



CHANDLER FREEWAY CROSSING

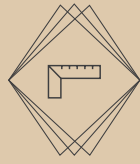
2900 W GERONIMO PLACE, CHANDLER, AZ 85224

FOR SALE
HIGH VISIBILITY OWNER/USER OPPORTUNITY



CBRE

2900 W GERONIMO PL, CHANDLER, AZ



SIZE:
±168,583 RSF



**EXCELLENT FREEWAY
CORPORATE SIGNAGE**



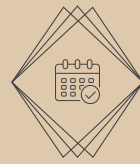
HEIGHT:
3 STORIES



AMENITIES:
• **ONSITE KITCHEN**
• **26 EV CHARGING STATIONS**
• **1.25 MILES RUNNING PATH**
• **ROOM FOR OUTDOOR PICKLE-
BALL/BASKETBALL COURTS**



AVERAGE FLOOR PLATE:
±56,194 RSF



BUILT IN 2014



PARKING:
**5/1000 RSF
(EXPANDABLE TO
6.5/1000 RSF)**



ACCESS:
**GREAT ACCESS
TO THE LOOP
101 AND 202**

SUMMARY

2900 W Geronimo Place provides users with the unique opportunity to acquire a 168,583 RSF Class A office building built with amenities in mind for the forward thinking corporate user. Sustainability and health/wellness combined with an extremely efficient floor plan create the perfect blend to recruit and retain employees.

2900 W Geronimo checks the box for every office user.





BUILDING SPECIFICATIONS

PARCEL NUMBER:
303-63-521

YEAR BUILT:
2014

FLOORS

16' Slab to Slab
10' – 12' Ceiling Heights

ELEVATORS

2 Elevator Cabs
(4,500 Lbs Capacity Per)

LIGHTING

Peerless SPM 9-1

POWER

4,200 amps (One-100 and One-200 amps, 277/480 Volt 3-Phase, 4 Wire from Two Pad Mounted Electrical Transformers)

HVAC

Chiller System:

- 2 Water Cooled
- Chillers (2 Compressors)
- McQuay, 140 Tons
- Dual Cell Cooling Tower (2 Tower Fan Motors), BAC 550 Tons
- Supplemental Cooling: 9 Mitsubishi in Electrical and Data Rooms (3 10-Tons, 2 5-Tons, 2 2-Tons, 2 1-Tons), 2 Carrier in Elevator Rooms (2 2-Tons)

RESTROOMS

45 Total Restroom Stalls

SECURITY

Key Card Access, Building Security Cameras and Data Systems are Wired and Ready to be Activated.

FIBER

- Cox Fiber (1 Pv 4/1 Pv 6 Dual-Stall)
- IP Address: Block/30 (4 IP's)
- Lumen & ATT Fiber Available

GENERATOR

Kohler 135 ROZJ Generator (Not Currently Connected to The Building)





2900 W GERONIMO PLACE
 THE BEST EXISTING
 OWNER/USER HQ BUILDING
 IN METRO PHOENIX

- Location & access to the best talent
- Amenities to recruit & retain employees
- Floor plates designed for efficiency and collaboration
- Highly visible corporate signage opportunity
- Well below replacement cost



**ROOFTOP CAPABLE
 FOR AMENITY DECK**

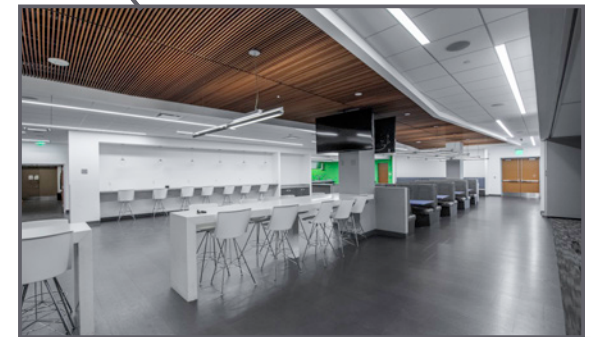


101/202 FREEWAY INTERCHANGE



FIRST FLOOR

- 55,781 RSF
- 6 OFFICES
- 60 6'X8' HERMAN MILLER WORKSTATIONS
- 4 TRAINING ROOMS
- 16 CONFERENCE ROOMS
- COMMERCIAL KITCHEN WITH COLD STORAGE
- IT SUPPORT ROOMS
- OUTDOOR PATIO
- 4 STORAGE ROOMS
- 7 CALL ROOMS





