

1









101 E 1st Ave
Mesa, AZ 85210
Maricopa County
Mesa Downtown Submarket

Building Type: **Class B Office**
 Status: **Built Dec 1988**
 Building Size: **8,500 SF**
 Typical Floor Size: **4,250 SF**
 Stories: **2**
 Expenses: **2016 Tax @ \$0.46/sf**

Space Avail: **700 SF**
 Max Contig: **700 SF**
 Smallest Space: **700 SF**
 Rent/SF/Yr: **\$10.29**
 % Leased: **91.8%**

2		<p>222 E 1st St Mesa, AZ 85201 Maricopa County Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Auto Repair Status: Existing Building Size: 17,550 SF Land Area: 1.86 AC Stories: 1 Expenses: 2016 Tax @ \$0.19/sf</p>	<p>Space Avail: 17,550 SF Max Contig: 17,550 SF Smallest Space: 17,550 SF Rent/SF/Yr: \$3.84 % Leased: 100%</p>
3		<p>20 W 1st St 20 West Exec Offices Mesa, AZ 85201 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class C Office Status: Built 1974 Building Size: 13,144 SF Typical Floor Size: 6,572 SF Stories: 2 Expenses: 2016 Tax @ \$0.81/sf</p>	<p>Space Avail: 2,183 SF Max Contig: 1,237 SF Smallest Space: 946 SF Rent/SF/Yr: \$12.00 % Leased: 83.4%</p>
4		<p>123 N Centennial Way Centennial Center Mesa, AZ 85201 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class B Office Status: Built 1977, Renov 1988 Building Size: 28,000 SF Typical Floor Size: 14,000 SF Stories: 2 Expenses: 2016 Tax @ \$0.88/sf; 2011 Est Ops @ \$6.25/sf</p>	<p>Space Avail: 5,725 SF Max Contig: 2,160 SF Smallest Space: 225 SF Rent/SF/Yr: \$12.00 % Leased: 79.6%</p>
5		<p>303 N Centennial Way Jackson Center Mesa, AZ 85201 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class C Office/Medical Status: Built 1986 Building Size: 8,808 SF Typical Floor Size: 4,404 SF Stories: 2 Expenses: 2016 Tax @ \$0.80/sf</p>	<p>Space Avail: 8,808 SF Max Contig: 8,808 SF Smallest Space: 4,404 SF Rent/SF/Yr: \$10.00 % Leased: 100%</p>
6		<p>40 N Center St Mesa, AZ 85201 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class B Office Status: Built Apr 1988 Building Size: 36,000 SF Typical Floor Size: 18,000 SF Stories: 2 Expenses: 2016 Tax @ \$0.79/sf</p>	<p>Space Avail: 4,740 SF Max Contig: 3,600 SF Smallest Space: 1,140 SF Rent/SF/Yr: \$20.95 % Leased: 100%</p>
7		<p>351 N Country Club Dr Mesa, AZ 85201 Maricopa County SEC University & Country Club Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 2004 Building Size: 6,454 SF Land Area: 0.46 AC Stories: 1 Expenses: 2016 Tax @ \$2.12/sf</p>	<p>Space Avail: 6,454 SF Max Contig: 6,454 SF Smallest Space: 6,454 SF Rent/SF/Yr: \$20.00 % Leased: 100%</p>

8		<p>1 N MacDonald Dr One MacDonald Center Mesa, AZ 85201 Maricopa County NEC Main St & MacDonald Dr Mesa Downtown Submarket</p>	<p>Building Type: Class B Office Status: Built 1960, Renov Jun 2005 Building Size: 55,416 SF Typical Floor Size: 10,304 SF Stories: 5 Expenses: 2016 Tax @ \$1.91/sf; 2006 Combined Est Tax/Ops @ \$5.33/sf</p>	<p>Space Avail: 8,916 SF Max Contig: 5,543 SF Smallest Space: 120 SF Rent/SF/Yr: \$15.00-\$24.00 % Leased: 90.0%</p>
9		<p>63 W Main St Bank of America Mesa, AZ 85201 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class B Office Status: Built 1985 Building Size: 23,490 SF Typical Floor Size: 11,745 SF Stories: 2 Expenses: 2016 Tax @ \$2.11/sf</p>	<p>Space Avail: 8,832 SF Max Contig: 8,832 SF Smallest Space: 8,832 SF Rent/SF/Yr: \$6.00 % Leased: 100%</p>
10		<p>138 W Main St Mesa, AZ 85201 Maricopa County Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Storefront Retail/Office Status: Built 1927 Building Size: 10,263 SF Land Area: 0.18 AC Stories: 2 Expenses: 2012 Tax @ \$0.69/sf</p>	<p>Space Avail: 780 SF Max Contig: 300 SF Smallest Space: 120 SF Rent/SF/Yr: \$18.00-\$30.00 % Leased: 100%</p>
11		<p>150-156 W Main St Mesa, AZ 85201 Maricopa County Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Storefront Status: Built 1910 Building Size: 4,200 SF Land Area: 0.17 AC Stories: 2 Expenses: 2016 Tax @ \$0.93/sf; 2010 Ops @ \$1.68/sf</p>	<p>Space Avail: 3,830 SF Max Contig: 1,800 SF Smallest Space: 750 SF Rent/SF/Yr: \$8.91-\$10.40 % Leased: 8.8%</p>
12		<p>110 S Mesa Dr Mesa, AZ 85210 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class C Office Status: Built 1983 Building Size: 7,072 SF Typical Floor Size: 7,072 SF Stories: 1 Expenses: 2016 Tax @ \$1.10/sf</p>	<p>Space Avail: 1,640 SF Max Contig: 1,640 SF Smallest Space: 1,640 SF Rent/SF/Yr: \$10.00 % Leased: 76.8%</p>
13		<p>144 S Mesa Dr Mesa, AZ 85210 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class C Office Status: Built 1974 Building Size: 9,554 SF Typical Floor Size: 9,554 SF Stories: 1 Expenses: 2016 Tax @ \$1.01/sf</p>	<p>Space Avail: 1,884 SF Max Contig: 1,884 SF Smallest Space: 1,884 SF Rent/SF/Yr: \$10.00 % Leased: 80.3%</p>

