



For Lease-Falcon Corporate Center

4711 E Falcon Drive
Mesa, Arizona 85215

NAIHorizon

EXCLUSIVELY LISTED BY:

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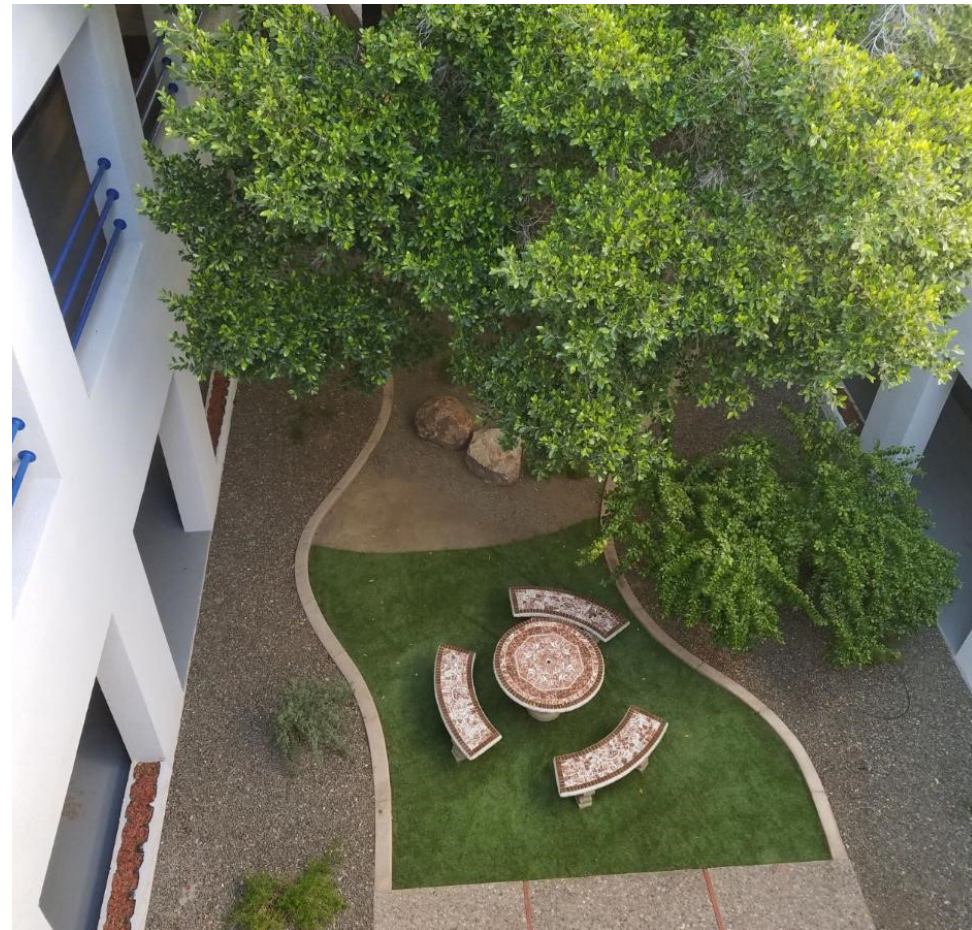
The Property

Building Size	43,945 SF
Building Class	B
Year Built	1978
Cross Streets	E McKellips Rd & E Falcon Dr
Total Space Available	±11,125 SF
Suites Available	±888 - ±4,538 SF
Lease Rate	\$18/SF, MG*

