

# CONTINUUM

WHERE ENVIRONMENT MEETS PROGRESS



Proposed New Exterior Renovations



## 2501 SOUTH PRICE ROAD | CHANDLER, ARIZONA | FOR SALE OR LEASE

±512,000 SF of corporate office/light manufacturing facility in a ±152 acre proposed campus for technology, bioscience, renewable energies and advanced business services



CAPITAL COMMERCIAL INVESTMENTS, INC.  
REAL ESTATE  
INVESTMENTS & DEVELOPMENT



**CBRE**  
CB RICHARD ELLIS



**CHANDLER GATEWAY**

- Abuelo's Mexican Food Embassy
- Baja Fresh
- Honmachi Asian Restaurant
- Olive Garden
- Red Robin

**CHANDLER FASHION CENTER**

- Kona Grill
- Bj's Restaurant Brewery
- California Pizza Kitchen
- Wildflower Bread Company
- Chipotle Mexican Grill
- Cheesecake Factory
- Garduno's Mexican
- McDonald's
- Panda Express
- Paradise Bakery & Café
- Rubio's Fresh Mexican Grill
- Elephant Bar Restaurant
- Firebirds Rocky Mountain Grill
- Majerle's Sports Bar
- The Keg Steakhouse

**CHANDLER FESTIVAL MALL**

- A&W All American Food
- Black Angus Steakhouse
- Coffee Bean
- Einstein Bagels
- In-N-Out Burger
- Mimi's Cafe
- NYPD Pizza
- Outback Steakhouse
- Quiznos
- Souper Salad
- Starbucks