14		<p>156 S Mesa Dr Mesa, AZ 85210 Maricopa County Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Freestanding Status: Built 1978 Building Size: 5,600 SF Land Area: 0.29 AC Stories: 1 Expenses: 2016 Tax @ \$1.11/sf</p>	<p>Space Avail: 3,400 SF Max Contig: 3,400 SF Smallest Space: 3,400 SF Rent/SF/Yr: \$6.36 % Leased: 39.3%</p>
15		<p>3-19 S Morris Mesa, AZ 85210 Maricopa County Main St & Country Club Dr Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Freestanding (Strip Ctr) Status: Built 1946 Building Size: 14,000 SF Land Area: 0.77 AC Stories: 1 Expenses: 2012 Tax @ \$0.96/sf</p>	<p>Space Avail: 6,887 SF Max Contig: 2,050 SF Smallest Space: 800 SF Rent/SF/Yr: \$10.25-\$12.75 % Leased: 50.8%</p>
16		<p>256 E Pepper Pl Mesa, AZ 85201 Maricopa County Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail Status: Existing Building Size: 17,400 SF Land Area: 1.86 AC Stories: 1</p>	<p>Space Avail: 17,400 SF Max Contig: 17,400 SF Smallest Space: 17,400 SF Rent/SF/Yr: \$3.84 % Leased: 0%</p>
17		<p>241-243 S Serrine Mesa, AZ 85210 Maricopa County Mesa Ind Submarket</p>	<p>Building Type: Class C Manufacturing Status: Built 1953 Building Size: 17,810 SF Land Area: 1.30 AC Stories: 1 Expenses: 2016 Tax @ \$0.66/sf</p>	<p>Space Avail: 2,366 SF Max Contig: 2,366 SF Smallest Space: 2,366 SF Rent/SF/Yr: \$6.24 % Leased: 86.7%</p>
18		<p>77 W University Dr Mesa, AZ 85201 Maricopa County Mesa Downtown Submarket</p>	<p>Building Type: Class B Office Status: Built 1979 Building Size: 10,626 SF Typical Floor Size: 10,626 SF Stories: 1 Expenses: 2016 Tax @ \$0.99/sf; 2011 Ops @ \$7.67/sf</p>	<p>Space Avail: 10,626 SF Max Contig: 10,626 SF Smallest Space: 10,626 SF Rent/SF/Yr: \$17.50 % Leased: 0%</p>
19		<p>212 W Main St Mesa, AZ 85201 Maricopa County Red Mountain/Mesa Ret Submarket</p>	<p>Building Type: Retail/Storefront Status: Built 1945 Building Size: 2,696 SF Land Area: 0.09 AC Stories: 1 Expenses: 2016 Tax @ \$1.22/sf</p>	<p>Space Avail: 2,696 SF Max Contig: 2,696 SF Smallest Space: 2,696 SF Rent/SF/Yr: Withheld % Leased: 0%</p>

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214 W Main St
Mesa, AZ 85201
Maricopa County
Red Mountain/Mesa Ret
Submarket

Building Type: **Retail/Storefront**
Status: **Existing**
Building Size: **5,382 SF**
Land Area: **0.08 AC**
Stories: **1**
Expenses: **2016 Tax @ \$0.13/sf**

Space Avail: **5,382 SF**
Max Contig: **5,382 SF**
Smallest Space: **2,686 SF**
Rent/SF/Yr: **Withheld**
% Leased: **0%**

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215 W Main St
Mesa, AZ 85201
Maricopa County
Red Mountain/Mesa Ret
Submarket

Building Type: **Retail/Storefront**
Status: **Built 1960**
Building Size: **4,002 SF**
Land Area: **0.16 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.76/sf**

Space Avail: **2,001 SF**
Max Contig: **2,001 SF**
Smallest Space: **2,001 SF**
Rent/SF/Yr: **Withheld**
% Leased: **50.0%**

OFFICE

FOR LEASE

**101 E 1st Ave
Mesa, AZ 85210**



Structure

Building Type: **Office**
 Class: **B**
 RBA: **8,500 SF**
 Typical Floor: **4,250 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1988**
 % Leased: **91.8%**
 Owner Occupied: **No**
 Owner Type: **Corporate/User**
 Tenancy: **Multiple Tenant**
 Land Area: **0.07 AC**
 Zoning: **C-2**
 Parcel No: **130-23-036**
 Parking: **10 Covered Spaces are available
22 Surface Spaces are available
Ratio of 3.10/1,000 SF**

Lease

Total Available: **700 SF**
 Smallest Space: **700 SF**
 Max Contig: **700 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$10.29**
 Expenses: **2016 Tax @ \$0.46/sf**

For Sale Info

Not For Sale

Presented By

Bennett Property Management / Frank Bennett (480) 344-2818

Amenities

On Site Management, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 207	700	700	700	\$10.29/fs	Vacant	Negotiable	Direct
Bennett Property Management / Frank Bennett (480) 344-2818 \$600/month							

RETAIL

FOR LEASE

**222 E 1st St
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Auto Repair**
 Class: **-**
 RBA: **17,550 SF**
 Typical Floor: **17,550 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **-**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Single Tenant**
 Land Area: **1.86 AC**
 Zoning: **C-TC**
 Parcel No: **138-64-018A, 138-64-022**
 Parking: **100 free Surface Spaces are available
Ratio of 5.70/1,000 SF**

Lease

Total Available: **17,550 SF**
 Smallest Space: **17,550 SF**
 Max Contig: **17,550 SF**
 Space Use: **Industrial**
 Rent/SF/Yr: **\$3.84**
 Expenses: **2016 Tax @ \$0.19/sf**

For Sale Info

Not For Sale

Presented By

REB Limited / Randall E. Blum (480) 827-9591

Amenities

Fenced Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	17,550	17,550	17,550	\$3.84/nnn	30 Days	Negotiable	Direct
REB Limited / Randall E. Blum (480) 827-9591							