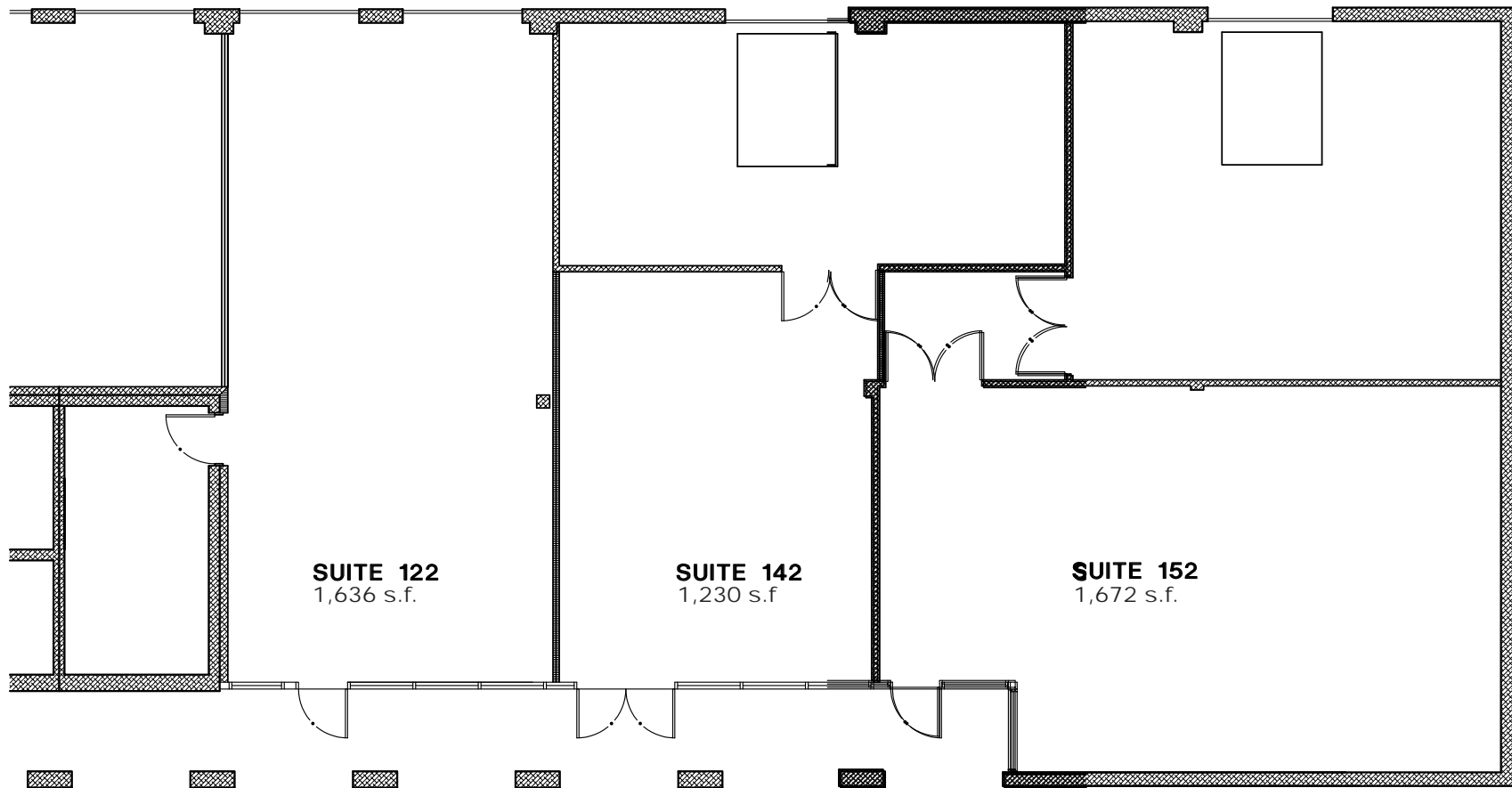
**Tenant is responsible for janitorial*

Property Amenities & Highlights

- Well-maintained asset with recent capital upgrades completed
- Conference room for tenants - available for rent
- Conveniently located adjacent to Falcon Field Airport
- Minutes to Loop 202, SR-60, Loop 101 with connecting access to I-10 & I-17
- City of Mesa land lease meets requirement for Falcon Field Airport use/access

