



MHG Commercial
Driven. Different. Dark Horse.
1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com
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Class A Office or Retail **FOR SALE & LEASE**

*Position your business in a premier commercial environment in one of Chandler's established corporate corridors. Located at 605 S Chandler Village Drive, this modern building offers a **professional office** setting while also providing excellent potential for **retail, showroom, or client-facing service businesses**.*

The space features a move-in-ready layout with a reception area, executive conference room, open workspaces, breakroom, and training rooms. With strong accessibility and proximity to major retail amenities and freeway connectivity, the property offers a versatile location for both office and retail-oriented users.



605 S Chandler Village Dr | Chandler, AZ 85226

Property Website



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Property Address	605 S Chandler Village Dr, Chandler, AZ 85226
APN	301-65-964
Lot Size	±61,163 SF
Building Size	±10,010 SF
Asking Price	\$4,897,000
Lease Rate	\$40/SF NNN
Parking	Private parking with shared access through Costco association
Zoning	PAD, City of Chandler

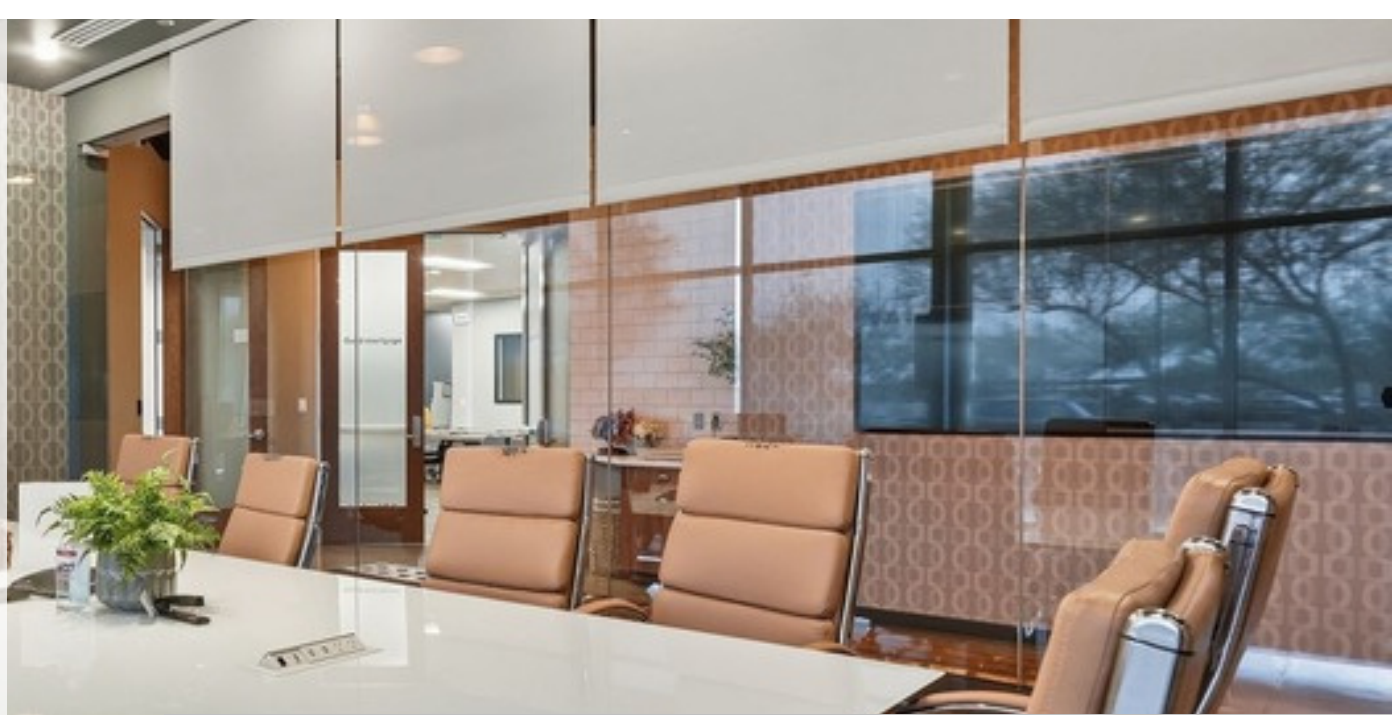


HIGHLIGHTS

- Class A office environment with modern finishes
- Excellent potential for retail, showroom, or client-facing service businesses.
- Approx. 10,010 SF available
- Move-in ready office buildout
- Executive conference room with glass walls
- Large classroom / training facility
- Reception and client waiting area
- Open workstation areas
- Private offices
- Breakroom and kitchen
- High ceilings and contemporary industrial design elements
- Private parking with shared Costco access
- Located in a strong corporate corridor in Chandler

Flexible workspace configurations including private offices, open work areas, collaborative meeting spaces, and training facilities. The existing buildout includes contemporary finishes, glass conference rooms, reception areas, spacious breakroom with kitchen, and a large training classroom, making the space ideal for corporate headquarters, financial services, retail space, technology firms, or professional service providers.