OFFICE

FOR LEASE

**20 West Exec Offices
20 W 1st St
Mesa, AZ 85201**



Structure

Building Type: **Office**
 Class: **C**
 RBA: **13,144 SF**
 Typical Floor: **6,572 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1974**
 % Leased: **83.4%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.59 AC**
 Zoning: **C-2, Mesa**
 Parcel No: **138-33-002**
 Parking: **15 free Surface Spaces are available
20 free Covered Spaces are available
Ratio of 4.49/1,000 SF**

Lease

Total Available: **2,183 SF**
 Smallest Space: **946 SF**
 Max Contig: **1,237 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2016 Tax @ \$0.81/sf**

For Sale Info

Not For Sale

Presented By

Bryant Commercial Real Estate / Jonvieve Bryant (480) 659-6843 / Adrienne Bryant (480) 802-8100

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 201	1,237	1,237	1,237	\$12.00/fs	Vacant	1-3 yrs	Direct
Bryant Commercial Real Estate / Adrienne Bryant (480) 802-8100 / Jonvieve Bryant (480) 659-6843							
P 2nd / Suite 208	946	946	946	\$12.00/fs	Vacant	1-3 yrs	Direct
Bryant Commercial Real Estate / Adrienne Bryant (480) 802-8100 / Jonvieve Bryant (480) 659-6843							
Percent Office: 100.00% / Has Reception / Offices: 3 / Conference Rooms: 1							

Building Notes

This property is located in the Downtown Revitalization Area. Downtown is home to some of Mesa's major attractions, an Arts and Cultural district, four nationally registered Historic Districts and excellent convention and conference facilities. Part of the revitalization efforts are landmark projects such as the new publicly funded Mesa Arts Center and the planned Mesa Aquatic Center which will have the capacity to host international events

20 West Exec Offices

-- cont'd

20 W 1st St

Mesa, AZ 85201

12/21/04: Bing K. & Kam W. Wong purchased the property from Eastside Investors I, GP. For more information please refer to Comps #PXC-85147.

OFFICE

FOR LEASE

**Centennial Center
123 N Centennial Way
Mesa, AZ 85201**



Structure

Building Type: **Office**
 Class: **B**
 RBA: **28,000 SF**
 Typical Floor: **14,000 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1977**
 % Leased: **79.6%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.89 AC**
 Zoning: **TCB-1**
 Parcel No: **138-31-039A, 138-31-039B**
 Parking: **52 free Covered Spaces are available
78 free Surface Spaces are available
Ratio of 3.00/1,000 SF**

Lease

Total Available: **5,725 SF**
 Smallest Space: **225 SF**
 Max Contig: **2,160 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$12.00**
 Expenses: **2016 Tax @ \$0.88/sf; 2011 Est Ops
@ \$6.25/sf**

For Sale Info

Not For Sale

Presented By

REB Limited / Randall E. Blum (480) 827-9591

Amenities

On Site Management, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 107	720	720	720	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							
P 1st / Suite 150	1,900	1,900	1,900	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							
P 2nd / Suite 216	480	2,160	2,160	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							
P 2nd / Suite 218	1,680	2,160	2,160	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							
P 2nd / Suite 235	240	240	240	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							

Centennial Center
-- cont'd
123 N Centennial Way
Mesa, AZ 85201

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 236	240	240	240	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							
P 2nd / Suite 237	240	240	240	\$12.00/fs	Vacant	1 yr	Direct
REB Limited / Randall E. Blum (480) 827-9591							
P 2nd / Suite 251	225	225	225	\$12.00/fs	Vacant	1-5 yrs	Direct
REB Limited / Randall E. Blum (480) 827-9591							

Building Notes

All of the suites open out to a walkway. The site is close to Downtown Mesa.

OFFICE

FOR SALE / FOR LEASE

**Jackson Center
303 N Centennial Way
Mesa, AZ 85201**



Structure

Building Type: **Office**
 SubType: **Medical**
 Class: **C**
 RBA: **8,808 SF**
 Typical Floor: **4,404 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1986**
 % Leased: **100%**
 Owner Occupied: **Yes**
 Owner Type: **-**
 Tenancy: **Single Tenant**
 Land Area: **0.25 AC**
 Zoning: **C-DT**
 Parcel No: **138-61-095**
 Parking: **20 free Covered Spaces are available
50 free Surface Spaces are available
Ratio of 7.90/1,000 SF**

Lease

Total Available: **8,808 SF**
 Smallest Space: **4,404 SF**
 Max Contig: **8,808 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$10.00**
 Expenses: **2016 Tax @ \$0.80/sf**

For Sale Info

For Sale at \$1,250,000 (\$141.92/SF) - Active

Sales Company

COBE Real Estate: Steven Beck (480) 610-2400

Presented By

COBE Real Estate / Steven Beck (480) 610-2400

Amenities

Bus Line

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	4,404	4,404	8,808	\$10.00/nnn	30 Days	1-5 yrs	Direct
COBE Real Estate / Steven Beck (480) 610-2400							
E 2nd	4,404	4,404	8,808	\$10.00/nnn	30 Days	1-5 yrs	Direct
COBE Real Estate / Steven Beck (480) 610-2400							

Building Notes

The owner of this freestanding building will vacate to suit an owner/user.

Jackson Center
-- cont'd
303 N Centennial Way
Mesa, AZ 85201

OFFICE

FOR LEASE

**40 N Center St
Mesa, AZ 85201**



Structure

Building Type: **Office**
 Class: **B**
 RBA: **36,000 SF**
 Typical Floor: **18,000 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1988**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.77 AC**
 Zoning: **C-2, Mesa**
 Parcel No: **138-36-033A**
 Parking: **8 free Surface Spaces are available**
 Ratio of 3.60/1,000 SF

Lease

Total Available: **4,740 SF**
 Smallest Space: **1,140 SF**
 Max Contig: **3,600 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$20.95**
 Expenses: **2016 Tax @ \$0.79/sf**

For Sale Info

Not For Sale

Presented By

COBE Real Estate / TJ Zaharis (480) 610-2400

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 104 COBE Real Estate / TJ Zaharis (480) 610-2400	1,900	3,600	3,600	\$20.95/fs	30 Days	Negotiable	Direct
P 1st / Suite 110 COBE Real Estate / TJ Zaharis (480) 610-2400	1,700	3,600	3,600	\$20.95/fs	30 Days	Negotiable	Direct
P 1st / Suite 116 COBE Real Estate / TJ Zaharis (480) 610-2400	1,140	1,140	1,140	\$20.95/fs	30 Days	Negotiable	Direct

Building Notes

This is one of the most prominent buildings in downtown Mesa. The property features a beautiful lobby entrance with fountains, mahogany wood trim and slate floors. It is located directly across from the City of Mesa and the Mesa Post Office and is also close to shopping, hotels and restaurants.

