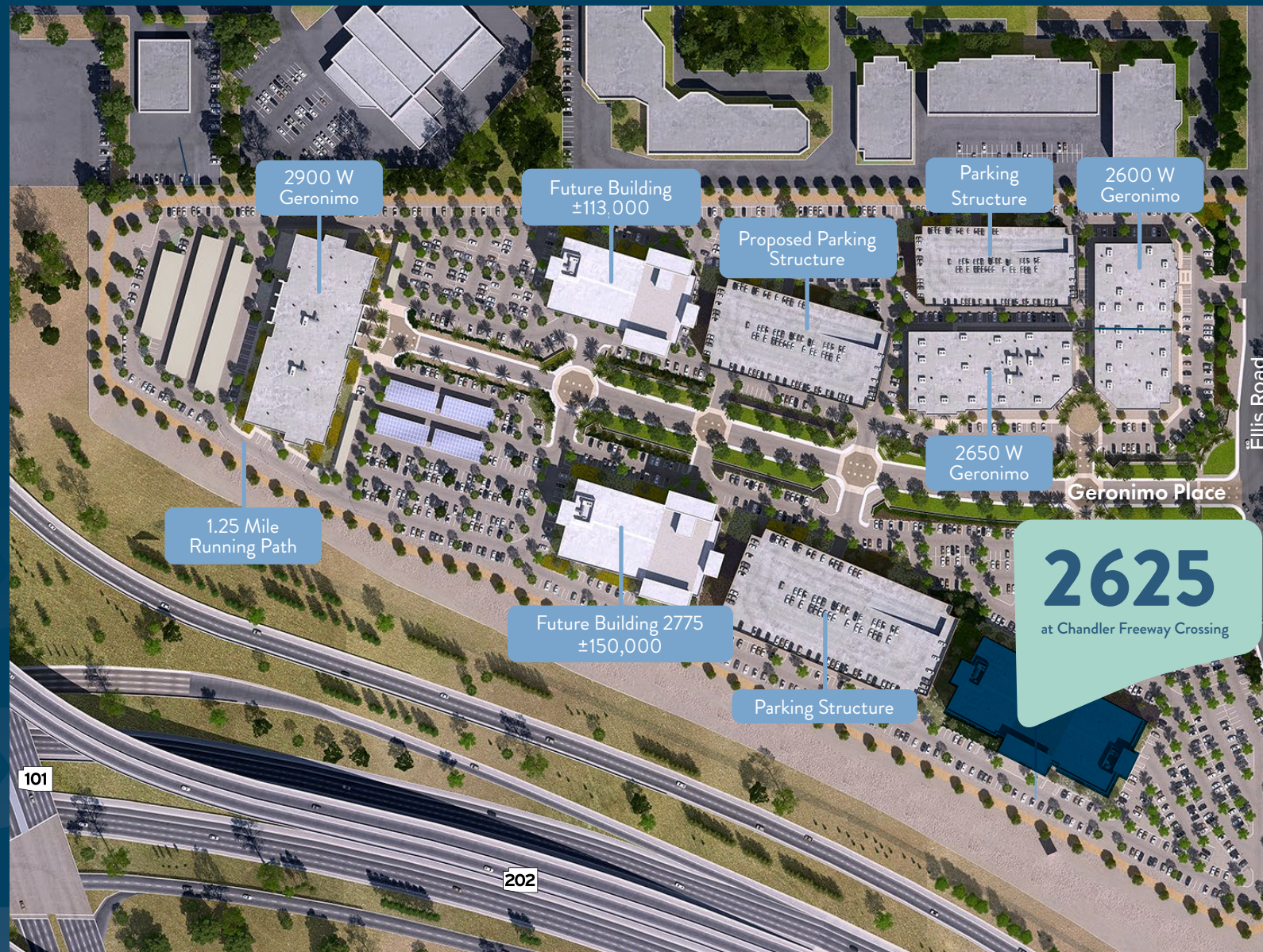
# YOUR NEXT CORPORATE HOME

Located in the heart of the Price Road Corridor, 2625 at Chandler Freeway Crossing (2625 West Geronimo Place) is the ideal opportunity for a user seeking a corporate campus environment.

