1455 West Chandler Boulevard | Building A
Chandler, Arizona 85224

REGENCY PARK CONDOMINIUM

OFFICE /MEDICAL

±2,500 - 12,912 **SF For Lease**



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PROPERTY OVERVIEW

1455 W Chandler Blvd, Building A offers ±2,500 - 12,912 square feet of turnkey, built-out clinical medical space within the well-maintained Regency Park professional campus. With occupancy available April 2027, this fully improved primary care suite spares an incoming healthcare user the time and expense of a ground-up build-out — offering an expanding group or relocating provider a turnkey opportunity in one of Chandler's most established medical nodes.

The existing improvements are organized around efficient provider pods and include 28 exam rooms, four physician offices plus a physician assistant office, four nurse stations, two procedure rooms, and two in-suite lab/draw areas. The front of house features a spacious reception and waiting area with a dedicated children's waiting space, while a full business office — billing, front office, medical records/files, phone room, and work areas — supports administrative operations. Additional support space includes a staff break room, medication room, utility and IT rooms, multiple storage rooms, and four restrooms.

The building offers prominent exterior signage along Chandler Blvd and ample on-site parking, including covered and reserved stalls available within the project. The property is also well positioned near established medical providers, including Dignity Health East Valley Rehabilitation Hospital immediately to the west, as well as Chandler Regional Medical Center and other Dignity Health-affiliated clinics nearby.

LEASE HIGHLIGHTS

Lease Rate	$31.00 PSF + NNN
Available Space	±2,500 - 12,912 SF
Parcel	303-24-213B
Year Built	2003
Zoning	C-2
Parking	13 Reserved Parking Stalls
Cross Streets	W Chandler Blvd & Dobson Road

- Immediate occupancy available (April 2027)
- Monument signage available along Chandler Boulevard
- Ample on-site parking with covered and reserved parking options
- Significant savings versus constructing new medical office space
- Located within the established Regency Park Medical Campus
- Positioned within a healthcare trade area exceeding $1 billion in annual healthcare expenditures
- Affluent patient base with median household income exceeding $127,000
- More than 40,000 residents age 65+ within a 5-mile radius
- Ideal for primary care, cardiology, orthopedics, endocrinology, gastroenterology, women's health, behavioral health, urgent care, physical therapy, imaging, laboratory, and specialty medical users











INTERIOR PHOTOS

FLOOR PLAN

BUILDING A
1455 W Chandler Blvd, Chandler

±2,500 — 12,912 SF
Available Space



BUILDING HIGHLIGHTS

- Existing 29-Exam Room Clinical Blowout
- Two Procedure Rooms and Two Laboratory / Draw Rooms
- Four Nurse Stations and Four Restrooms
- Multiple Reception and Waiting Areas, Including Children's Waiting Area
- Full Administrative and Billing Office Infrastructure in Place

Minutes away from...

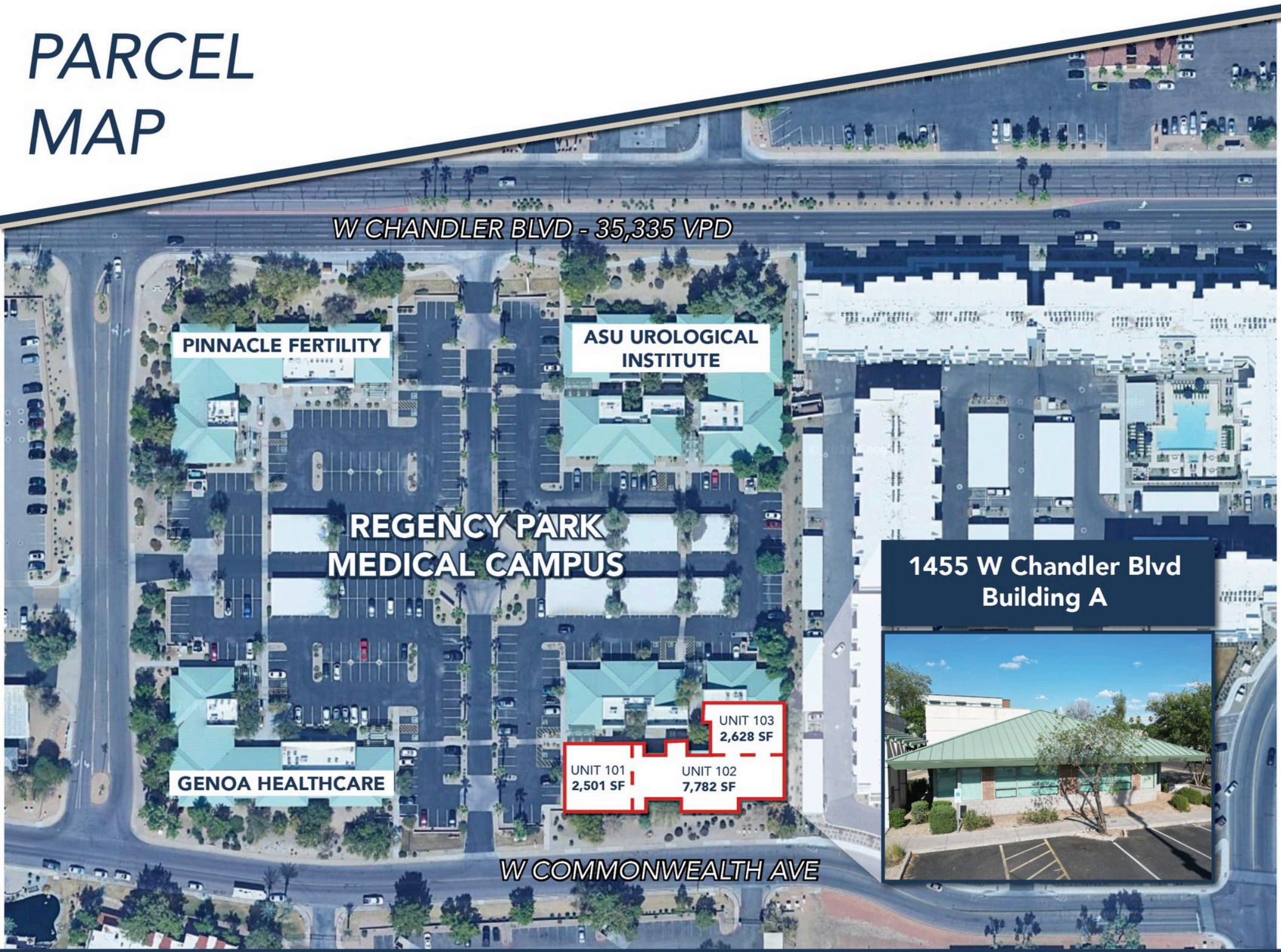
Dignity Health Chandler Regional Medical Center	the DC Downtown Chandler	Banner Health Ocotillo Medical Center	Chandler Fashion Center	Chandler Municipal Airport (CHD)	Loop 101 / Loop 202
1 MILE	1.2 MILES	2 MILES	2 MILES	5 MILES	Immediate Access