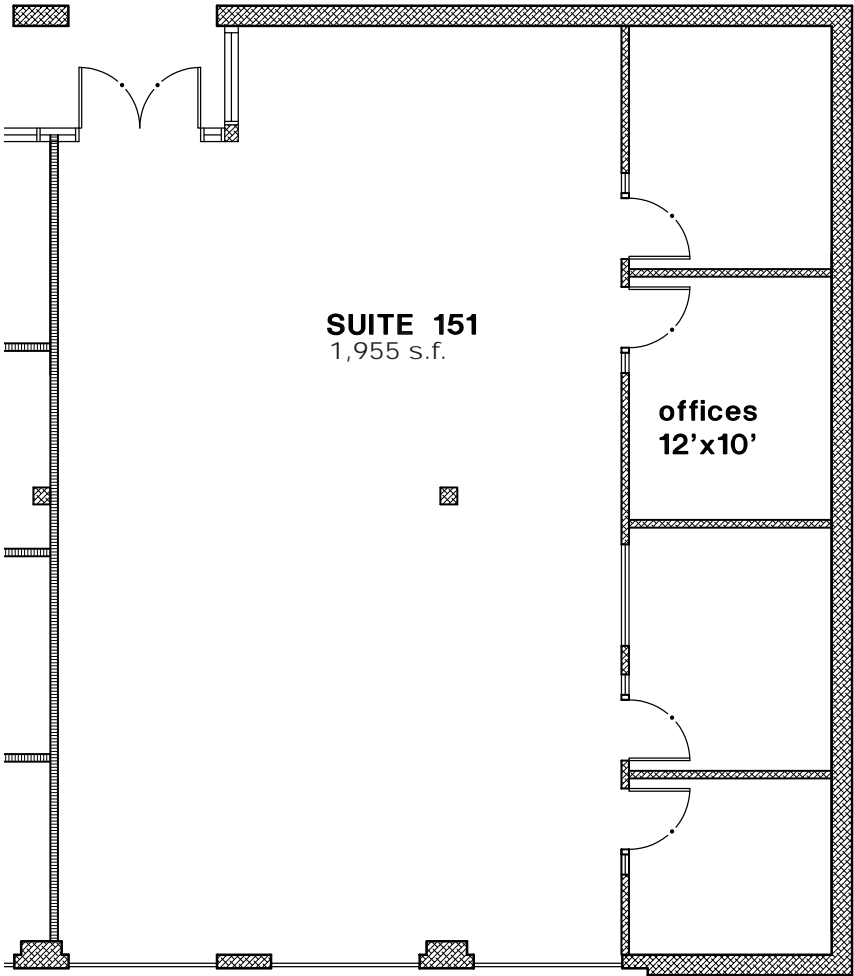
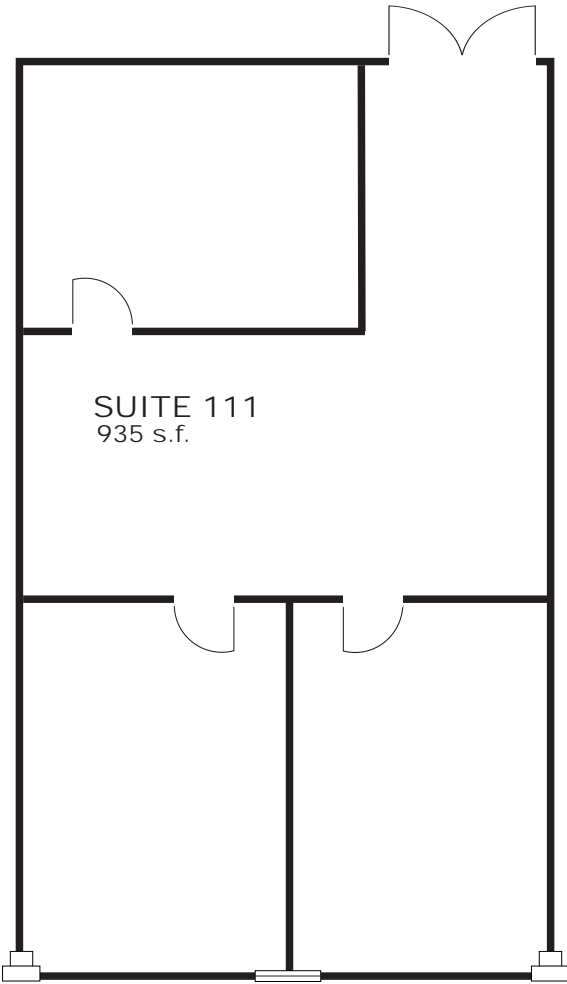