RETAIL

FOR SALE / FOR LEASE

**351 N Country Club Dr
SEC Unitiversity & Country Club
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **6,454 SF**
 Typical Floor: **6,454 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **2004**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.46 AC**
 Zoning: **C-TC**
 Parcel No: **138-57-011A**
 Parking: **25 free Surface Spaces are available
Ratio of 3.87/1,000 SF**

Lease

Total Available: **6,454 SF**
 Smallest Space: **6,454 SF**
 Max Contig: **6,454 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$20.00**
 Expenses: **2016 Tax @ \$2.12/sf**

For Sale Info

For Sale at \$1,049,999 (\$162.69/SF) - Active

Sales Company

Realty One Group, Inc: Corey Condit (714) 658-6291

Presented By

Realty One Group, Inc / Corey Condit (714) 658-6291

Amenities

Drive Thru, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st / Suite 1st Floor	6,454	6,454	6,454	\$20.00/nnn	30 Days	Negotiable	Direct
Realty One Group, Inc / Corey Condit (714) 658-6291							

OFFICE

FOR LEASE

**One MacDonald Center
1 N MacDonald Dr
NEC Main St & MacDonald Dr
Mesa, AZ 85201**



Structure

Building Type: **Office**
 Class: **B**
 RBA: **55,416 SF**
 Typical Floor: **10,304 SF**
 Stories: **5**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **90.0%**
 Owner Occupied: **No**
 Owner Type: **Investment Manager**
 Tenancy: **Multiple Tenant**
 Land Area: **1.62 AC**
 Zoning: **R-6**
 Parcel No: **138-36-019A, 138-36-020A**
 Parking: **80 free Surface Spaces are available
 250 Covered Spaces @ \$43.75/mo
 Reserved Spaces @ \$21.00/mo
 Ratio of 5.00/1,000 SF**

Lease

Total Available: **8,916 SF**
 Smallest Space: **120 SF**
 Max Contig: **5,543 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$15.00-\$24.00**
 Expenses: **2016 Tax @ \$1.91/sf; 2006
 Combined Est Tax/Ops @ \$5.33/sf**

For Sale Info

Not For Sale

Presented By

Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513

Amenities

Banking, Bus Line, Controlled Access

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL / Suite B1 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	426	426	426	\$15.00/fs	30 Days	Negotiable	Direct
P LL / Suite B13 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	244	244	244	\$15.00/fs	30 Days	Negotiable	Direct
P LL / Suite B-14 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	120	120	120	\$24.00/fs	30 Days	Negotiable	Direct

**One MacDonald Center
 -- cont'd
 1 N MacDonald Dr
 NEC Main St & MacDonald Dr
 Mesa, AZ 85201**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P LL / Suite B15 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	186	186	186	\$15.00/fs	30 Days	Negotiable	Direct
P LL / Suite B17 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	276	276	276	\$15.00/fs	30 Days	Negotiable	Direct
P LL / Suite B19 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	291	291	291	\$15.00/fs	30 Days	Negotiable	Direct
P LL / Suite B21/22 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513 Executive Suite	1,456	1,456	1,456	\$15.00/fs	30 Days	Negotiable	Direct
P LL / Suite B9 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513	374	374	374	\$24.00/fs	30 Days	Negotiable	Direct
P 2nd / Suite 201 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513	2,493	5,543	5,543	\$18.00/fs	Vacant	Negotiable	Direct
P 2nd / Suite 209 Commercial Properties, Inc. / Tyson Breinholt (480) 966-7513	3,050	5,543	5,543	\$18.00/fs	Vacant	Negotiable	Direct

Building Notes

Located at the north east corner of Main Street and MacDonald Drive, One MacDonald Center is a Class B, fully integrated and fully scalable office building allowing a small one-office user the same technological and business amenities/benefits as a large multiple floor tenant. Anchored by U.S. Bank, the building offers a range of available office and high traffic retail space from x to x as well as large and small conference rooms, kitchen facilities, and shared services available to all tenants. Secure key pass entry and a touch screen computer entrance system provides access to tenants directly from the lobby.

One MacDonald Center was built with the vision to allow businesses to incubate and grow within the building. From a technology point of view, One MacDonald Center is a great location because fiber optic cables run directly beneath the building offering access to unlimited bandwidth.

The Valley's Light Rail System, scheduled to be fully operational by the fall of 2015, will provide front door access making commuting even easier for tenants of One MacDonald Center. (The station will be located one block east of the building at the corner of Main and Center Streets.) With proximity to three major arterials, (two miles south of the Loop 202, two miles north of the US-60, and three miles east of the Loop 101) you will find a favorable environment for building your business at One MacDonald Center.

Unreserved, uncovered free daily parking is available 1/2 block north of the building at the NWC of MacDonald Drive and 1st Street. The Pepper Parking Garage located directly behind the building to the north offers both covered reserved and uncovered roof top parking available through the Mesa Downtown Association at a monthly cost.