SECOND FLOOR

- 55,800 RSF
- 352 6'X8' HERMAN MILLER WORKSTATIONS
- 1 OFFICE
- 20 CONFERENCE/HUDDLE ROOMS
- 2 TRAINING ROOMS
- 1 LARGE KITCHEN/LOUNGE
- 2 SMALL BREAK AREAS
- 9 CALL ROOMS



THIRD FLOOR

- 57,002 RSF
- 409 6'X8' HERMAN MILLER WORKSTATIONS
- 1 OFFICE
- 20 CONFERENCE/HUDDLE ROOMS
- 2 TRAINING ROOMS
- 1 LARGE KITCHEN/LOUNGE
- 2 SMALL BREAK AREAS
- 9 CALL ROOMS





CHANDLER FASHION CENTER
 180 RETAIL SHOPS
 4 DEPARTMENT STORES
 OVER 40 RESTAURANTS

KEY
 ● HOTELS
 ● RESTAURANTS
 ● RETAIL

AMENITIES

HOTELS

- | | |
|-----------------------------------|----------------------------------|
| 1. Cambria Hotel | 5. Courtyard by Marriott Phoenix |
| 2. Hyatt Place | 6. Drury Inn & Suites |
| 3. Spring Hill Suites by Marriott | 7. Homewood Suites by Hilton |
| 4. Hilton | 8. Hampton Inn & Suites |

RESTAURANTS

- | | |
|-------------------------------------|--------------------------------|
| 1. Dunkin Donuts | 12. Chili's Grill & Bar |
| 2. Outback Steakhouse | 13. Benihana |
| 3. Cheddar's Casual Café | 14. Keg Steakhouse & Bar |
| 4. Chick-Fil-A | 15. P. F. Chang's China Bistro |
| 5. Einstein Bros Bagels | 16. Chipotle Mexican Grill |
| 6. In-N-Out | 17. Jimmy John's |
| 7. Black Angus Restaurant | 18. Five Guys Burgers & Fries |
| 8. Mimi's Café | 19. Hop Social Tavern |
| 9. Red Robin Gourmet Burgers | 20. Firebirds Wood Fired Grill |
| 10. Olive Garden Italian Restaurant | 21. Cheesecake Factory |
| 11. Abuelo's Mexican Food Embassy | 22. Famous Daves |

