

Hines Holds Grand Opening for Office at Chandler Viridian, City's Tallest Office Building



*Offices at Chandler Viridian
Already Leasing*

PHOENIX, Arizona – Hines, the international real estate firm, welcomed two new tenants during the grand opening of the **Offices at Chandler Viridian**, the tallest multi-tenant office building in Chandler. Stantec, a global engineering, architecture and consulting firm, is consolidating Phoenix-area employees from four Valley offices into one landmark location, marking their third largest U.S. office. Workuity, a coworking firm, is launching its second Arizona location at the Offices of Chandler Viridian. Combined, the two tenants will soon have approximately 375 employees working at the new building.

The Offices at Chandler Viridian is a six-story, Class-A office building with 250,000-square-feet of leasable space located at the intersection of Loop 101 and Loop 202 near the Chandler Fashion Center. The building features a large, open floorplan with 10-foot tall ceilings, a lounge and a large courtyard. Hines developed the project in a joint venture agreement with New York Life Real Estate Investors, on behalf of its institutional client.

The office building is the capstone to the Chandler Viridian mixed-use project. In 2014, Hines razed Elevation Chandler, an unfinished structure and local eyesore, and launched the mixed-use project.



“Today, Hines, our trusted partners, the City of Chandler and our new tenants, are celebrating the transformation and growth of this site into a vibrant economic engine, now known as Chandler Viridian,” said Chris Anderson, managing director and Arizona leader for Hines. “We are extremely pleased with how the office building, multifamily, hotel, and retail are woven together to create one of Arizona’s premier mixed-use developments. Hines’ corporate hot air balloon took its inaugural regional flight today, further showing our commitment to Arizona.”

Stantec is occupying approximately 22 percent of the building. Team members from the firm’s Water, Buildings, Mining, Transportation, Environmental Services, Community Development, and Corporate Functional Services departments will occupy approximately 51,000-square-feet on the second and third floors of The Offices at Chandler Viridian.

“Our connection to community is an integral part of how we live, work and play at Stantec. This is why we are thrilled that our talented and valued employees can call this amazing Hines project home. We believe this is a perfect location for connectivity to Loop 101 and Loop 202, the Chandler Fashion Center and a nearby hotel, apartment complex and retail,” said Dean Palumbo, senior vice president of Stantec.

Workuity is leasing 19,787-square-feet on the first floor of the Offices at Chandler Viridian to accommodate clients who live in the surrounding area. Workuity expects to begin its operations in the first or second quarter of 2019.

“At Workuity, we don’t take to choosing new locations lightly. Areas that are innovative, creative and supportive of local businesses are precisely where we aim to be. We can’t wait to bring our extraordinary workspaces to Chandler. It’s been a long time coming,” said Dan Kite, CEO of Workuity.

The Offices at Chandler Viridian is integrated into the Chandler Viridian master plan development, a 25-acre mixed-use project which also includes a Cambria hotel & suites, Broadstone Fashion Center luxury apartments, sophisticated retail offerings at Chandler Viridian PRIMEGATE and a pedestrian promenade to the Chandler Fashion Center mall. Also featured in the master plan is a dog park, $\frac{3}{4}$ -mile jogging trail connecting all of the properties, and a large public plaza with high-speed Internet and Wi-Fi – all to enhance the pedestrian experience. In November, Chandler Viridian won *Commercial Property Executive Magazine’s* 2018 Distinguished Achievement Silver Award for Repositioning/Redevelopment. Hines has worked closely with the City of Chandler to develop Chandler Viridian.

“We couldn’t be more pleased with Hines’ complete transformation of a once desolate eyesore to an economic contributor now known as Chandler Viridian,” said Mayor Kevin Hartke. “This location is home to a thriving hotel, luxury residential, retail and now a six-story office building. We wish them continued success and welcome their new tenants to Chandler.”

Whiting Turner of Phoenix is the general contractor for the Offices at Chandler Viridian. RSP Architects of Minneapolis is designing the building.

The Cushman & Wakefield team of Jerry Roberts and Patrick Boyle are leading the office leasing.