

Ocotillo Professional Building

FOR LEASE | 3200 South Alma School Rd, Chandler | AZ



BUILT-OUT MEDICAL SPACE

- Availability: Suite 204 ±2,480 SF } Contiguous to
Suite 202 ±1,126 SF } 3,606
- Lease Rate: \$21.50 NNN
- Building Size: ±13,314 SF
- Land Size: 1.54 acres
- Year Built: 2007
- Parking Ratio: 6.54/1,000
- Signage: Building and Monument signage available

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Ocotillo Professional Building

3200 S. Alma School Road | Suite 204 | Chandler, AZ 85248

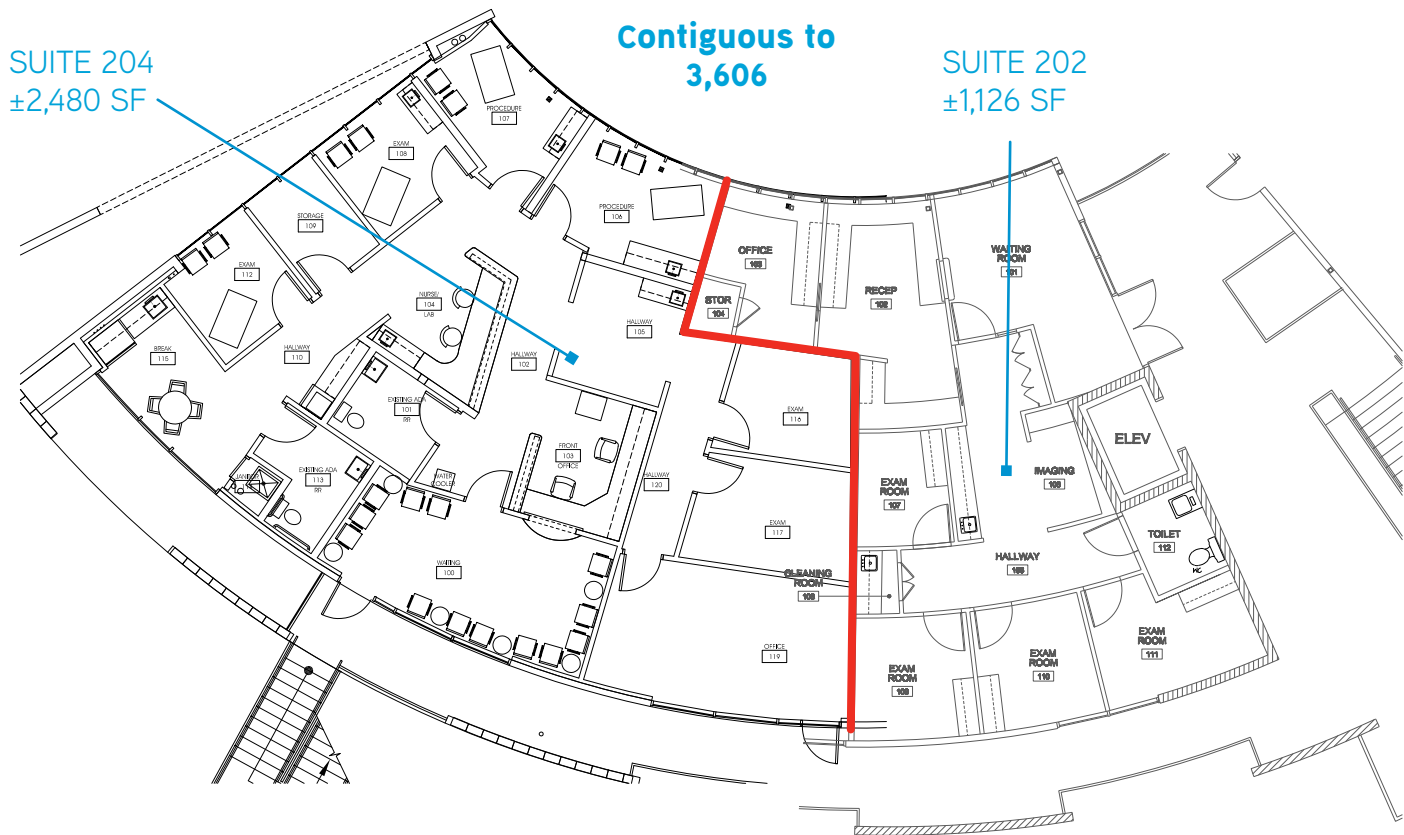


BUILDING FEATURES AND LOCATION

- Eye-catching office building features dramatic three-story wall-of-windows with view of the lakes at Ocotillo
- Part of the Ocotillo Master-Planned community and golf course, and adjacent to The Falls upscale dining and retail center
- Close to Sun Lakes retirement community and golf course
- Excellent demographics with above-average household income, home values and population density
- Minutes away from major East Valley employers including Intel, Orbital ATK, Wells Fargo, OnTrac and PayPal
- Surrounded by upscale retail and popular restaurants at Ocotillo Plaza and Las Tiendas Village