The Availabilities



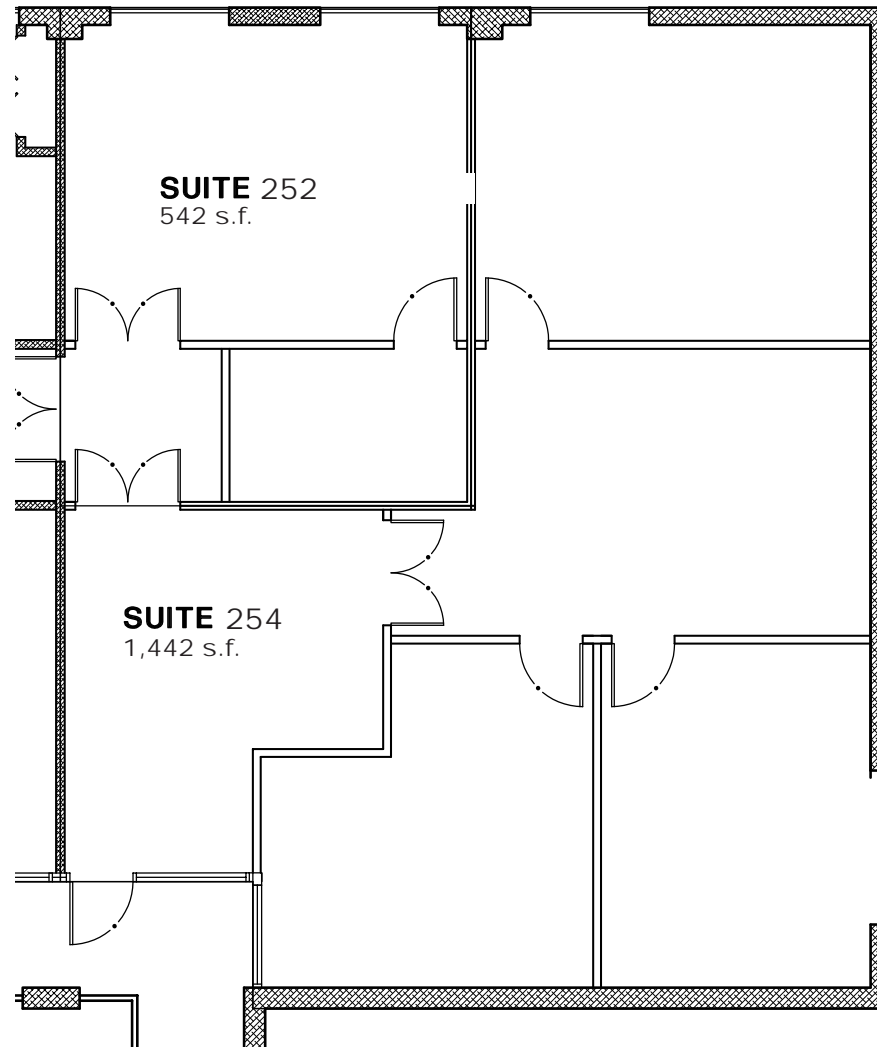
Suite	SF Available	Lease Rate
Suite 122	1,636 - 4,538 SF	\$18/SF, MG*
Suite 142	1,230 - 4,538 SF	\$18/SF, MG*
Suite 152	1,672 - 4,538 SF	\$18/SF, MG*

The Availabilities



Suite	SF Available	Lease Rate
Suite 151	1,955 SF	\$18/SF, MG*
Suite 111	935 SF	\$18/SF, MG*

