



# Mesa Quadrangle

2135 E University Dr | Mesa, AZ 85213

## Table of Contents

Executive Summary	
Project Summary.....	3
Exterior Photos.....	4
Site Plan.....	5
Location Maps	
Amenities Map.....	6
Zoom In.....	7
CPI Overview	
Confidentiality & Disclaimer Statement.....	8



# Mesa Quadrangle

2135 E University Dr | Mesa, AZ 85213

Address	2135 E University Drive Mesa, AZ 85213
Offering	Multi-Tenant Office Building
Sale Price	\$925,000.00
CAP Rate	6.62%
Price / SF	\$65.18
NOI	\$61,190.06
Current Occupancy	85.65%
SF For Sale (Rentable)	Approx. 14,191
Land Area	Approx. 57,250 SF (±1.31 Acres)
Year Built	1983
Zoning	OC, City of Mesa
Parcel #	140-24-006L
Parking Ratio	4/1,000 SF



# Mesa Quadrangle

2135 E University Dr | Mesa, AZ 85213

Exterior Photos



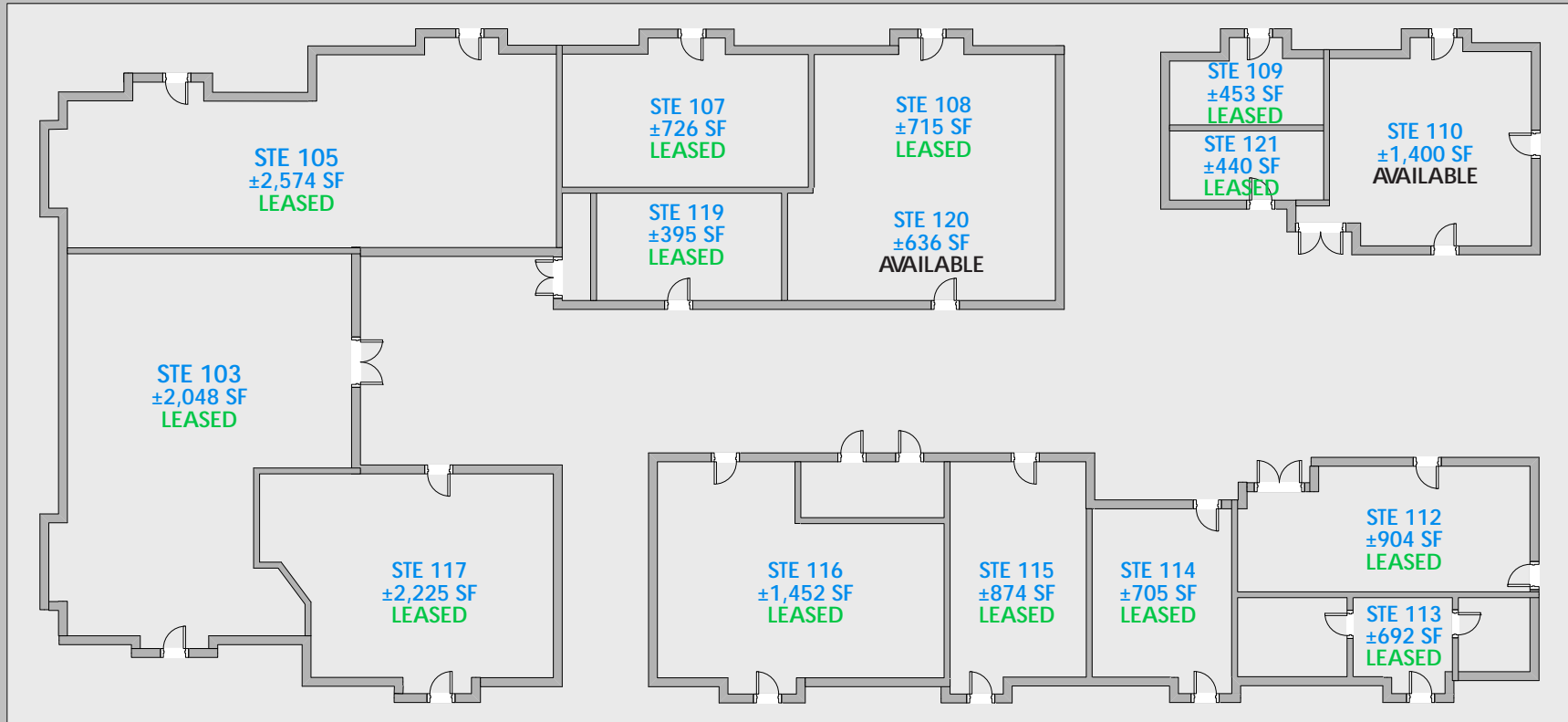
# Mesa Quadrangle

2135 E University Dr | Mesa, AZ 85213

Parking

University Dr

Parking



Parking

Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

# Mesa Quadrangle

2135 E University Dr | Mesa, AZ 85213

Amenities Map



# Mesa Quadrangle

2135 E University Dr | Mesa, AZ 85213

Zoom In



exclusively represented by:

**TYSON BREINHOLT**

D 480 966 7513  
M 602 315 7131  
tbreinholt@cpiaz.com

**MATT ZACCARDI**

D 480 966 7625  
M 602 561 1339  
mzaccardi@cpiaz.com

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. Effective: 09 17 19

