



ASCEND AT CHANDLER AIRPORT CENTER

NORTHWEST CORNER OF S. COOPER ROAD AND E. GERMANN ROAD | CHANDLER, ARIZONA



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ASCEND AT CHANDLER AIRPORT CENTER - BUILDING A is a to-be-built, two-story, Class A office building in Chandler's newest technology centric business park. Planned and entitled for maximum design flexibility, Ascend offers corporate employers an efficient delivery timeline, while also remaining nimble enough to accommodate their specific facility design needs.

LOCATION HIGHLIGHTS

SURROUNDINGS

Situated along the San Tan 202 Freeway, Ascend is ideally positioned at the gateway to the Chandler Municipal Airport.

ACCESS

Highly visible, accessible location with multiple full-diamond freeway interchanges providing unparalleled access to the airpark area

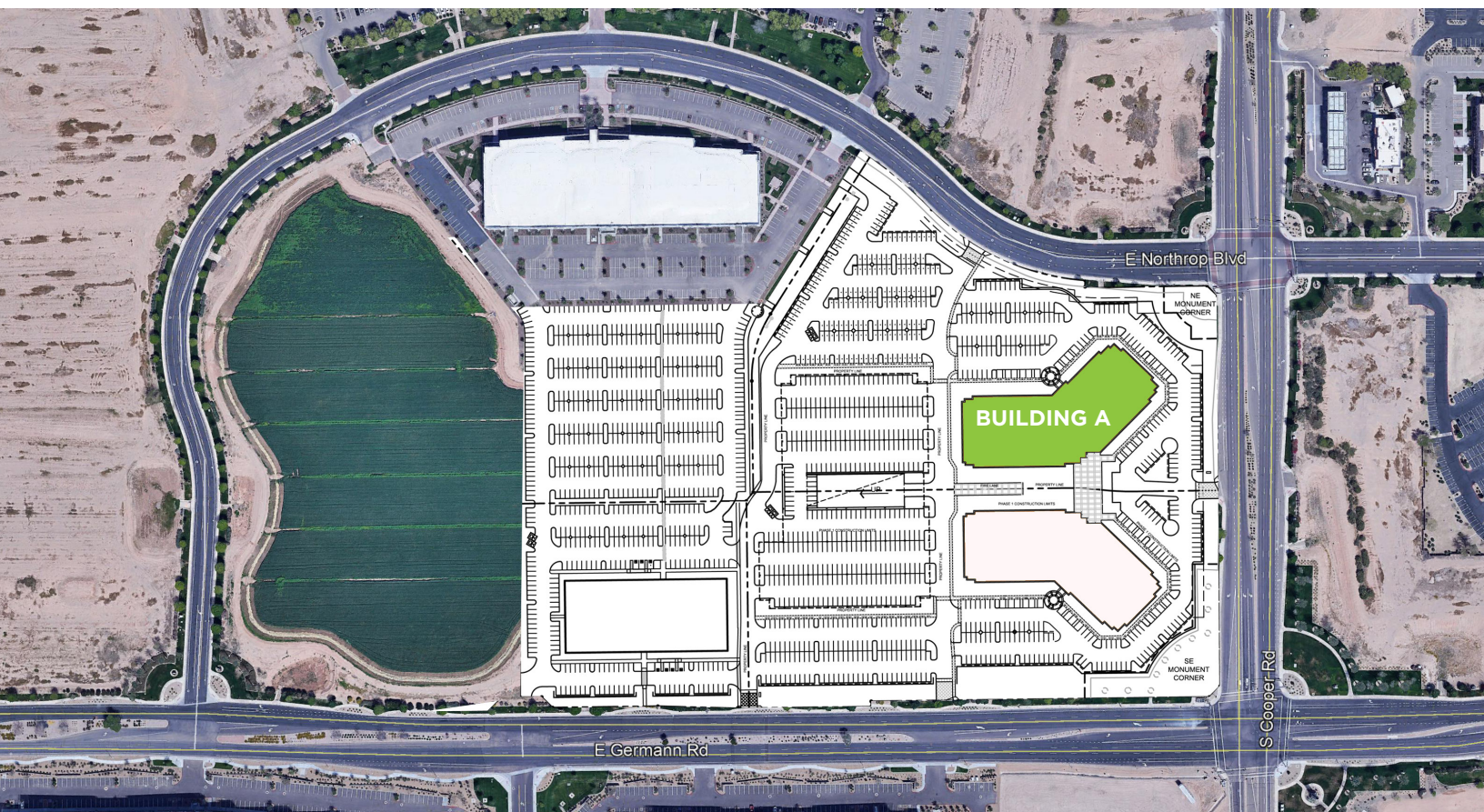
DRIVABLE AMENITIES

- › 5 minutes to Chandler Municipal Airport
- › 11 minutes to Chandler Fashion Center
- › 21 minutes to Phoenix Sky Harbor International Airport