OVER 40+ RESTAURANTS AT CHANDLER FASHION CENTER

RETAIL

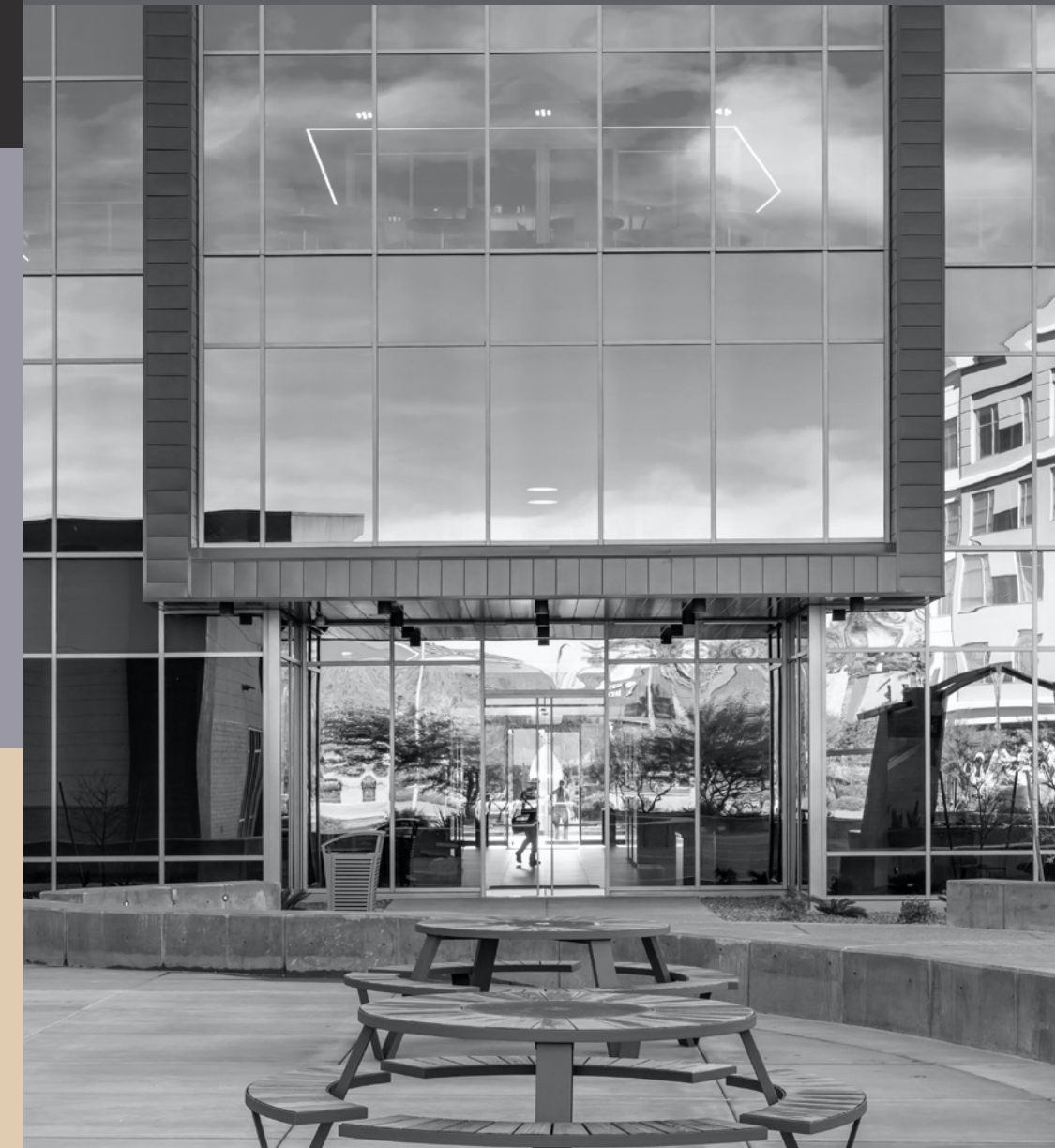
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|------------------------|-------------------------|
| 1. Walgreens | 8. Lowe's |
| 2. CVS | 9. Michaels |
| 3. Pier 1 Imports | 10. Men's Wearhouse |
| 4. Nordstrom Rack | 11. Hobby Lobby |
| 5. T.J. Maxx | 12. Walmart Supercenter |
| 6. Ross Dress for Less | 13. Ethan Allen |
| 7. Conn's Home Plus | |