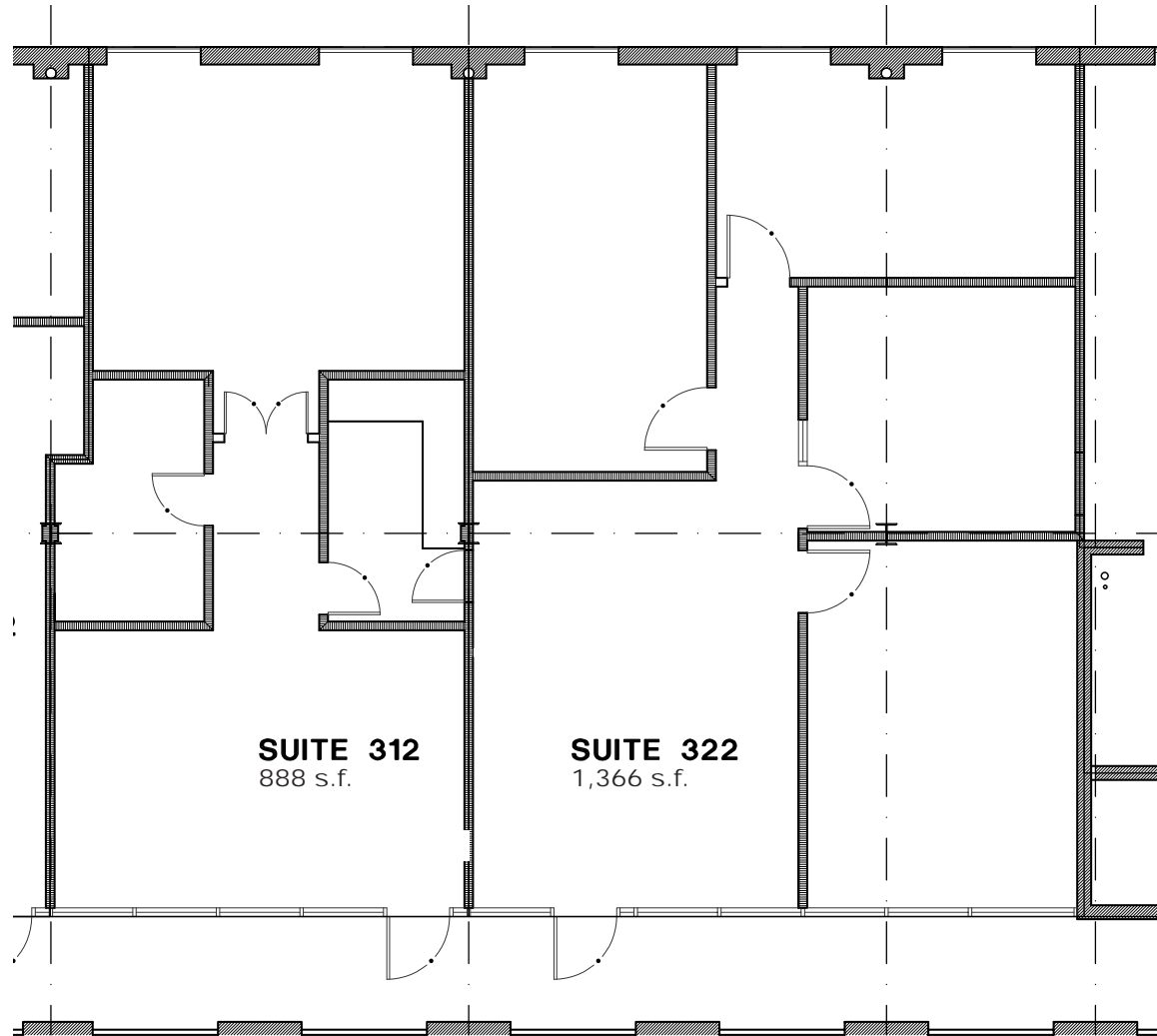
The Availabilities



Suite	SF Available	Lease Rate
Suite 254	1,442 - 1,984 SF	\$18/SF, MG*
Suite 252**	542 SF	-

**Suite 252 is only available as expansion space for Suite 254

The Availabilities



Suite	SF Available	Lease Rate
Suite 312	888 - 2,254 SF	\$18/SF, MG*
Suite 322	1,366 - 2,254 SF	\$18/SF, MG*

