

# GREENFIELD OFFICE COMPLEX



Beautiful High-End Garden Style Office For Sale  
**1515 N Greenfield Rd | Mesa, AZ 85205**



For Sale Information:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CVRPAC International

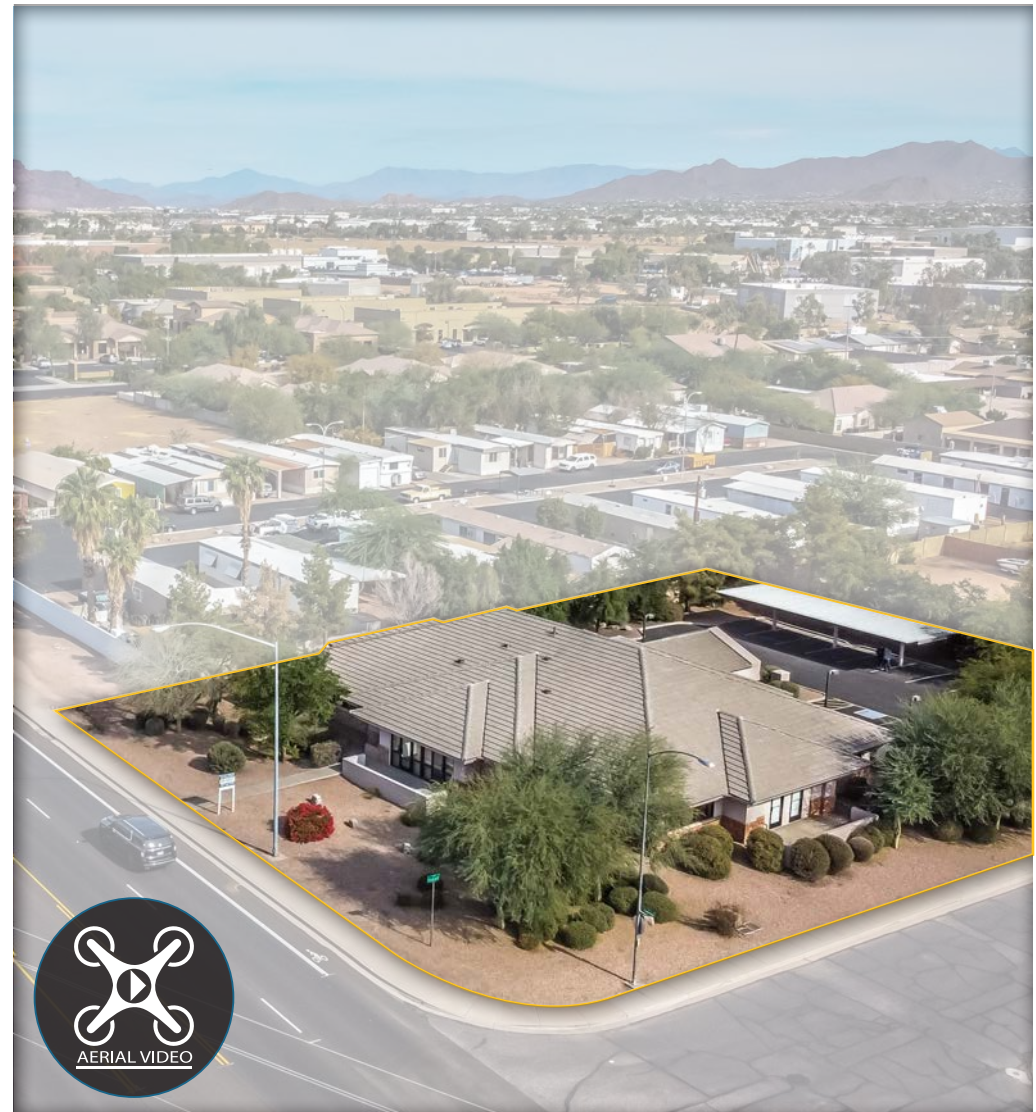
# SALE DETAILS

## PROPERTY INFORMATION

ADDRESS	1515 N GREENFIELD DR MESA, AZ 85205
BUILDING SIZE	±5,618 SF CONTIGUOUS
YEAR BUILT	2002
LOT SIZE	±24,567 SF
ZONING	OC
APN	141-72-071W
NO. SUITES	TWO (±2,800 SF & ±2,818 SF)
FRONTAGE	N GREENFIELD RD
PARKING	13 SURFACE SPACES 6 COVERED SPACES
INGRESS/EGRESS	E HOBART ST
ROOF	NEW W/15 YR WARRANTY
HVAC	NEW W/10 YR WARRANTY
PAVEMENT	PARKING RESURFACED FALL 2019
SECURITY SYSTEM	CAMERA STYLE
<b>SALE PRICE</b>	<b>\$1,022,475</b>
<b>PRICE PSF</b>	<b>\$182</b>

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 prior sale, lease, or withdrawal from the market without prior notice.

