

# CONTINUUM

CHANDLER'S PREMIER BUSINESS PARK  
2501 SOUTH PRICE ROAD | CHANDLER, AZ

CONTINUUMAZ.COM



## BUILDING FEATURES

- Building Size: ±463,658 RSF
- Floors: Two (2)
- Floor Plate Size: ±231,829 RSF
- Year Built/Renovated: 1986/2012
- Lease Rate: \$21.50 SF Gross
- Parking Ratio: 6:1000 (existing)
- Tenant Improvements: Negotiable
- Elevators: 3 + 1 Freight
- On-site cafeteria
- 40 seat community meeting room
- Power Capabilities: Dual feed redundant power to private dedicated SRP substation –providing 14 MW. SRP E65 rate plan = \$0.056/kWh (average)
- HVAC: HVAC –Central Plant with four (4) 1,000 ton chillers and four (4) boilers; AHU's located in the penthouse mechanical rooms
- Water Utilities: 110+ M gallons of water annually, provided by SRP and City of Chandler
- Generators: Two (2) generators on site, rated at 350 KW
- Redundant fiber optics - The park is looped with three (3) providers including CenturyLink, Cox Communications and TW Telecom (Integra). In addition, SRP Telecom has additional conduit for future provider requirements.





## LOCATION AND SITE FEATURES

- City of Chandler PDP zoning
- Located just south of the Loop 202 in the Price Road Corridor, the Valley's premier corporate location
- Multiple points of ingress/egress with access to intersection with traffic signal
- Numerous amenities in the area
- Boulevard style streets, extensive water features and beautifully landscaped open spaces

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