

1445 S SPECTRUM BLVD
Allred Park Place Bldg 1

Office Sublease

SUITE 103

±20,879 SF



SUBLEASE EXPIRATION
FEB 2032



PARKING RATIO
5.0/1,000 SF



FFF&E
AVAILABLE



CBRE

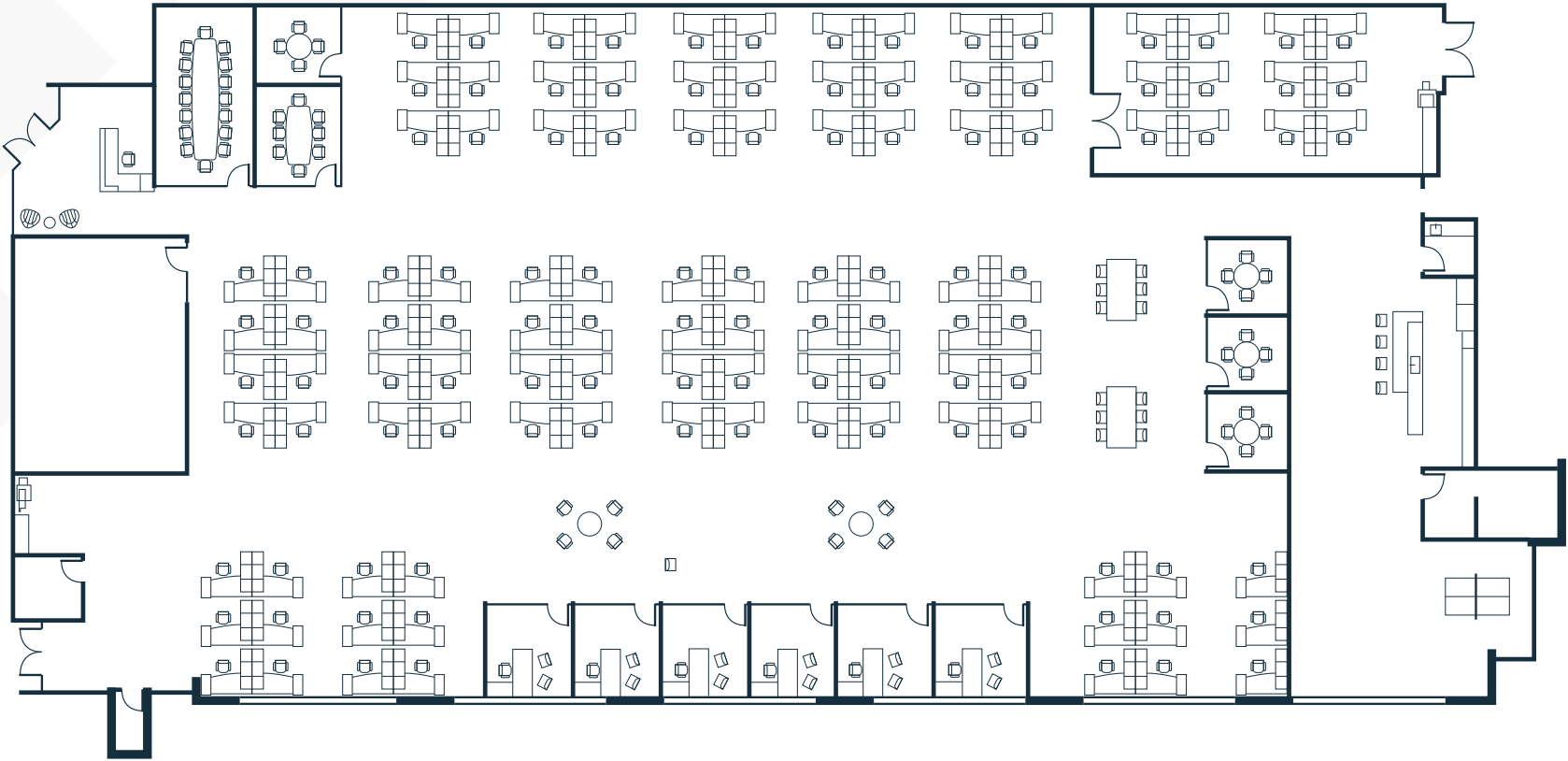
1445 S SPECTRUM BLVD | ALLRED PARK PLACE BLDG 1

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- | | | | |
|----------------|-----------------------|-----------------|-----------------|
| 1 Reception | 2 Conference Rooms | 1 Break Area | 2 Storage Rooms |
| 6 Offices | 1 Training Room | 1 Game Room | |
| 5 Huddle Rooms | 1 Secured Office Area | 1 Wellness Room | |


