

FIRST FINANCIAL PLAZA

MOTIVATED LANDLORD
 TO MAKE DEALS

AVAILABLE SPACE IN THE HEART OF
THE FIESTA DISTRICT



1550 S. Alma School Rd., Mesa, AZ 85210

AVAILABILITY

Suite 101: $\pm 1,737$ RSF
(coming available 1/1/2018)

Suite 230: $\pm 1,340$ RSF

Suite 250: ± 560 RSF

Suite 290: $\pm 1,111$ RSF

BUILDING FEATURES

Building Size: $\pm 26,789$ SF

Lease Rate: \$15.00/RSF Full Service

Annual Increases: \$0.50

Tenant Improvements: Negotiable

Load Factor: 8.0%

Operating Expenses: Base Year

Covered & Reserved Parking Available

HIGHLIGHTS

Easy Access to US 60 and Loop 101

Monument Signage Available on Alma School Rd

Spec Suite Available for Immediate Occupancy

EXCLUSIVE ADVISOR

JOE VALE

Associate | 602.952.3873 | jovale@ngkf.com



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SOUTHERN AVENUE STREET IMPROVEMENTS

- \$25.3 million project from Tempe Canal to Alma School
- Phase I - Completed: Nov. 2014
- Paseo Nodas - Completion: Oct./Nov. 2015
- Phase II - Completion: Oct. 2016

MESA POLICE SUBSTATION

- \$15 million project
- Completed: 2013
- 125 staff

SOUTHERN AVENUE VILLAS

- Urban style, multi-family development with 354 units
- Completion: Mid to late 2016

PROJECT CENTRICA

- \$20 million
- Redevelopment project
- Vacant Retail to 100k SF Class A Office
- Completed: June 2015

MCC PERFORMING ARTS CENTER

- \$15 million project
- 462 seats
- Completed: Nov. 2014

827 W. GROVE BUILDING

- Vacant 70k SF Office Space
- \$2.3 million renovation to Class A Space
- Completed: Nov. 2014

FIESTA CORPORATE CAMPUS

- \$21 million Redevelopment Project
- Former Macy's Department Store to 158,000 SF of Class A Office
- Completion: Q4 2016

SUBJECT PROPERTY

MESA FIESTA CENTER

- Vacant retail development to 200k SF Class A Office Campus
- Upper Iowa University Opened in Aug. 2013 with 13k SF
- Feed My Starving Children Opened Apr. 2013 with 25k SF

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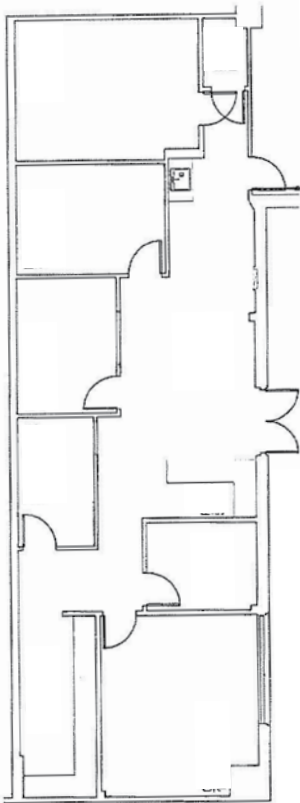
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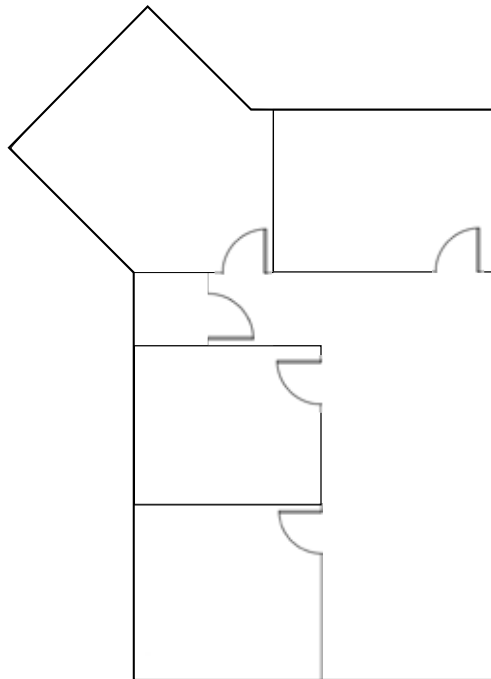
 FLOOR PLANS

SUITE 101
±1,737 RSF

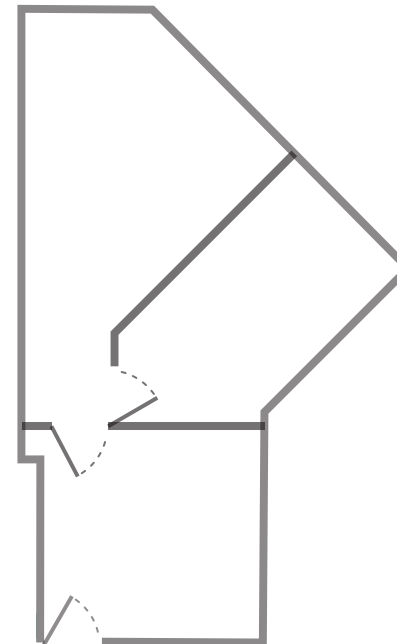
(Available 1/1/2018)



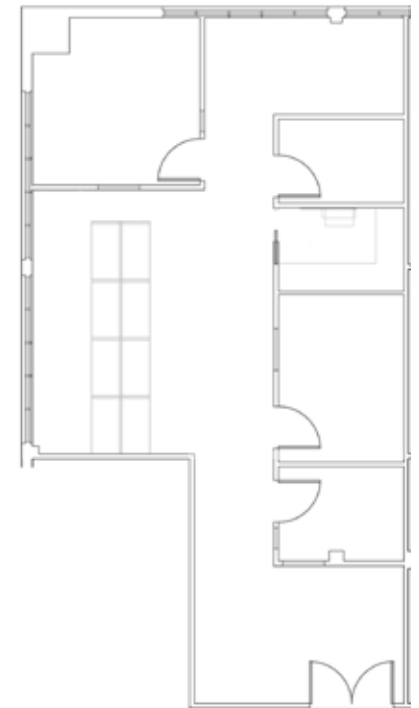
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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