 [Click Here for Property Virtual Tour](#)

## AVAILABLE IMMEDIATELY

-  ±6,193 SF spec suite available
-  Easy access to Loop 101 and 202 freeways
-  1/2 mile freeway frontage
-  60' tall freeway monument sign
-  6.5/1,000 parking  
Surface and garage parking
-  Access to gorgeous rooftop amenity deck
-  Direct bridge access from parking to building
-  Ground floor seating area adjacent to food truck court





# MORE USER EFFICIENCY

Built to LEED certifiable standards with:



± 156,823 SF  
Three-story  
class a  
office building



±52,000 SF wide  
open floor plates



16' Slab to deck  
clear height



Roof deck for  
tenant use

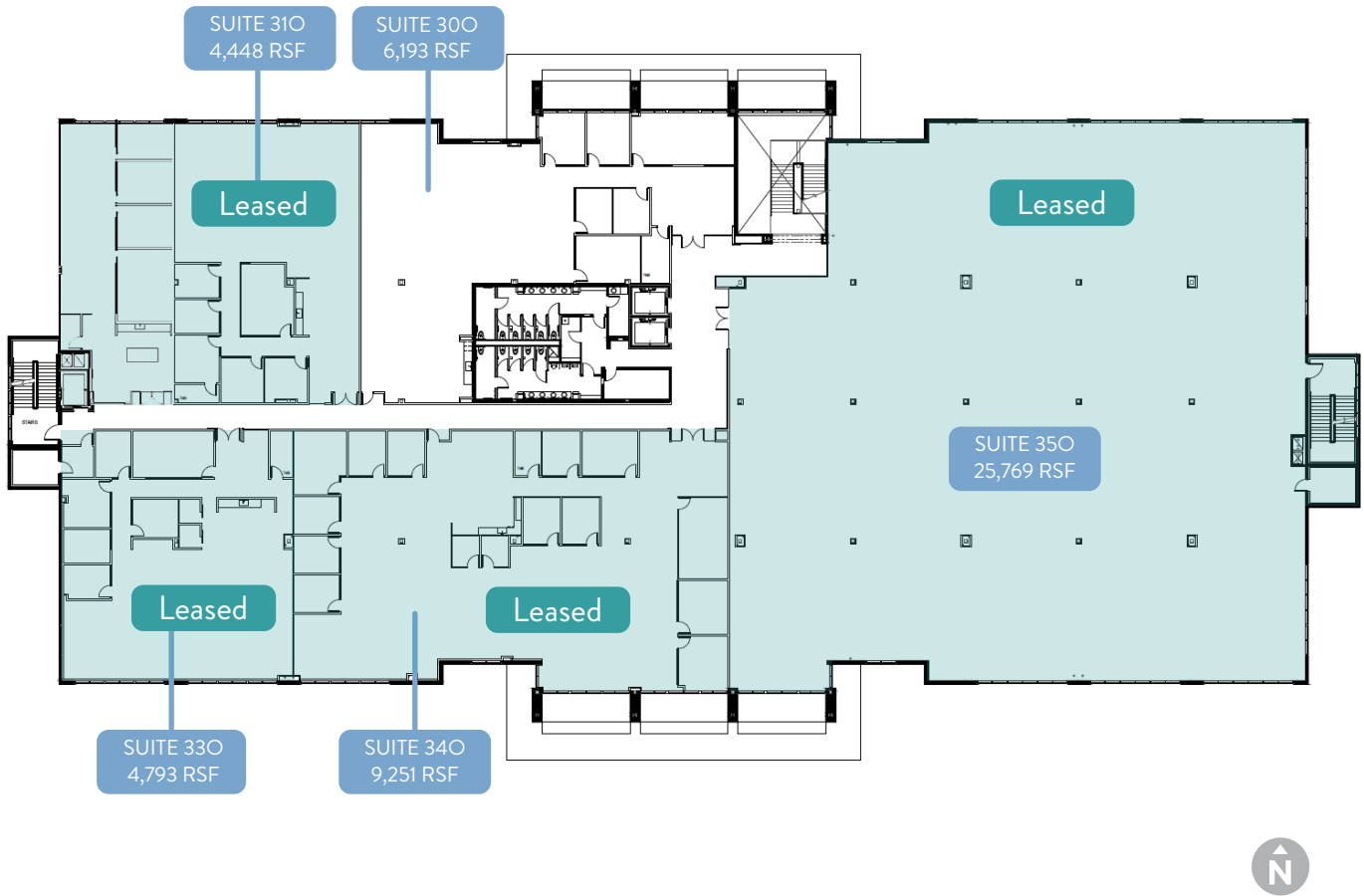


±6,193 SF spec  
suite available



# FLOOR PLANS

## 3RD FLOOR SPEC PLAN





# PUT YOUR FEET UP AND RELAX...



## Chandler's only rooftop amenity deck

Venture upstairs 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)



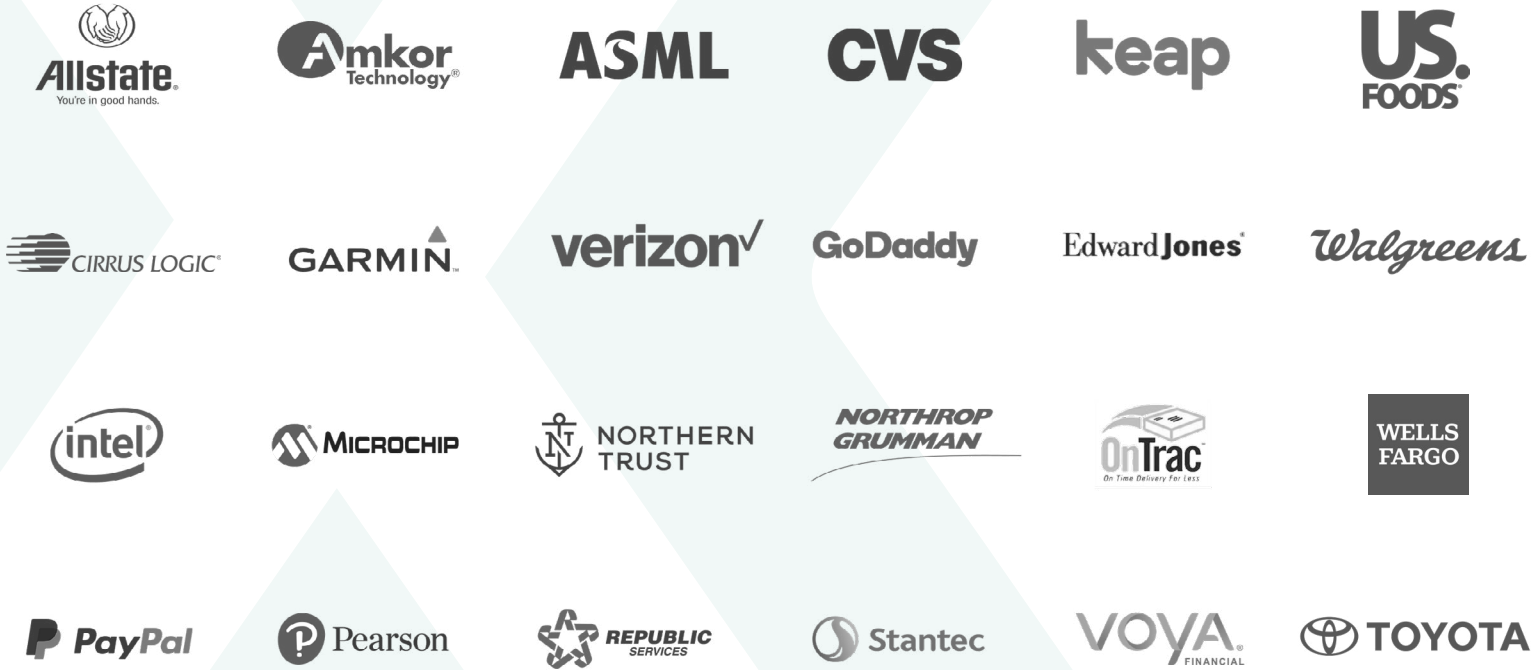
**No. 1** Places to Live in Arizona



**No. 2** Places with Best Schools in Phoenix




**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                         | 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  |                             |               |                                |





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