NOT TO SCALE

WITHIN 3 MILES



200+
RESTAURANTS



650+
RETAIL SHOPS



2,700+
HOTEL ROOMS



15,000+
APARTMENT UNITS



Surrounded by Choice

Find your office in one of the most amenity-rich areas of the Phoenix Metro with great restaurants nearby including:

Chandler Village Center



Chandler Fashion Square



Chandler Gateway



Chandler Festival



The Boulevard



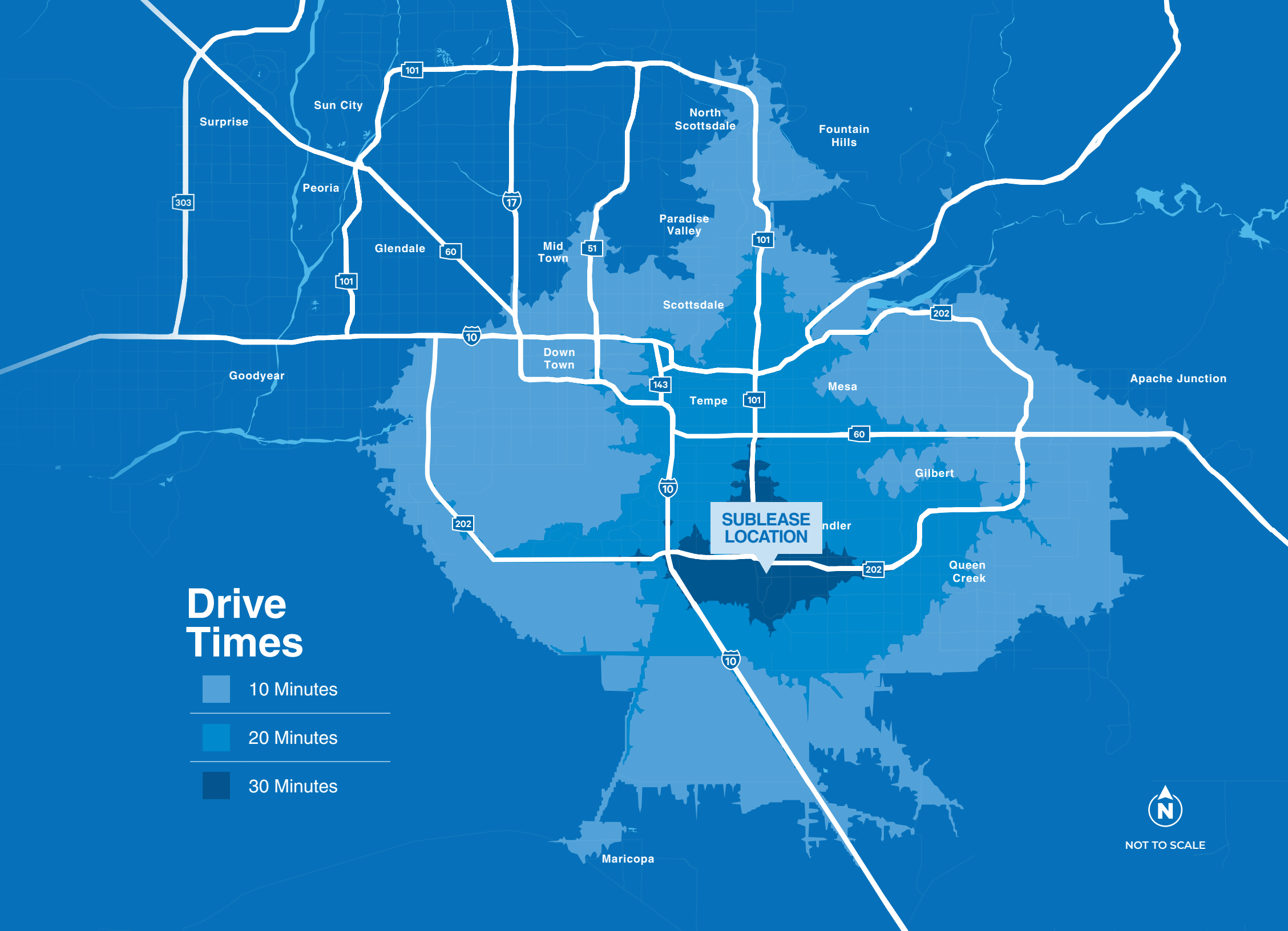
Andersen Fiesta



Growth & Accessibility

The Perfect Combination

	10 Minutes	20 Minutes	30 Minutes
 POPULATION	191,491	1,194,832	2,383,717
 2030 PROJECTED POPULATION	195,760	1,232,802	2,486,484
 NUMBER OF HOUSEHOLDS	75,958	466,735	927,282
 DAYTIME EMPLOYEES	103,806	597,564	1,224,680
 AVG HOUSEHOLD INCOME	\$141,875	\$128,643	\$130,841



For more information, please contact

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