OFFICE

FOR LEASE

**Bank of America
63 W Main St
Mesa, AZ 85201**



Structure

Building Type: **Office**
 Class: **B**
 RBA: **23,490 SF**
 Typical Floor: **11,745 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1985**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Private REIT**
 Tenancy: **Multiple Tenant**
 Land Area: **1.43 AC**
 Zoning: **TCC, Mesa**
 Parcel No: **138-41-012A, 138-41-014A,
138-41-014B, 138-41-016A,
138-41-016B, 138-41-016C,
138-41-018A, 138-41-019A,
138-41-019B, 138-41-020A,
138-41-020B, 138-41-022**
 Parking: **80 Surface Spaces are available
Ratio of 3.41/1,000 SF**

Lease

Total Available: **8,832 SF**
 Smallest Space: **8,832 SF**
 Max Contig: **8,832 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$6.00**
 Expenses: **2016 Tax @ \$2.11/sf**

For Sale Info

Not For Sale

Presented By

Gramercy Property Trust, Inc. / Rick Eiseman (314) 721-3488

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	8,832	8,832	8,832	\$6.00/nnn	30 Days	Thru Jun 2023	Sublet

JLL / Andrew Medley (602) 282-6287 / Chris Corney (602) 282-6291

Office Space For Lease • 8,832 RSF on the 2nd Floor • \$8.00 / psf NNN • 3.41/1,000 Parking Ratio • LED June 30, 2023 • 16 private offices, conference / training room, bullpen and breakroom • FF&E Available

RETAIL

FOR LEASE

**138 W Main St
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Storefront Retail/Office**
 Class: **-**
 RBA: **10,263 SF**
 Typical Floor: **5,132 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1927**
 % Leased: **100%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.18 AC**
 Zoning: **C-TC**
 Parcel No: **138-35-023**
 Parking: **-**

Lease

Total Available: **780 SF**
 Smallest Space: **120 SF**
 Max Contig: **300 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$18.00-\$30.00**
 Expenses: **2012 Tax @ \$0.69/sf**

For Sale Info

Not For Sale

Presented By

Wayne C & Cecil Pomeroy Trust / Michelle Fluhr (480) 833-0733

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 203	300	300	300	\$18.00/mg	30 Days	Negotiable	Sublet
Wayne C & Cecil Pomeroy Trust / Michelle Fluhr (480) 833-0733 (4) 120 sf spaces at \$300/Month (1) 300 sf space \$450/Month							
P 2nd / Suite 204	120	120	120	\$30.00/mg	30 Days	Negotiable	Sublet
Wayne C & Cecil Pomeroy Trust / Michelle Fluhr (480) 833-0733 (4) 120 sf spaces at \$300/Month (1) 300 sf space \$450/Month							
P 2nd / Suite 205	120	120	120	\$30.00/mg	30 Days	Negotiable	Sublet
Wayne C & Cecil Pomeroy Trust / Michelle Fluhr (480) 833-0733 (4) 120 sf spaces at \$300/Month (1) 300 sf space \$450/Month							
P 2nd / Suite 210	120	120	120	\$30.00/mg	30 Days	Negotiable	Sublet
Wayne C & Cecil Pomeroy Trust / Michelle Fluhr (480) 833-0733 (4) 120 sf spaces at \$300/Month (1) 300 sf space \$450/Month							
P 2nd / Suite 213	120	120	120	\$30.00/mg	30 Days	Negotiable	Sublet
Wayne C & Cecil Pomeroy Trust / Michelle Fluhr (480) 833-0733 (4) 120 sf spaces at \$300/Month (1) 300 sf space \$450/Month							

138 W Main St
-- cont'd
Mesa, AZ 85201

RETAIL

FOR LEASE

**150-156 W Main St
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **4,200 SF**
 Typical Floor: **2,100 SF**
 Stories: **2**
 Building Status: **Existing**
 Year Built: **1910**
 % Leased: **8.8%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.17 AC**
 Zoning: **C-TC**
 Parcel No: **138-35-030**
 Parking: **20 free Surface Spaces are available
Ratio of 4.76/1,000 SF**

Lease

Total Available: **3,830 SF**
 Smallest Space: **750 SF**
 Max Contig: **1,800 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$8.91-\$10.40**
 Expenses: **2016 Tax @ \$0.93/sf; 2010 Ops @ \$1.68/sf**

For Sale Info

Not For Sale

Presented By

Hanna Realty Inc. / Don Hanna (503) 774-8893 X100 / Don Hanna (503) 774-8893 x100

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 156	1,800	1,800	1,800	\$9.00/nnn	Vacant	Negotiable	Direct
Hanna Realty Inc. / Don Hanna (503) 774-8893 x100 Former restaurant space with class 1 hood in place. Idea for retail or office use. Off street parking behind the building. Downtown Mesa on Main street with the light rail at your front door							
P 1st / Suite 158 W Main	1,280	1,280	1,280	\$8.91/nnn	Vacant	Negotiable	Direct
Hanna Realty Inc. / Don Hanna (503) 774-8893 x100 3 Spaces available. 156 W Main is a former restaurant space with class 1 hood in place. Idea for retail or office uses. Off street parking behind the building. Downtown Mesa on Main street with the light rail at your front door.							
P 1st / Suite 160 W Main	750	750	750	\$10.40/nnn	Vacant	Negotiable	Direct
Hanna Realty Inc. / Don Hanna (503) 774-8893 x100 3 Spaces available. 156 W Main is a former restaurant space with class 1 hood in place. Idea for retail or office uses. Off street parking behind the building. Downtown Mesa on Main street with the light rail at your front door.							

150-156 W Main St
-- cont'd
Mesa, AZ 85201

OFFICE

FOR LEASE

**110 S Mesa Dr
Mesa, AZ 85210**



Structure

Building Type: **Office**
 Class: **C**
 RBA: **7,072 SF**
 Typical Floor: **7,072 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1983**
 % Leased: **76.8%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.48 AC**
 Zoning: **TCB-1,C-2**
 Parcel No: **138-66-083, 138-66-084,
138-66-088**
 Parking: **32 Surface Spaces are available
Ratio of 3.40/1,000 SF**

Lease

Total Available: **1,640 SF**
 Smallest Space: **1,640 SF**
 Max Contig: **1,640 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$10.00**
 Expenses: **2016 Tax @ \$1.10/sf**

For Sale Info

Not For Sale

Presented By

COBE Real Estate / Greg Marek (480) 250-2038

Amenities

Courtyard, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	1,640	1,640	1,640	\$10.00/mg	Vacant	1-5 yrs	Direct

COBE Real Estate / Greg Marek (480) 250-2038

• Available For Lease at \$10 SF MG (Tenant Pays Share of Taxes & Electric) • Ste 1 - 1,640 SF • Suites May Be Combined; Include Private Restrooms & Common Area Restrooms • Covered Parking Available; Monument Signage Available • Perfect Space for Law Firm or Medical Related Office • Fantastic Downtown Mesa Location Just One Block South of New Light Rail Station & Across From the Mesa City Court Building

Building Notes

Property has good visibility, high traffic volume, and is close to central business district of downtown Mesa.