REGENCY PARK MEDICAL CAMPUS

AERIAL VIEW

PARCEL MAP


W CHANDLER BLVD - 35,335 VPD
PINNACLE FERTILITY
ASU UROLOGICAL INSTITUTE
REGENCY PARK MEDICAL CAMPUS
GENOA HEALTHCARE
UNIT 103
2,628 SF
UNIT 101
2,501 SF
UNIT 102
7,782 SF
W COMMONWEALTH AVE
1455 W Chandler Blvd
Building A



DEMOGRAPHICS

2025 Summary (Sites USA)	1 Mile	3 Mile	5 Mile
Daytime Population	27,350	188,571	**408,849**
Estimated Population	18,191	133,416	289,968
Average Household Size	2.2	**2.3**	2.3
Average Household Income	$127,200	$132,995	**$150,500**
Median Age	35.4	35.0	37.1
Total Households	7,294	53,063	114,813
Total Businesses	860	6,270	14,768
Total Retail Expenditure	$370.7 M	$2.7 B	$6.19 B

DAYTIME POPULATION
5 MILE
408,849

AVG. HH INCOME
5 MILE
$150,500

AVG. HH SIZE
3 MILE
2.3

CHANDLER

is one of Arizona's most dynamic and rapidly growing cities, known for its strong economic foundation, highly educated workforce, and diverse population. Fueled by continued job growth, major corporate investment, and rising household incomes, Chandler offers a robust consumer base that supports sustained demand for retail, dining, entertainment, and service-oriented businesses. Its business-friendly environment, exceptional quality of life, and strategic location within the Phoenix metropolitan area continue to attract residents, employers, and investment alike.

HEALTH CARE AND INSURANCE

1455 West Chandler Boulevard | Chandler, Arizona 85224
Ring of 1 mile, 3 mile, 5 mile

Population Age	19<	19-34	35-64	65+
Population	21.8 | 24.1 | 23.5	24.8 | 25.4 | 22.4	41.4 | 39.0 | 40.7	11.9 | 11.4 | 13.4
Has One Type of Insurance	17.2 | 20.8 | 20.6	21.4 | 21.0 | 18.9	34.3 | 32.2 | 34.7	5.6 | 5.0 | 5.7
No Health Insurance	3.0 | 2.0 | 1.6	2.5 | 3.4 | 2.6	4.5 | 4.3 | 3.5	0.1 | 0.2 | 0.1

%

HEALTH CARE EXPENDITURE

Annual Health Insurance Expenditures		Medical Care	
1 Mile	$4,906	1 Mile	$2,700
3 Mile	$5,107	3 Mile	$2,801
5 Mile	$5,863	5 Mile	$3,234

MEDICARE: POPULATION 65+

1 Mile	**891** Medicare Only | **187** Direct-Purch & Medicare | **428** Employer & Medicare | **180** Medicare & Medicaid
3 Mile	**5,992** Medicare Only | **2,337** Direct-Purch & Medicare | **2,564** Employer & Medicare | **1,166** Medicare & Medicaid
5 Mile	**14,722** Medicare Only | **7,210** Direct-Purch & Medicare | **6,296** Employer & Medicare | **2,487** Medicare & Medicaid

CONSUMER SPENDING

Health Care Annual Expenditure	1 Mile	3 Mile	5 Mile
Blue Cross/Blue Shield	$1,379.50	$1,440.50	$1,663.90
Medicare Payments	$1,021.80	$1,051.30	$1,195.70
Physician Services	$323.70	$336.50	$390.20
Dental Services	$517.80	$537.00	$622.60
Eyecare Servies	$94.90	$97.90	$114.40
Lab Tests/X-Rays	$88.20	$91.80	$106.40
Hospital Room & Hospital Service	$287.60	$302.30	$343.60
Convalescent/Nursing Home Care	$36.80	$37.20	$44.40

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

EXCLUSIVELY LISTED BY:



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