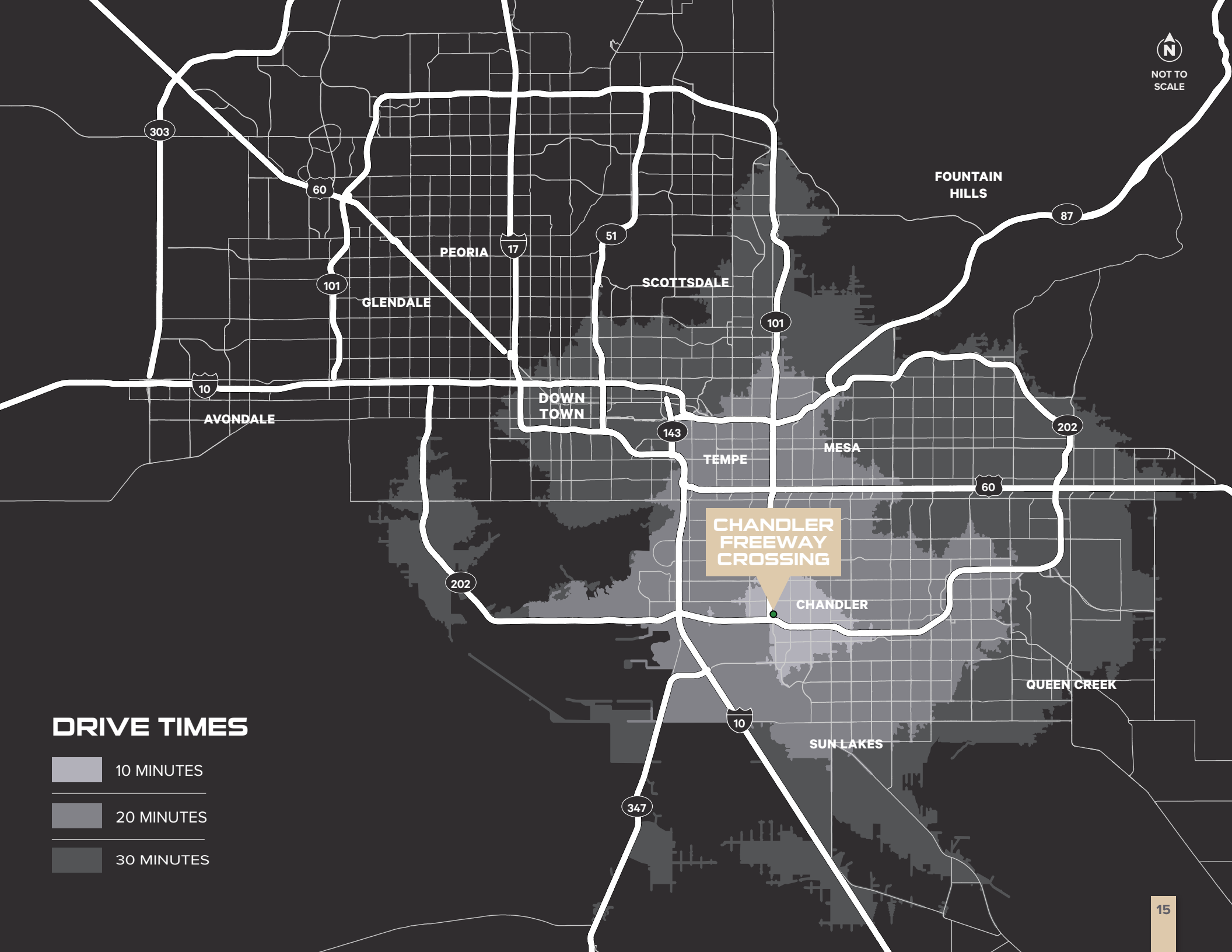
180+ RETAIL SHOPS AT CHANDLER FASHION CENTER

55+
 RESTAURANTS
 NEARBY

180+
 RETAIL
 STORES

8
 HOTELS INCLUDING
 ONE ONSITE







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.



NATIONWIDE COMMUNITY RANKINGS* (2023) INCLUDE:

(Rankings by Stacker, Zumper & Niche)

NO.1 Best Places to Live in Arizona

NO.2 Places with the Best Schools in the Phoenix Area

NO.5 Best Cities to Rent in America



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





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