Virtual Tour



FEATURES

Professional Reception Area

The entry experience creates a strong first impression with a modern reception desk, natural wood finishes, polished concrete floors, and comfortable client seating. The space is designed to welcome visitors while maintaining a polished corporate identity.

Executive Conference Room

A large glass-walled conference room features executive seating, integrated presentation capabilities, and contemporary finishes, ideal for board meetings, presentations, and client consultations.

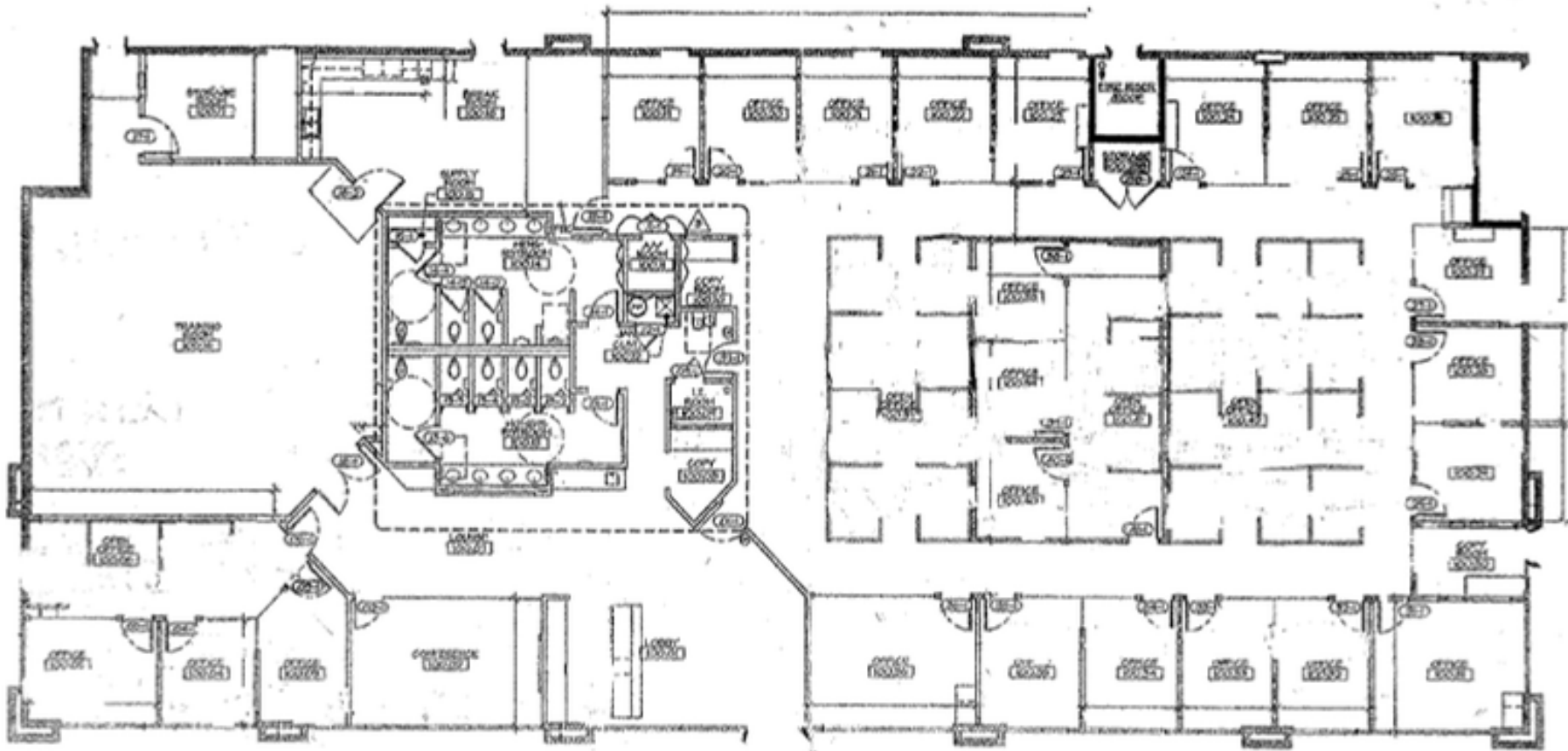
Open Workspaces

Multiple open workstation areas provide a collaborative environment that can support teams, departments, or call center operations.