BUILDING HIGHLIGHTS

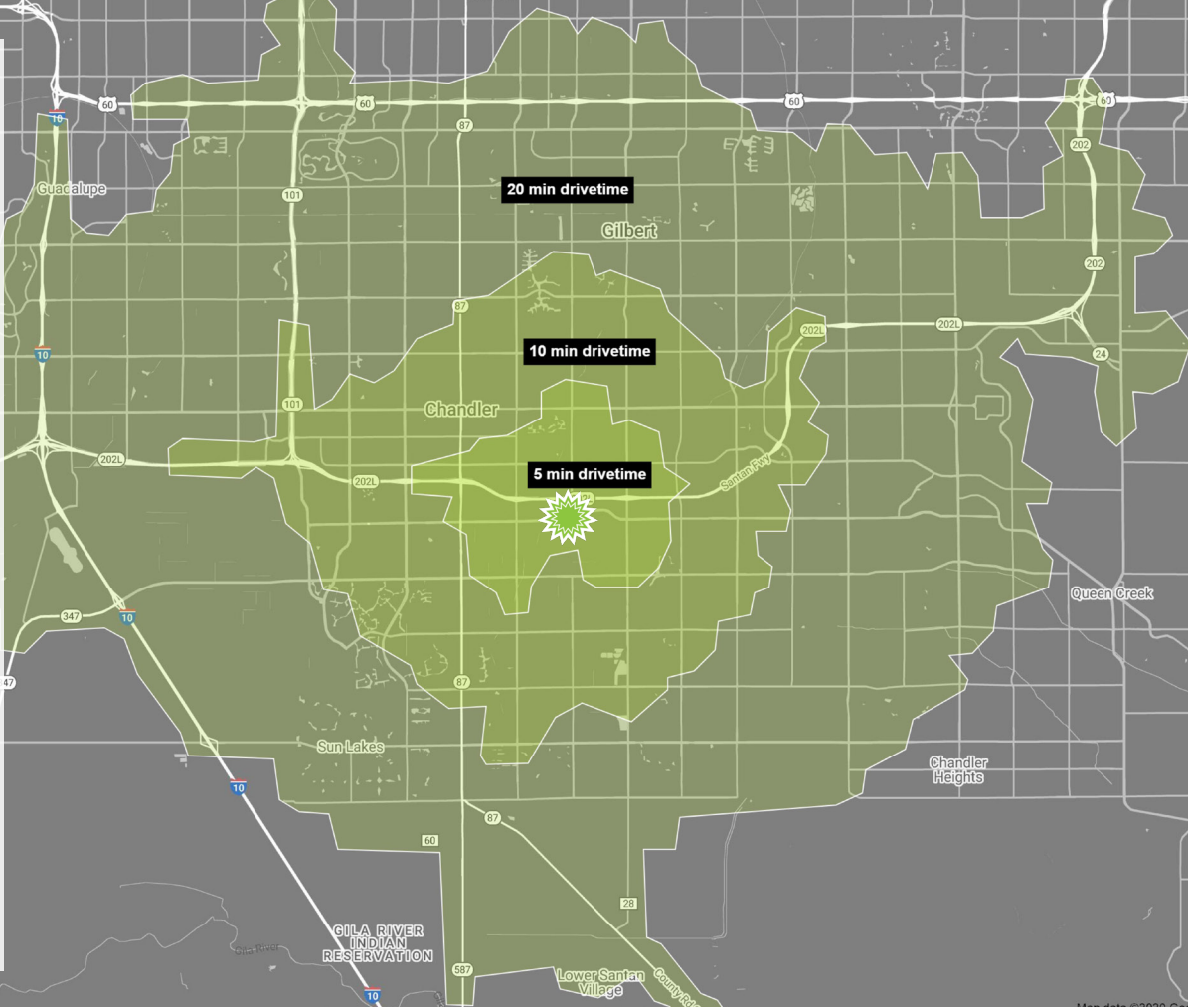
- › 160,000 SF available for build-to-suit
- › 6.0/1,000 SF parking ratio
- › Prominent exterior building signage available
- › Freeway pylon signage available on Loop 202
- › ±12 foot ceiling height on first floor; ±10 foot ceiling height on second floor
- › Energy-efficient building system design
- › Six-minute drive time from Loop 101/202 interchange
- › Century Link fiber and copper lines to site