**110 S Mesa Dr
-- cont'd
Mesa, AZ 85210**

OFFICE

FOR LEASE

**144 S Mesa Dr
Mesa, AZ 85210**



Structure

Building Type: **Office**
 Class: **C**
 RBA: **9,554 SF**
 Typical Floor: **9,554 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1974**
 % Leased: **80.3%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.67 AC**
 Zoning: **C-2**
 Parcel No: **138-66-078, 138-66-079**
 Parking: **-**

Lease

Total Available: **1,884 SF**
 Smallest Space: **1,884 SF**
 Max Contig: **1,884 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$10.00**
 Expenses: **2016 Tax @ \$1.01/sf**

For Sale Info

Not For Sale

Presented By

Commercial Properties, Inc. / Brandon Koplín (480) 214-1103

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite G	1,884	1,884	1,884	\$10.00/nnn	Vacant	Negotiable	Direct

Commercial Properties, Inc. / Brandon Koplín (480) 214-1103

Endcap space with the potential for drive thru and outdoor patio. Building and monument signage available.

Building Notes

Deseret Book which occupies 56 percent of the center is owned and operated by an LDS Church subsidiary and the properties close proximity, only two blocks west, to the LDS owned Mesa Temple and Visitors center which sees over one million guests each year proves why Deseret Book has been at the site for over 25 years and ensures the long term continued tenancy of the center. Emergency Supply which occupies nearly 20 percent of the center targets the LDS population and their strong belief in food storage. The remaining two tenants are English Academy and Rawlings Law.

The subject property is located on S Mesa Drive and 2nd Avenue with a combined daily traffic count of over 35,000 vehicles. The property is located north of the Superstition Freeway and near downtown Mesa.

Highlights

- 100 Percent Occupied Strip Center in Mesa, AZ
- Over 50 Percent of GLA Tenants Have Been In the Center Over 25 Years
- Adjacent to Mesa LDS Temple & Visitor Center (Over 1 Million Visitor Annually)

144 S Mesa Dr

-- cont'd

Mesa, AZ 85210

- Daily Traffic Count of Over 35,000 vehicles
- Strong Corporate Tenant Deseret Book with 65+ Locations
- Population Exceeds 355,000 in a 5-Mile Radius an Average Household Income Exceeding \$62,000

RETAIL

FOR LEASE

**156 S Mesa Dr
Mesa, AZ 85210**



Structure

Building Type: **Retail**
 SubType: **Freestanding**
 Class: **-**
 RBA: **5,600 SF**
 Typical Floor: **5,600 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1978**
 % Leased: **39.3%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.29 AC**
 Zoning: **TCB-1, Mesa**
 Parcel No: **138-66-080, 138-66-081,
138-66-082**
 Parking: **20 Surface Spaces are available
Ratio of 3.81/1,000 SF**

Lease

Total Available: **3,400 SF**
 Smallest Space: **3,400 SF**
 Max Contig: **3,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$6.36**
 Expenses: **2016 Tax @ \$1.11/sf**

For Sale Info

Not For Sale

Presented By

COBE Real Estate / Steven Beck (480) 610-2400

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	3,400	3,400	3,400	\$6.36/mg	Vacant	Negotiable	Direct

COBE Real Estate / Steven Beck (480) 610-2400

3,400 SF Retail Suit for lease for \$1800/month (\$6.35/SF MG) • Retail suite includes a showroom, office and restroom and is available • Adjacent Tenant: Brandt Photography • Fantastic Downtown Mesa Location only 1.5 Blocks from Mesa Drive Light Rail Station • Easy Access to Loop 101 and 202, minutes from US-60 and Downtown Mesa. • Great Visibility along Mesa Drive with 26,600 VPD. • Building and Monument Signage Available,

Building Notes

Property Description: Free Standing Retail Building

Property Use Description: Free Standing Retail Building

156 S Mesa Dr
-- cont'd
Mesa, AZ 85210

RETAIL

FOR SALE / FOR LEASE

**3-19 S Morris
Main St & Country Club Dr
Mesa, AZ 85210**



Structure

Building Type: **Retail**
 SubType: **Freestanding (Strip Center)**
 Class: **-**
 RBA: **14,000 SF**
 Typical Floor: **14,000 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1946**
 % Leased: **50.8%**
 Owner Occupied: **No**
 Owner Type: **Individual**
 Tenancy: **Multiple Tenant**
 Land Area: **0.77 AC**
 Zoning: **C-DT**
 Parcel No: **138-54-036, 138-54-038,
138-54-039, 138-54-043**
 Parking: **40 free Surface Spaces are available
Ratio of 2.86/1,000 SF**

Lease

Total Available: **6,887 SF**
 Smallest Space: **800 SF**
 Max Contig: **2,050 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$10.25-\$12.75**
 Expenses: **2012 Tax @ \$0.96/sf**

For Sale Info

For Sale - Active

Sales Company

COBE Real Estate: Brad Broyles (480) 610-2400

Presented By

COBE Real Estate / Brad Broyles (480) 610-2400

Amenities

Bus Line, Commuter Rail

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 13-15	2,050	2,050	2,050	\$10.25/nnn	Vacant	Negotiable	Direct

COBE Real Estate / Brad Broyles (480) 610-2400

Fantastic retail location on Main Street and east of Country Club Drive in Mesa. Property is adjacent to the Country Club Drive Light Rail Station allowing passengers access to the many shops, restaurants, museums and other cultural attractions in the corridor. Downtown Mesa is undergoing a revitalization effort and recent announcements of the new Arizona State University's Downtown Mesa Campus and the proposed Consolari Project are spurring tremendous growth, investment and redevelopment opportunities along Main Street. **PROPERTY HIGHLIGHTS** • Recently Renovated Interior and Exterior • Multiple Suites May Be Combined; Office & Showroom Spaces Available • Flooring Allowance Offered by Landlord • Excellent location for retail store, office, boutiques, appliance, restaurant or coffee shop. • Adjacent to the Country Club/Main St. Light Rail Station • Building Signage Available • High Traffic Counts at Intersection of Country Club and Main Street Exceeding 46,000 VPD • Adjacent to Proposed \$42 Million Mixed-Use Development Featuring Housing and Retail • Within 2.5 Miles of US 60 Freeway, 3.5 Miles of Both Loop 202 & Loop 101 Freeway

