

La Mesa Medical Plaza

455 N Mesa Dr | Mesa, AZ 85201

**4 BUILDING
GARDEN STYLE OFFICE COMPLEX**



±17,740 SF Office Building for Sale | \$1,800,000 (101.46 PSF)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 09 06 19



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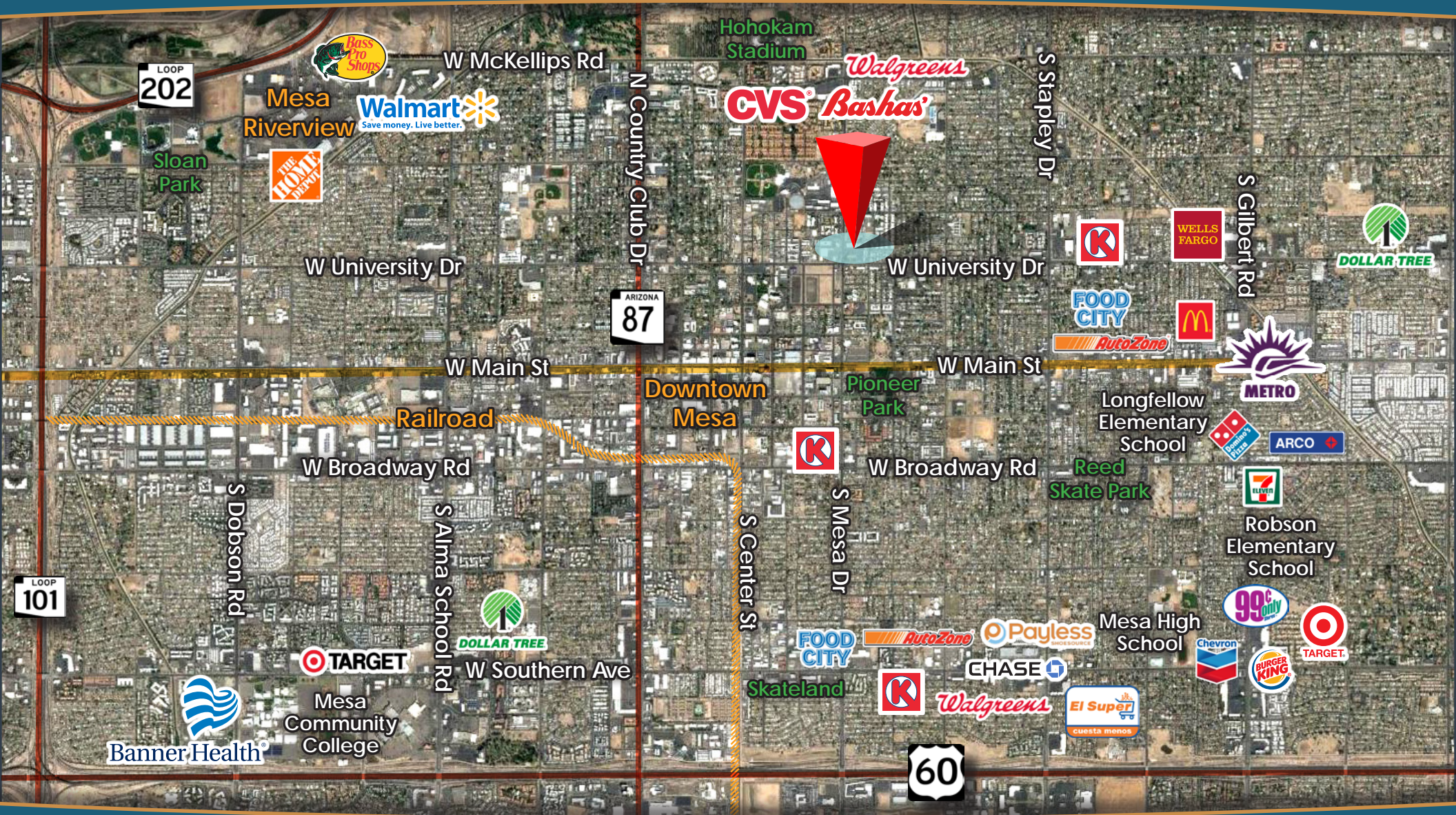
Locally Owned. Globally Connected. CFRAC International