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## COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiatz.com



## MODERN BUILD-OUT

SUITE 101	±2,800 SF
RECEPTION	Y
OFFICES	6
CONFERENCE ROOM	1
BREAK ROOM	1
RESTROOM (ADA)	1

SUITE 102	±2,818 SF
RECEPTION	Y
OFFICES	7
CONFERENCE ROOM	1
BREAK ROOM	1
RESTROOM (ADA)	1

SUITE 101 & 102	±5,618 SF
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This **beautiful high-end garden style office** is located just north of Brown Road on N Greenfield Rd. The property is an excellent owner/user opportunity with high visibility on Greenfield Rd with monument signage! Ability to occupy 100% of the building or lease adjacent suite for additional income! Adjacent to retail, numerous restaurants and Mountainside Fitness Center. Strong demographic area with high income households. Condo is only minutes from Falcon Field Airport and easy has access to Loop 202 - Red Mountain Freeway.

# SITE PLAN







# GREENFIELD OFFICE COMPLEX

±5,618 SF OF MODERN BUILD-OUT



NEW ROOF

COVERED  
PARKING

NEW HVAC  
UNITS

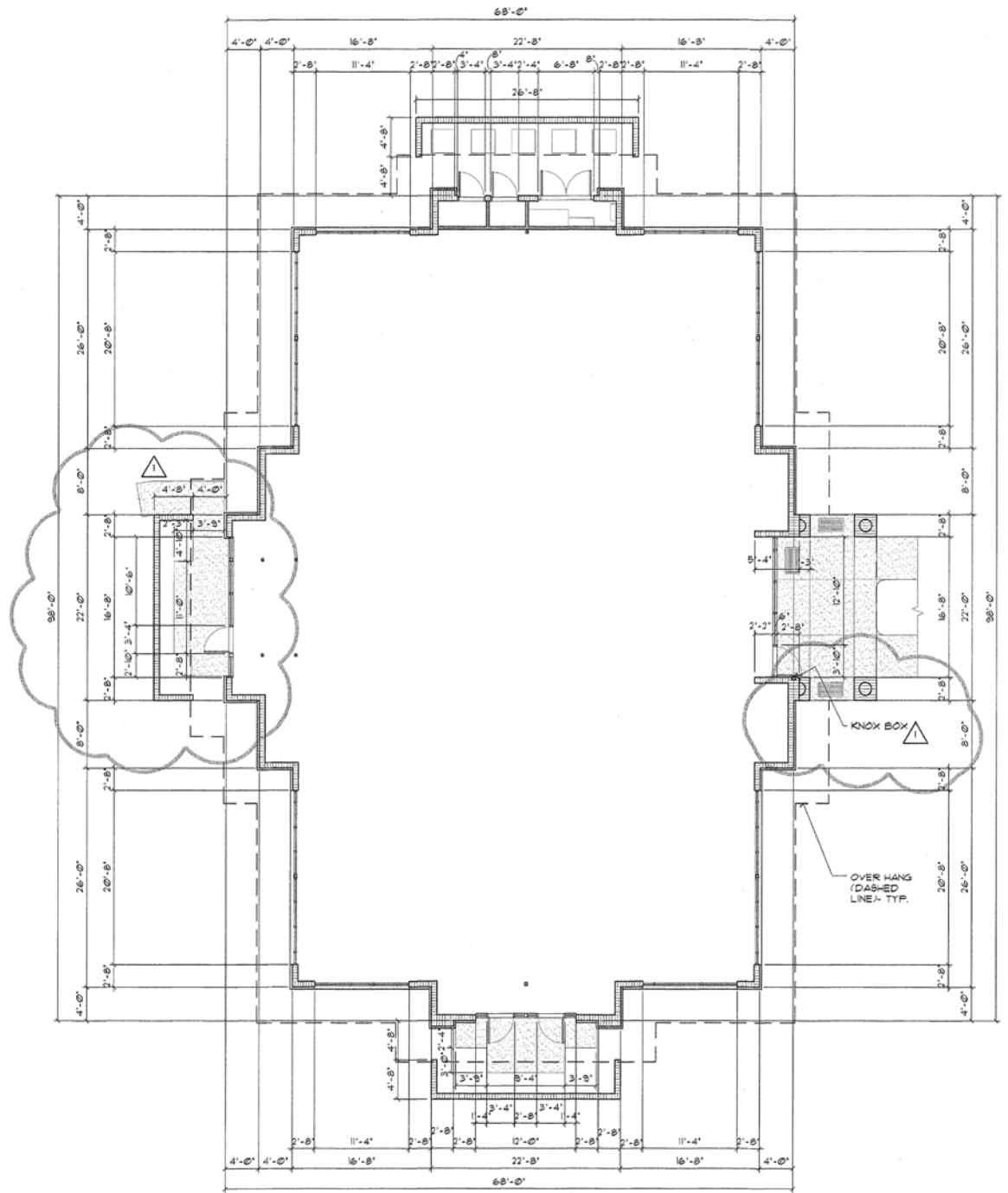
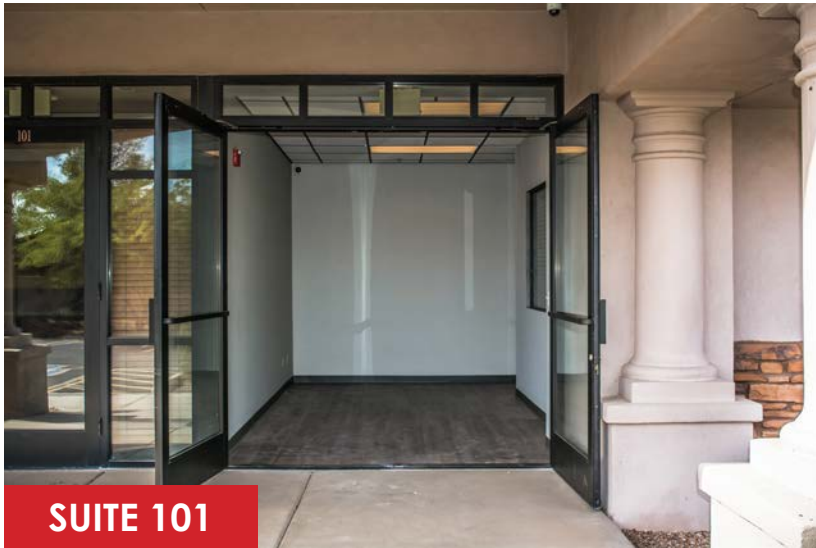
RECENTLY  
RE-SURFACED

