



FOR LEASE | OFFICE

SMALL OFFICE SUITES

35 N Alma School Rd, Mesa, AZ 85201

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com

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PROPERTY SUMMARY

Available SF:	250 - 700 SF
Lease Rate:	\$11.00 - 14.40 SF/yr (Full Service)
Building Size:	10,050 SF
Zoning:	C-2
Cross Streets:	N of NEC Alma School Rd & Main Street

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 101	252	\$11.00 SF/yr
Suite 102A	338	\$310 per month
Suite 109	500	\$11.00 SF/yr
Suite 204	550	\$600 per month
Suite 205A	250	\$300 per month
Suite 206	700	\$650 per month

PROPERTY OVERVIEW

Mesa office suites available from \$195- \$650 per month. Alma School Road frontage with fantastic visibility and high traffic counts. Property is adjacent to the Alma School Road light rail station that is a key piece of the Mesa Downtown Focus project allowing passengers from across the valley access to the many offices, shops, restaurants, museums and other cultural attractions in the corridor.

PROPERTY HIGHLIGHTS

- Adjacent to Alma School Light Rail Station
- Alma School Road Frontage; Fantastic Visibility
- Alma School Road Traffic Count Exceeds 23,000 Vehicles Per Day
- Covered Parking Available
- Door Entry Signage Available
- Within 2 Miles of the US-60 Superstition, Loop 101 & Loop 202 Freeways

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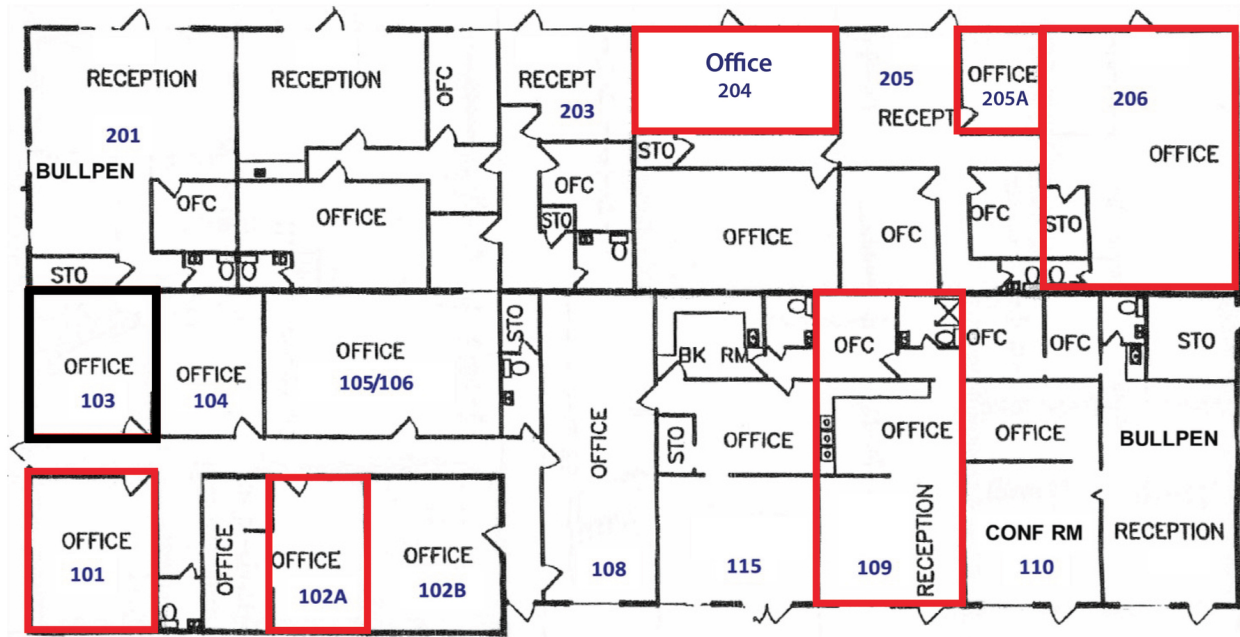
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