



SAN TAN

3100 and 3200 West Ray Road | Chandler, AZ 85226

WEBSITE

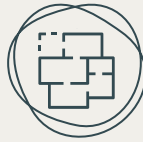
BROCHURE



Property Size
±270,000 RSF



Buildings
2



Floor Plate
UP TO ±49,000 RSF



Parking
5.5:1,000
50% covered stalls



Lease Rate
\$38.00 - \$40.00 PSF
Full Service

Features:

- Renovated common areas (3200 bldg. complete)
- Onsite café
- Outdoor seating and courtyard
- Multiple EV charging stations
- Onsite management

Coming Soon:

- Premium fitness Center with lockers and showers
- Boardroom (Seating for 12 people)
- Multipurpose Training Space (Seating for up to 70 people)
- Conference Room (Seating for 18 people)
- Pre-function area with ample seating and beverage / entertainment center

VISIT SWVPPHOENIX.COM FOR MORE INFORMATION ON THE PHOENIX OFFICE PORTFOLIO.

FOR LEASING
INFORMATION

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3100 - Available Spaces

Suite Number	SF	Rental Rate	Space Condition	Links	Notes
Suite 140	±2,348 RSF	\$40.00/SF	2nd Generation	FLOOR PLAN	Available 10/01/2026
Suite 335	±10,101 RSF	\$40.00/SF	2nd Generation	FLOOR PLAN VIRTUAL TOUR PHOTOS	Move-in ready suite

3200 - Available Spaces

Suite Number	SF	Rental Rate	Space Condition	Links	Notes
Suite 130	±5,131 RSF	\$40.00/SF	Whitebox	FLOOR PLAN VIRTUAL TOUR PHOTOS	Delivering Q4 2026 Main lobby exposure
Suite 200	±27,294 RSF	\$38.00/SF	Whitebox	FLOOR PLAN	Divisible to ±10,000
Suite 201	±3,297 RSF	\$40.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Delivering Q4 2026
Suite 240	±5,073 RSF	\$40.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Delivering Q4 2026



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3200 - Available Spaces

Suite Number	SF	Rental Rate	Space Condition	Links	Notes
Suite 243	±5,798 RSF	\$40.00/SF	Spec Suite	FLOOR PLAN VIRTUAL TOUR PHOTOS	Delivering Q4 2026
Suite 300	±49,059 RSF	\$38.00/SF	Whitebox	FLOOR PLAN VIRTUAL TOUR PHOTOS	Shell space

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