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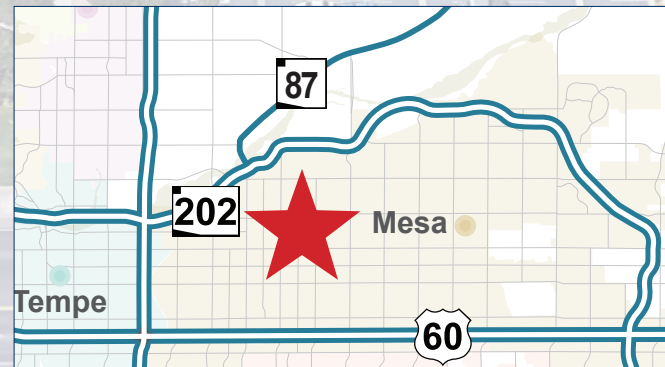
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±17,740 SF Office Building for Sale

The La Mesa Medical Plaza is a 4 building, garden style office complex with 2nd generation medical build outs in place. The units have new vinyl wood look flooring, new paint and updated lighting and HVAC. The property as a whole has just completed a dramatic renovation including new exterior stucco, new landscaping, new parking seal and striping, new concrete courtyard, new windows and doors among other items. The property is currently 95% vacant. Owner users can occupy the property or investors can take advantage of the ready to lease build outs. The property is located just one mile north of the light rail stop at Mesa Drive and Main St in Mesa, AZ where a \$60M redevelopment project is being completed.



E University Dr

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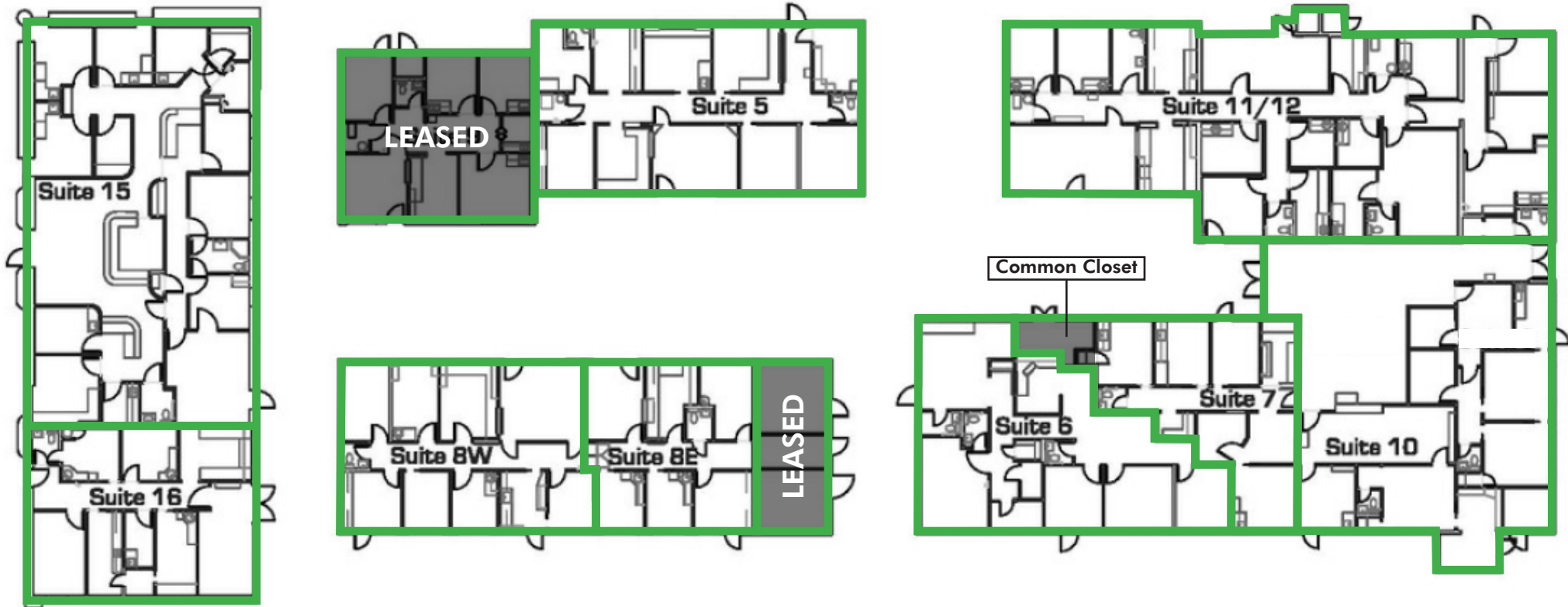
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AVAILABILITY

Suite	5	6	8W	8E	9	10	11/12	15	16
SF	±1,683	±1,434	±1,278	±849	±940	±2,399	±3,118	±2,674	±1,165

FLOORPLATES NOT TO SCALE*

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