Training & Presentation Room

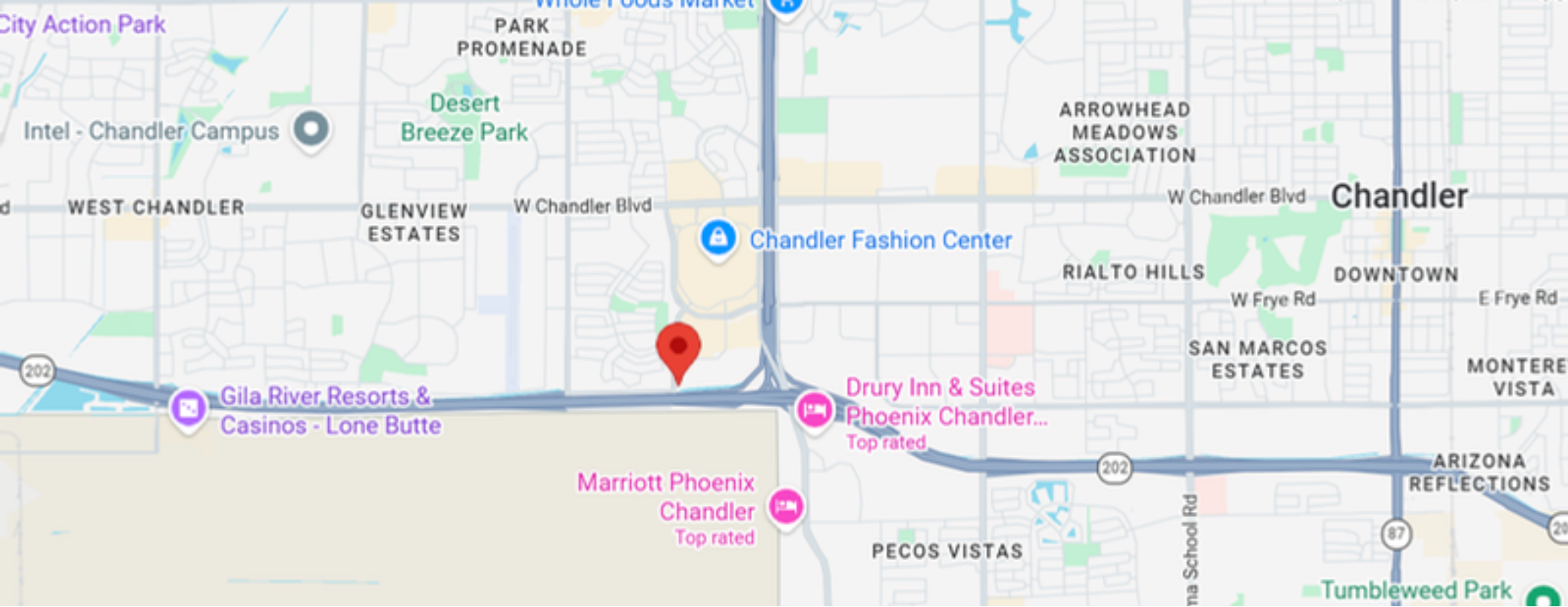
The property includes a large classroom-style training room capable of accommodating team meetings, training sessions, or company-wide presentations.





FLOOR PLAN

Building Size	±10,010 SF
Lot Size	±1.49 Acres
Year Built	2012
Stories	1
Parking	60 Surface Parking Spaces (5.96/1,000 SF)
Potential Uses	Office, Medical, Retail, Showroom, Client Service Business, Owner/User
Layout Features	Reception Area, Executive Conference Room, Open Workspaces, Private Offices, Training Rooms, Breakroom
Signage	Monument & Building Signage Available



LOCATION

Chandler Corporate Corridor

Chandler has emerged as one of the Phoenix metro area's premier business hubs, driven by strong economic growth, major technology employers, and a highly educated workforce. The property sits in a highly desirable location near major retail amenities, employment centers, and freeway access.







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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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