HIGH TRAFFIC  
COUNT

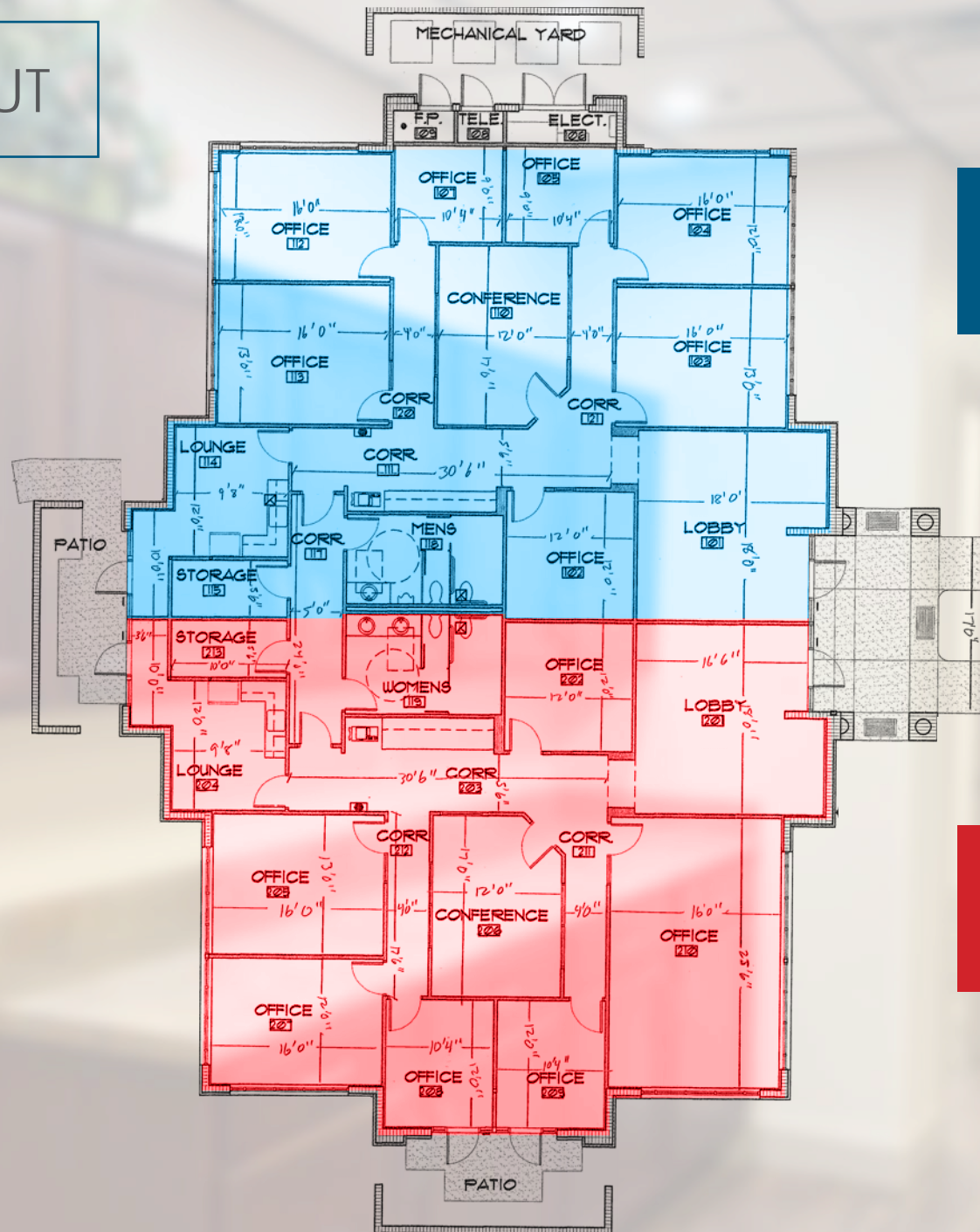
NEW CARPET,  
PAINT, FLOORING



# FLOOR PLAN



# SUITE LAYOUT



**SUITE 102**  
±2,818 (CONT. ±5,618 SF)

**SUITE 101**  
±2,800 (CONT. ±5,618 SF)







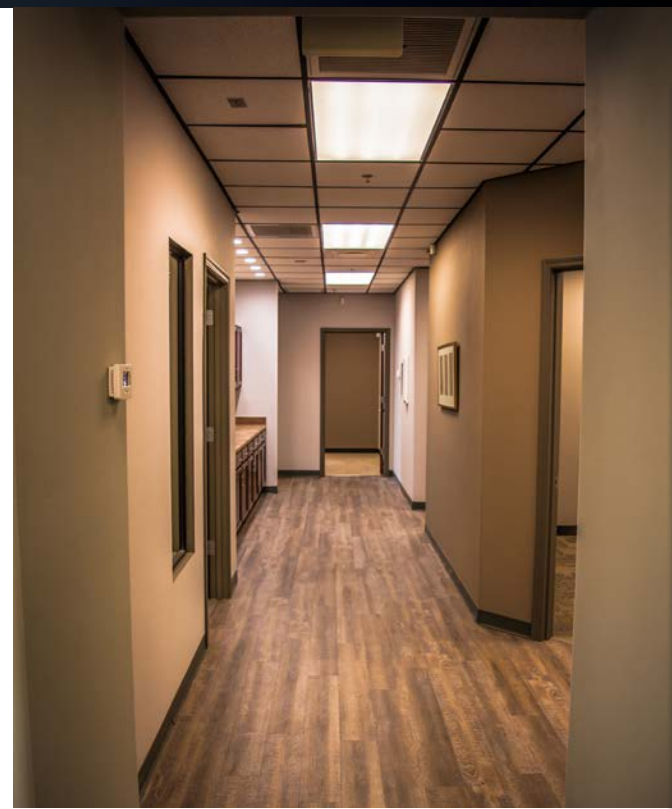
LOOP  
202

**GREENFIELD  
OFFICE COMPLEX**

N GREENFIELD RD (±19,000 VPD)

E BROWN RD





## Key Property Features

- ±5,618 SF Free-standing Building
- Single or Multi Tenant Building
- New Move-In Ready Spec Suite
- New Flooring
- New Carpet
- New Paint
- ADA Compliant Restrooms
- New Roof With 15 Year Warranty
- New HVAC Units With 10 Year Warranty
- Security Camera/System Conveys With Property
- Parking Lot Re-surfaced & Striped In Fall 2019
- Parking Ratio 3.38/1000
- No HOA
- Close to Mountainside Fitness
- Near Falcon Field
- Excellent Street Exposure
- Minutes From the North 202 Freeway





## Business Environment

### **Mesa: A Smart Location for Intelligent Companies**

With a population of over 500,000, Mesa, Arizona is the 35th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.7 million people, and is projected to grow to 6 million by 2030.

### Mesa Offers

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.

### Highways And Ground Freight

Mesa is a city on the move with an abundance of freeways, highways and state routes strategically located along commerce corridors and current and future population centers. The 101 runs along Mesa's west border and the Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa and minutes away are Interstates 10, 17 and 8, plus state routes 51, 74, 85 and 88 linking Mesa to other Arizona markets, California and Mexico.

## MESA, AZ



**518,012**  
POPULATION



**35TH**  
LARGEST CITY IN THE  
UNITED STATES



**\$58,928**  
MEDIAN HOUSEHOLD  
INCOME



**36.3**  
MEDIAN AGE



**36.7%**  
POST-HIGH SCHOOL  
EDUCATION



**29 MIN**  
TO SKY HARBOR  
INT'L AIRPORT

<https://www.selectmesa.com/>