3-19 S Morris
-- cont'd
Main St & Country Club Dr
Mesa, AZ 85210

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 17	1,336	1,336	1,336	\$10.25/nnn	Vacant	Negotiable	Direct
COBE Real Estate / Brad Broyles (480) 610-2400 Fantastic retail location on Main Street and east of Country Club Drive in Mesa. Property is adjacent to the Country Club Drive Light Rail Station allowing passengers access to the many shops, restaurants, museums and other cultural attractions in the corridor. Downtown Mesa is undergoing a revitalization effort and recent announcements of the new Arizona State University's Downtown Mesa Campus and the proposed Consolari Project are spurring tremendous growth, investment and redevelopment opportunities along Main Street. PROPERTY HIGHLIGHTS • Recently Renovated Interior and Exterior • Multiple Suites May Be Combined; Office & Showroom Spaces Available • Flooring Allowance Offered by Landlord • Excellent location for retail store, office, boutiques, appliance, restaurant or coffee shop. • Adjacent to the Country Club/Main St. Light Rail Station • Building Signage Available • High Traffic Counts at Intersection of Country Club and Main Street Exceeding 46,000 VPD • Adjacent to Proposed \$42 Million Mixed-Use Development Featuring Housing and Retail • Within 2.5 Miles of US 60 Freeway, 3.5 Miles of Both Loop 202 & Loop 101 Freeway							
P 1st / Suite 261	1,762	1,762	1,762	\$11.75/nnn	Vacant	Negotiable	Direct
COBE Real Estate / Brad Broyles (480) 610-2400 Fantastic retail location on Main Street and east of Country Club Drive in Mesa. Property is adjacent to the Country Club Drive Light Rail Station allowing passengers access to the many shops, restaurants, museums and other cultural attractions in the corridor. Downtown Mesa is undergoing a revitalization effort and recent announcements of the new Arizona State University's Downtown Mesa Campus and the proposed Consolari Project are spurring tremendous growth, investment and redevelopment opportunities along Main Street. PROPERTY HIGHLIGHTS • Recently Renovated Interior and Exterior • Multiple Suites May Be Combined; Office & Showroom Spaces Available • Flooring Allowance Offered by Landlord • Excellent location for retail store, office, boutiques, appliance, restaurant or coffee shop. • Adjacent to the Country Club/Main St. Light Rail Station • Building Signage Available • High Traffic Counts at Intersection of Country Club and Main Street Exceeding 46,000 VPD • Adjacent to Proposed \$42 Million Mixed-Use Development Featuring Housing and Retail • Within 2.5 Miles of US 60 Freeway, 3.5 Miles of Both Loop 202 & Loop 101 Freeway							
P 1st / Suite 265	939	939	939	\$12.75/nnn	Vacant	Negotiable	Direct
COBE Real Estate / Brad Broyles (480) 610-2400 Fantastic retail location on Main Street and east of Country Club Drive in Mesa. Property is adjacent to the Country Club Drive Light Rail Station allowing passengers access to the many shops, restaurants, museums and other cultural attractions in the corridor. Downtown Mesa is undergoing a revitalization effort and recent announcements of the new Arizona State University's Downtown Mesa Campus and the proposed Consolari Project are spurring tremendous growth, investment and redevelopment opportunities along Main Street. PROPERTY HIGHLIGHTS • Recently Renovated Interior and Exterior • Multiple Suites May Be Combined; Office & Showroom Spaces Available • Flooring Allowance Offered by Landlord • Excellent location for retail store, office, boutiques, appliance, restaurant or coffee shop. • Adjacent to the Country Club/Main St. Light Rail Station • Building Signage Available • High Traffic Counts at Intersection of Country Club and Main Street Exceeding 46,000 VPD • Adjacent to Proposed \$42 Million Mixed-Use Development Featuring Housing and Retail • Within 2.5 Miles of US 60 Freeway, 3.5 Miles of Both Loop 202 & Loop 101 Freeway							
P 1st / Suite 9	800	800	800	\$12.75/nnn	Vacant	Negotiable	Direct
COBE Real Estate / Brad Broyles (480) 610-2400 Fantastic retail location on Main Street and east of Country Club Drive in Mesa. Property is adjacent to the Country Club Drive Light Rail Station allowing passengers access to the many shops, restaurants, museums and other cultural attractions in the corridor. Downtown Mesa is undergoing a revitalization effort and recent announcements of the new Arizona State University's Downtown Mesa Campus and the proposed Consolari Project are spurring tremendous growth, investment and redevelopment opportunities along Main Street. PROPERTY HIGHLIGHTS • Recently Renovated Interior and Exterior • Multiple Suites May Be Combined; Office & Showroom Spaces Available • Flooring Allowance Offered by Landlord • Excellent location for retail store, office, boutiques, appliance, restaurant or coffee shop. • Adjacent to the Country Club/Main St. Light Rail Station • Building Signage Available • High Traffic Counts at Intersection of Country Club and Main Street Exceeding 46,000 VPD • Adjacent to Proposed \$42 Million Mixed-Use Development Featuring Housing and Retail • Within 2.5 Miles of US 60 Freeway, 3.5 Miles of Both Loop 202 & Loop 101 Freeway							

RETAIL

FOR LEASE

**256 E Pepper Pl
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 Class: -
 RBA: **17,400 SF**
 Typical Floor: **17,400 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: -
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: -
 Land Area: **1.86 AC**
 Zoning: -
 Parking: -

Lease

Total Available: **17,400 SF**
 Smallest Space: **17,400 SF**
 Max Contig: **17,400 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **\$3.84**

For Sale Info

Not For Sale

Presented By

REB Limited / Randall E. Blum (480) 827-9591

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	17,400	17,400	17,400	\$3.84/mg	Vacant	1 yr	Direct