Space Plan and Demographics

3200 S. Alma School Road | Suite 204 | Chandler, AZ 85248



Area Demographics



**CURRENT
POPULATION**
213,187



**PROJECTED
POPULATION
2018-2020**
239,754



**AVERAGE
HOUSEHOLD
INCOME**
\$98,311



**DAILY TRAVEL
COUNTS**
34,491 VPD
at Queen Creek and
Alma School Rd



**30 minute
drive to Phoenix
Sky Harbor
International Airport**

Contact us:

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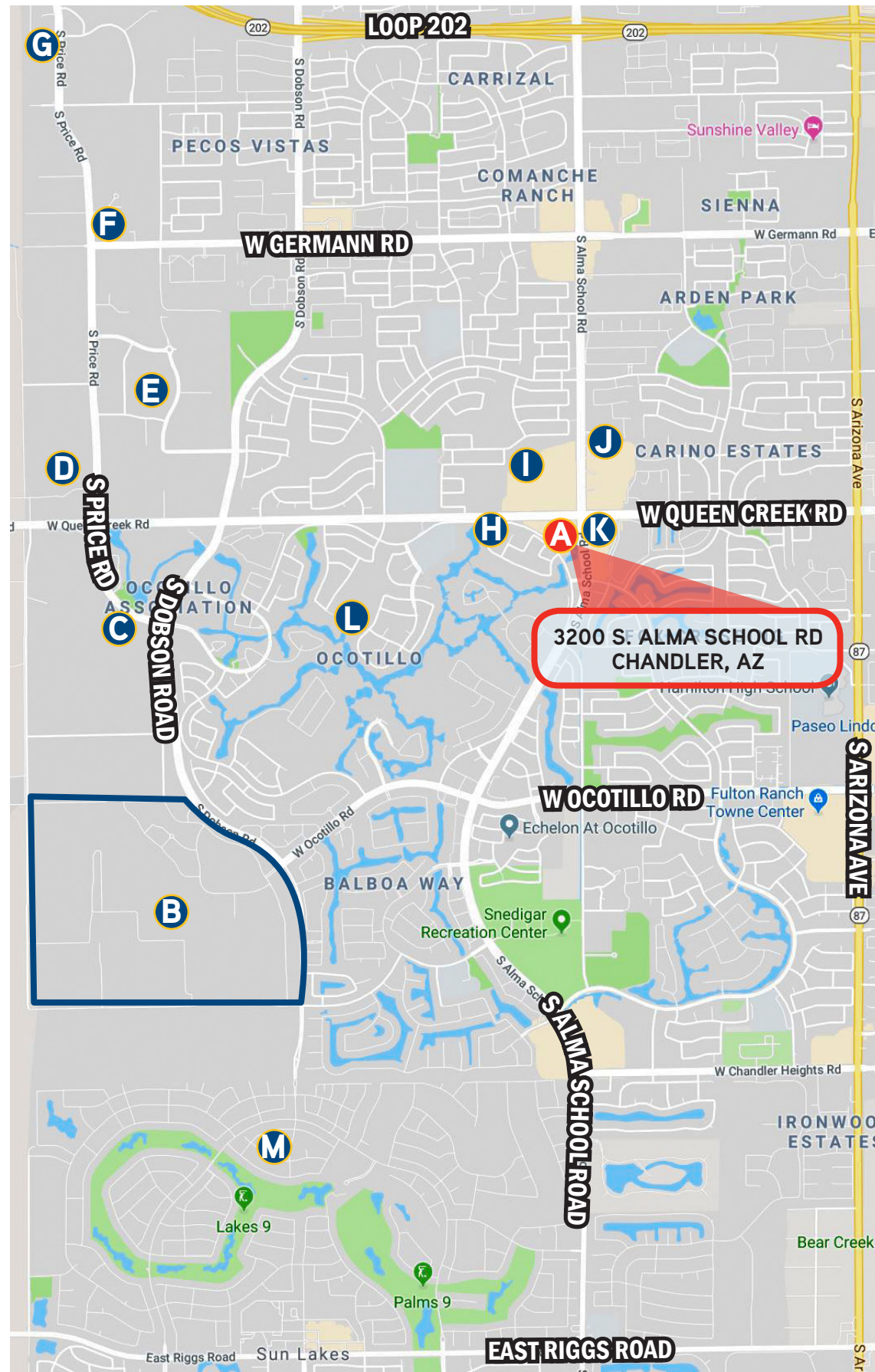


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Amenity Map

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A Subject Property **CORPORATE CAMPUSES**

- B** Intel
- C** Orbital ATK
- D** Wells Fargo
- E** OnTrac
- F** General Electric
- G** Pay Pal

RETAIL CENTERS

- H** The Falls
- I** Ocotillo Plaza
- J** Las Tiendas
- K** Fiesta Ocotillo

RESIDENTIAL

- L** Ocotillo Master Planned Community & Golf Course
- M** Sun Lakes Retirement Community & Golf Course

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