ASCEND - BUILDING A | HIGHLIGHTS



NEARBY AMENITIES

CHANDLER AUTOMALL



ASCEND - BUILDING A | BY THE NUMBERS



CHANDLER POPULATION 2020

245,160



AVG. HOUSEHOLD EARNING

\$77,278



MEDIAN AGE
MALE FEMALE

34.4 36.7



5-MIN DRIVE

986

TOTAL BUSINESSES

10-MIN

20-MIN

7,905

28,091



5-MIN DRIVE

11,701

TOTAL EMPLOYEES

10-MIN

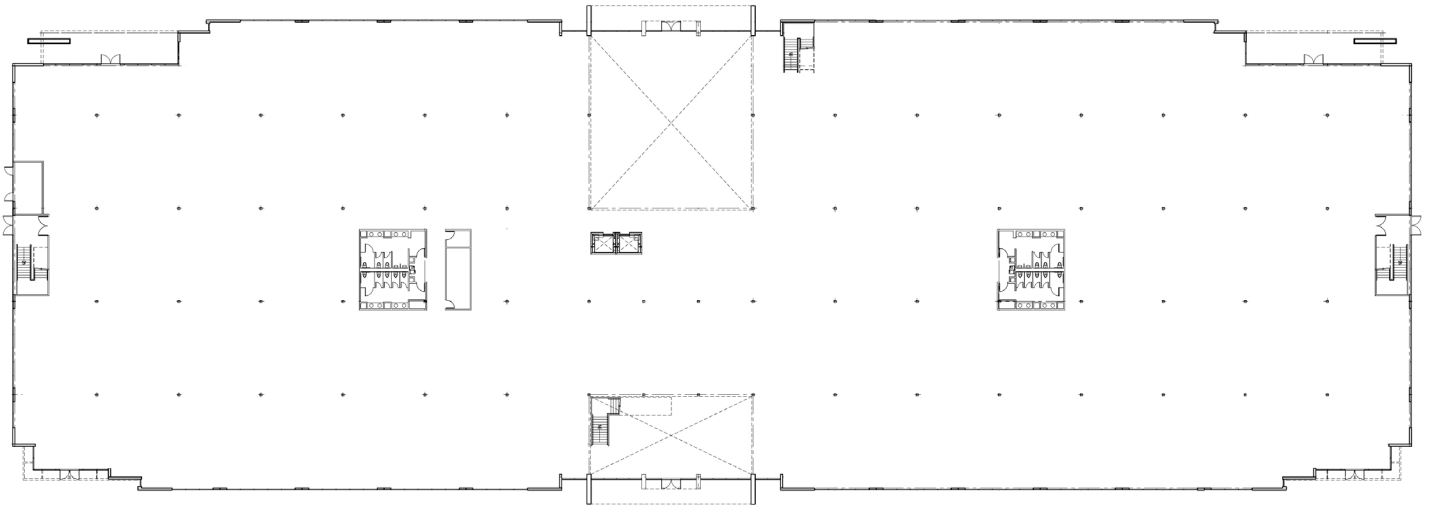
20-MIN

84,459

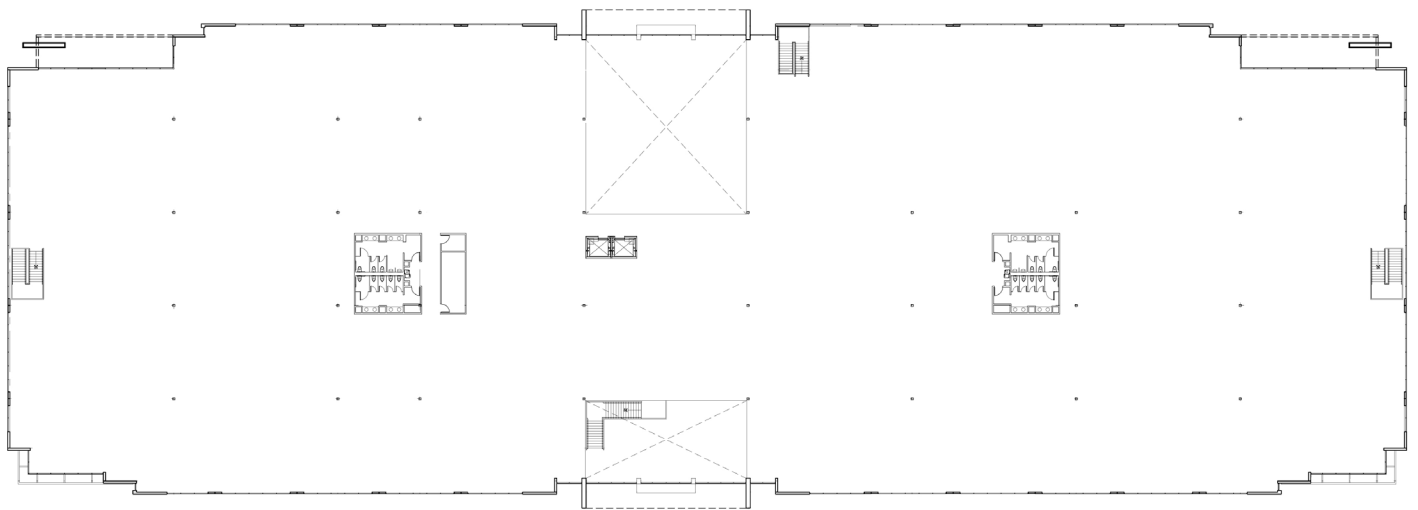
287,569

ASCEND - BUILDING A | AVAILABLE SPACE

FIRST FLOOR



SECOND FLOOR



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