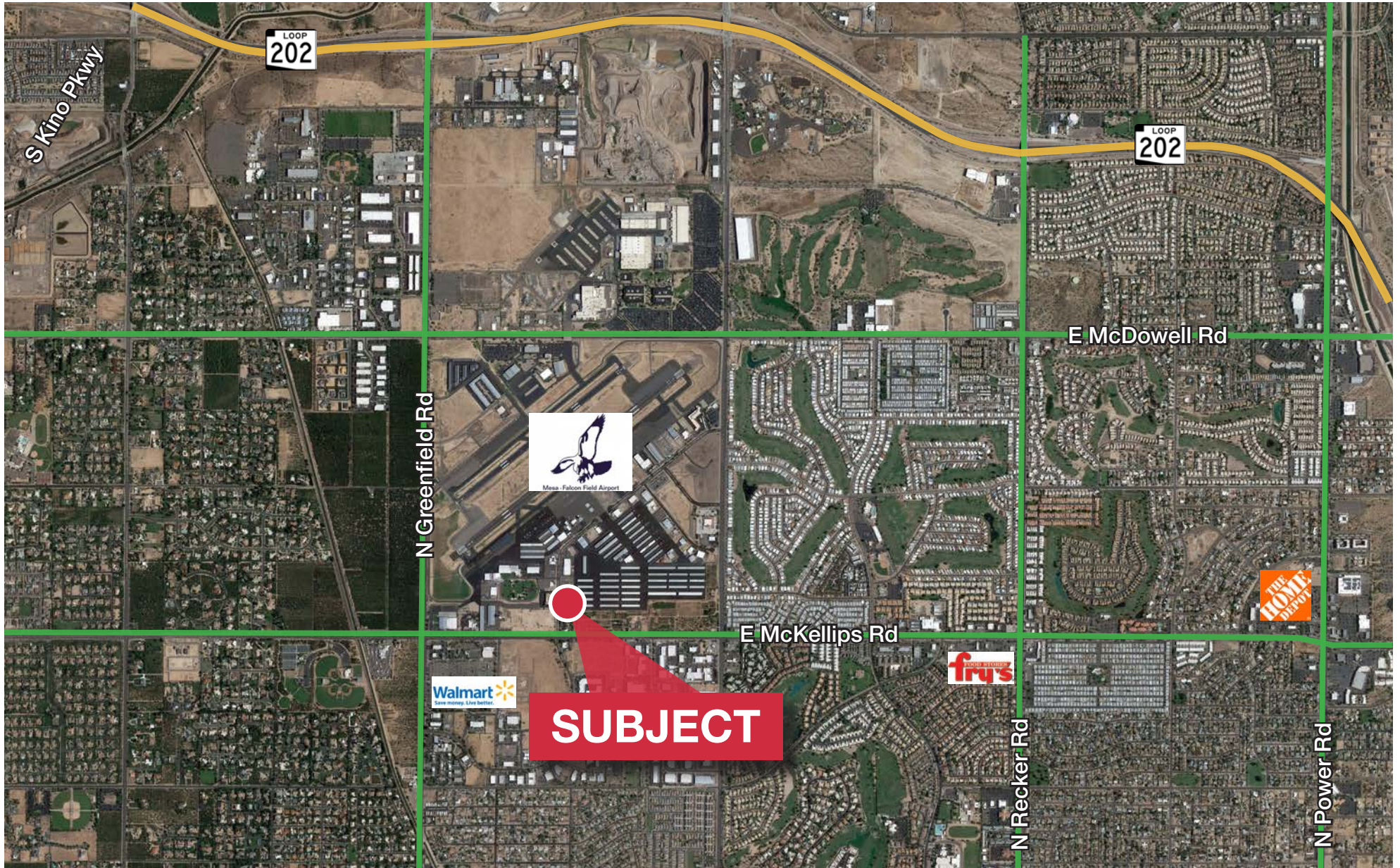
Property Photos



Amenities Photos



Property **Aerial**



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For More Information Contact:

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