REB Limited / Randall E. Blum (480) 827-9591

INDUSTRIAL

FOR LEASE

**241-243 S Serrine
Mesa, AZ 85210**



Lease

Total Available: **2,366 SF**
 Warehouse Avail: **2,366 SF/1,120 ofc**
 Office Avail: **0 SF**
 CAM: **-**
 Smallest Space: **2,366 SF**
 Max Contig: **2,366 SF**
 Space Use: **Industrial**
 Rent/SF/yr: **\$6.24**
 Expenses: **2016 Tax @ \$0.66/sf**

Structure

Building Type: Class C Industrial	Ceiling Height: -	Stories: 1
SubType: Manufacturing	Column Spacing: -	Power: 200a/120-208v 1p
RBA: 17,810 SF	Drive Ins: 3 - 8'0" w x 10'0" h	Const Mat: -
Typical Floor: 17,810 SF	Crane: None	Sprinkler: -
Building Status: Existing	Rail Line: -	Lot Dimensions: -
Year Built: 1953	Rail Spots: -	Land Area: 1.30 AC
% Leased: 86.7%	Cross Docks: -	Building FAR: 0.31
Owner Occupied: No	Loading Docks: None	Levelators: None
Owner Type: Individual	Utilities: -	
Zoning: C-TC	Tenancy: Multiple Tenant	
Parcel No: 138-48-004A	Parking: 11 free Surface Spaces are available Ratio of 0.61/1,000 SF	

For Sale Info

Not For Sale

Presented By

Realty One Group / Greg Hadley (480) 321-8100

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 110	2,366/1,120 ofc	2,366	\$6.24/mg	Vacant	1-10 yrs	Direct

Realty One Group / Greg Hadley (480) 321-8100
 \$1,230/month

OFFICE

FOR SALE / FOR LEASE

**77 W University Dr
Mesa, AZ 85201**



Structure

Building Type: **Office**
 Class: **B**
 RBA: **10,626 SF**
 Typical Floor: **10,626 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1979**
 % Leased: **0%**
 Owner Occupied: **Yes**
 Owner Type: **Corporate/User**
 Tenancy: **Single Tenant**
 Land Area: **0.71 AC**
 Zoning: **R-S**
 Parcel No: **138-59-009, 138-59-010A,
138-59-010B, 138-59-011A,
138-59-012A, 138-59-031**
 Parking: **Ratio of 4.20/1,000 SF**

Lease

Total Available: **10,626 SF**
 Smallest Space: **10,626 SF**
 Max Contig: **10,626 SF**
 Space Use: **Office**
 Rent/SF/Yr: **\$17.50**
 Expenses: **2016 Tax @ \$0.99/sf; 2011 Ops @
\$7.67/sf**

For Sale Info

For Sale at \$1,264,494 (\$119.00/SF) - Active

Sales Company

Commercial Properties, Inc.: Leroy Breinholt (480) 966-6593, Eric Jones (480) 966-8671

Presented By

Commercial Properties, Inc. / Leroy Breinholt (480) 966-6593 / Eric Jones (480) 966-8671

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	10,626	10,626	10,626	\$17.50/fs	Vacant	Negotiable	Direct

Commercial Properties, Inc. / Leroy Breinholt (480) 966-6593 / Eric Jones (480) 966-8671

Building Notes

Located in downtown Mesa. Incredible access to Loop 101 and US 60 freeways.

RETAIL

FOR LEASE

**212 W Main St
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: -
 RBA: **2,696 SF**
 Typical Floor: **2,696 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1945**
 % Leased: **0%**
 Owner Occupied: -
 Owner Type: -
 Tenancy: **Single Tenant**
 Land Area: **0.09 AC**
 Zoning: **C-DT**
 Parcel No: **138-55-001**
 Parking: -

Lease

Total Available: **2,696 SF**
 Smallest Space: **2,696 SF**
 Max Contig: **2,696 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2016 Tax @ \$1.22/sf**

For Sale Info

Not For Sale

Presented By

Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 212	2,696	2,696	2,696	Withheld	Vacant	Negotiable	Direct

Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800

*Can be combined with 214 W Main Street for a total of 5,382 SF.

RETAIL

FOR LEASE

**214 W Main St
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **5,382 SF**
 Typical Floor: **5,382 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **-**
 % Leased: **0%**
 Owner Occupied: **-**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.08 AC**
 Zoning: **C-DT**
 Parcel No: **138-55-003**
 Parking: **-**

Lease

Total Available: **5,382 SF**
 Smallest Space: **2,686 SF**
 Max Contig: **5,382 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2016 Tax @ \$0.13/sf**

For Sale Info

Not For Sale

Presented By

Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	2,686	5,382	5,382	Withheld	Vacant	Negotiable	Direct
Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800							
*Can be combined with 212 W Main Street for a total of 5,382 SF							
P 1st	2,696	5,382	5,382	Withheld	Vacant	Negotiable	Direct
Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800							
*Can be combined with 212 W Main Street for a total of 5,382 SF							

RETAIL

FOR LEASE

**215 W Main St
Mesa, AZ 85201**



Structure

Building Type: **Retail**
 SubType: **Storefront**
 Class: **-**
 RBA: **4,002 SF**
 Typical Floor: **4,002 SF**
 Stories: **1**
 Building Status: **Existing**
 Year Built: **1960**
 % Leased: **50.0%**
 Owner Occupied: **No**
 Owner Type: **-**
 Tenancy: **Multiple Tenant**
 Land Area: **0.16 AC**
 Zoning: **C-DT**
 Parcel No: **138-54-049E**
 Parking: **2 free Surface Spaces are available
Ratio of 0.49/1,000 SF**

Lease

Total Available: **2,001 SF**
 Smallest Space: **2,001 SF**
 Max Contig: **2,001 SF**
 Space Use: **Retail**
 Rent/SF/Yr: **Withheld**
 Expenses: **2012 Tax @ \$0.76/sf**

For Sale Info

Not For Sale

Presented By

Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800

Amenities

Bus Line, Commuter Rail

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 215	2,001	2,001	2,001	Withheld	Vacant	Negotiable	Direct

Phoenix Commercial Advisors / Courtney A. Auther (602) 288-3466 / Michelle Gatti (602) 957-9800

*Contact For Details.