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± 160-Seat Auditorium



± 10,000 SF Cafeteria



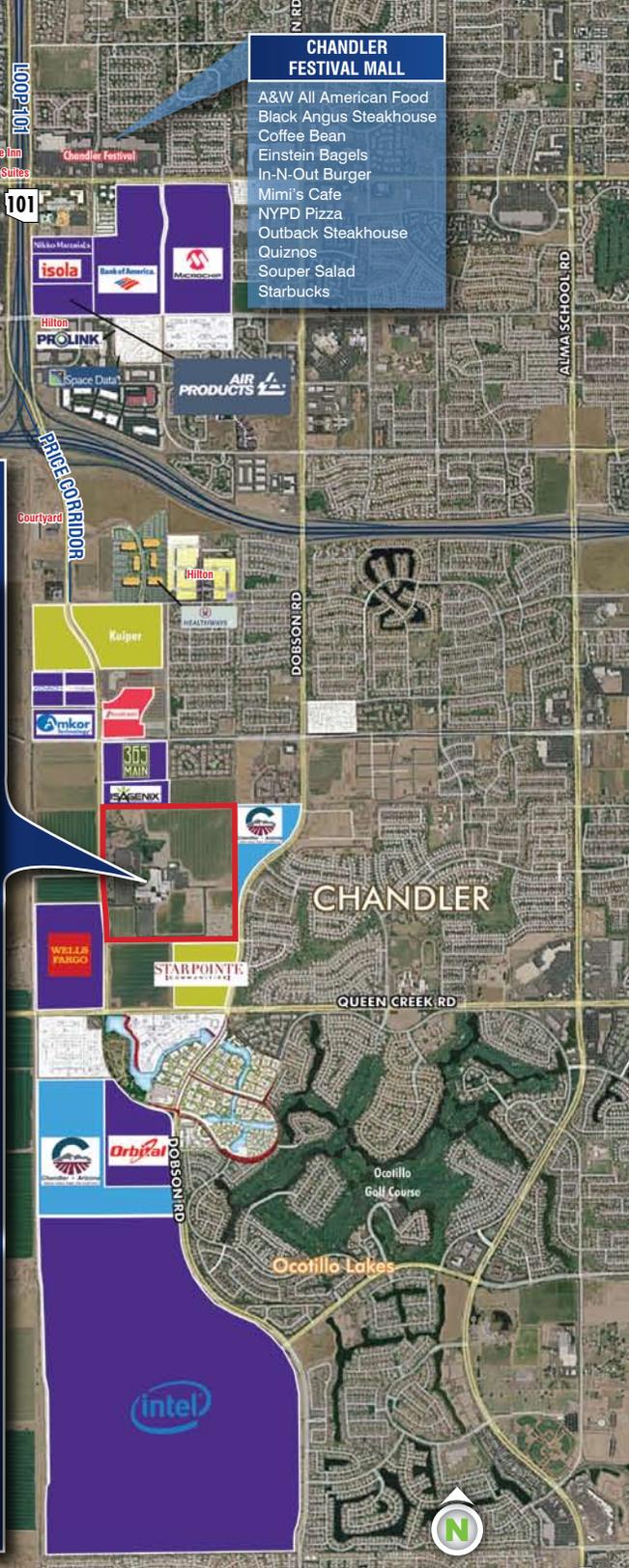
Dry Lab



± 28' Clear High Bay



General Office Space



## AREA PROFILE

Chandler, Arizona, founded in 1912 and originally planned as a welcoming destination for leading-edge companies, innovative thinkers and people seeking lifestyle versatility is home to the latest planned and paramount Science and Technology Park in the United States, Continuum at Price Corridor. Its location along Price Corridor in Chandler provides central access to the most dynamic and highly educated labor base in the metro Phoenix area. From 1990 to 2004, Chandler grew 140% becoming one of the fastest growing cities in the nation with a planning area that encompasses 71 square miles.

Home to several of the most notable names in manufacturing, technology and advanced business services, Chandler provides an enviable quality of life that is enhanced by friendly neighbors, excellent education and outstanding retail, dining and entertainment experiences.

HISTORY: CITY OF CHANDLER	
Founded:	1912
Incorporated:	1920
March 2009 Population:	251,838
2012 Projected Population:	282,964
March 2009 Housing Units:	95,504
2010 Projected Housing Units:	102,286
Median Home Price:	
• New Home	\$356,490
• Resale Home	\$242,000
Median Age:	32.98
Average Household Income:	\$82,842

\*Source: City of Chandler

## BUILDING FEATURES

- ±512,000 Rentable Square Feet – two (2) stories
  - First Floor - ±256,000 RSF (±30,000 SF of ±28' clear high bay space)
  - Second Floor - ±256,000 RSF
- Precast concrete columns, beams and double T floor framing
- HVAC-Central Plant with four (4) 1,000 ton chillers and four (4) boilers; AHU's located in the penthouse mechanical rooms
- 120-150 pound floor loading capacity
- Separate loading area with six (6) dock-high positions and one (1) ramp to grade level door on east side of the building with knock-out panels for additional doors, and one (1) on the south side
- Dual feed redundant power with a private dedicated SRP substation - providing 14 MW, expandable to 84 MW
  - SRP E65 rate plan = \$0.05/kWh (average)
- 110+ M gallons of water annually, SRP, City of Chandler
- Nitrogen Pipeline: Direct access pipeline providing ultra-pure (10 PPM) nitrogen to the site, essential for R&D activities for high-tech industries
  - ±6 inch lateral pipe off a ±12 inch horizontal
  - ±3 inch meter station capable of ±150,000 standard cubic feet/hr
- Redundant fiber optics - four (4) service providers

## CORPORATE NEIGHBORS (Employees)

• INTEL CORPORATION	10,000	• MICROCHIP TECHNOLOGY	1,485	• AVNET	500
• BANK OF AMERICA	3,200	• FREESCALE SEMICONDUCTOR	1,450	• TOYOTA FINANCIAL SERVICES	455
• WELLS FARGO Ocotillo CORPORATE CAMPUS	2,200	• ORBITAL SCIENCES	1,650	• CDW	450
• CHANDLER REGIONAL MEDICAL CENTER	1,784	• ROGERS CORPORATION	750	• AMKOR	350
• VERIZON WIRELESS (INCL. REGIONAL HQ)	1,695	• PEARSON EDUCATION	720	• COVANCE	325
		• BASHAS	700	• INTER-TEL INC	300
		• AMERICREDIT	650		

## SITE FEATURES

- Situated on ±152 acres (±110 acres of land for future development - multiple build-to-suit sites available)
- Located in the celebrated Price Corridor, home of the Valley's premier employment base
- Ideally positioned with the technology, bioscience, financial services, semiconductor, alternative energy, aerospace related companies of the area
- Centrally located within the Price Corridor (just south of Loop 202 and Price Road), which boasts immediate access to a myriad of amenities; including airports, hotels, restaurants, and three major retail centers: Chandler Fashion Center, Chandler Gateway and Chandler Festival Mall
- Multiple points of ingress/egress with access to intersection with traffic signal
- On-site cafeteria
- 3.44:1,000 parking (existing), immediately expandable to 7-8:1,000
- Fitness & wellness center
- 160 seat auditorium with full audio/visual capabilities





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not to scale

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