

A SMART LOCATION  
FOR INTELLIGENT COMPANIES.



**MESA GRANDVIEW**  
BUSINESS PARK

SWC 202/RED MOUNTAIN FREEWAY AND GREENFIELD ROAD | MESA ARIZONA 85215

**SIHI**  
**CBRE**





# YOU WILL BE IN GOOD COMPANY.

## SET ON ±43 ACRES

WITH PICTURESQUE **RED MOUNTAIN** AS A BACKDROP

Mesa Grandview Business Park offers innovative flex-office project design with modern architecture and site features expected by the most discriminating companies.

As the second-largest city in metropolitan Phoenix, Mesa is larger in population than Miami, Atlanta or Minneapolis. Boeing employs over 4,000 in Mesa, and Apple opened a \$2B global command center there in 2018.



# PROPERTY HIGHLIGHTS

Six Flex-Tech Office buildings with heavy parking

Two-level office available | 25' clear height

Direct freeway exposure with freeway monument signage

±446,366 Total SF | All buildings for **sale or lease**

Office and Industrial Zoning



Up to 7/1000  
(±2,287 spaces)



Loop 202 Freeway  
frontage



Freeway monument  
signage available

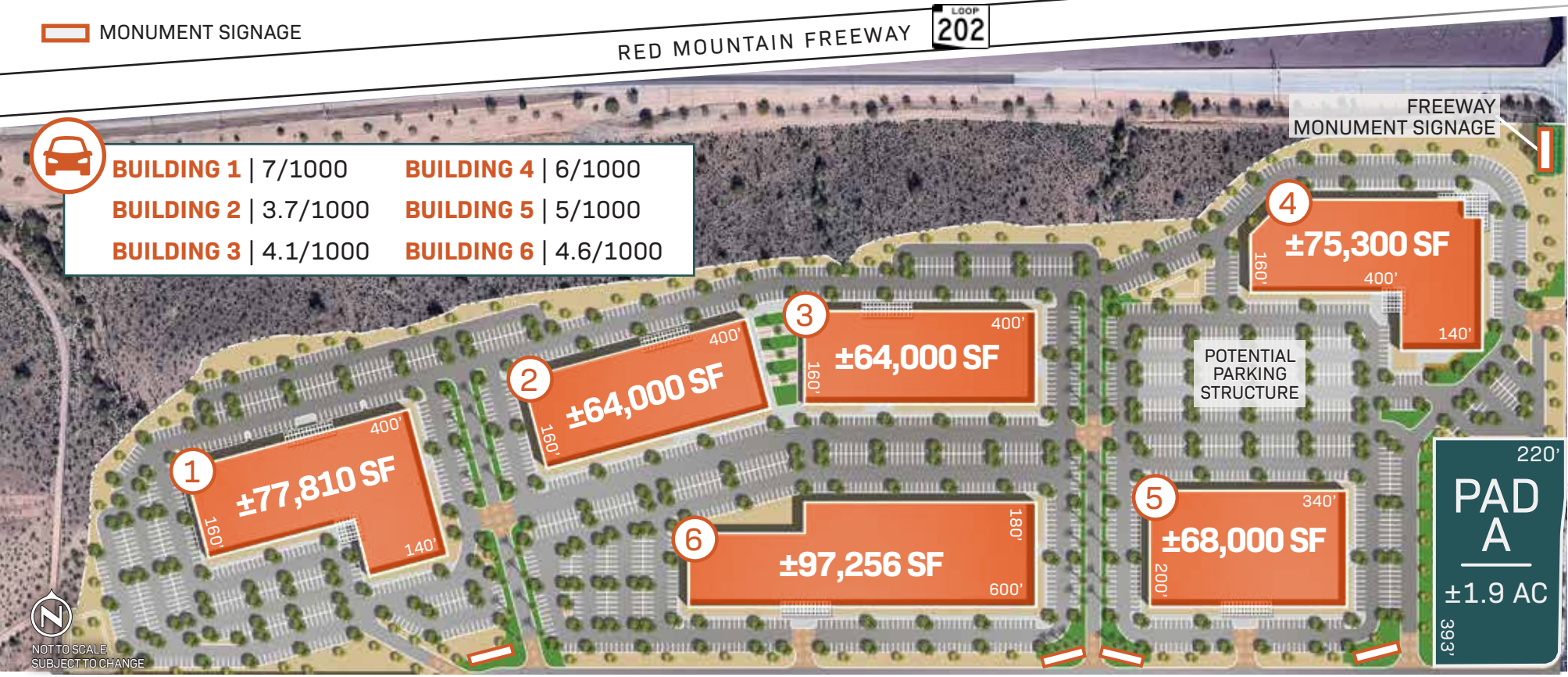


±92,000 vehicles pass  
daily on Loop 202<sup>1</sup>

MONUMENT SIGNAGE



<b>BUILDING 1</b>   7/1000	<b>BUILDING 4</b>   6/1000
<b>BUILDING 2</b>   3.7/1000	<b>BUILDING 5</b>   5/1000
<b>BUILDING 3</b>   4.1/1000	<b>BUILDING 6</b>   4.6/1000



NOT TO SCALE  
SUBJECT TO CHANGE

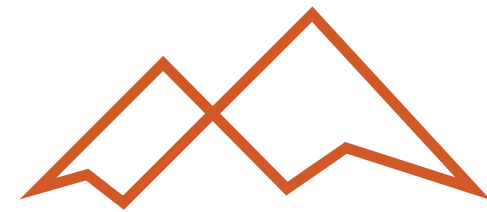
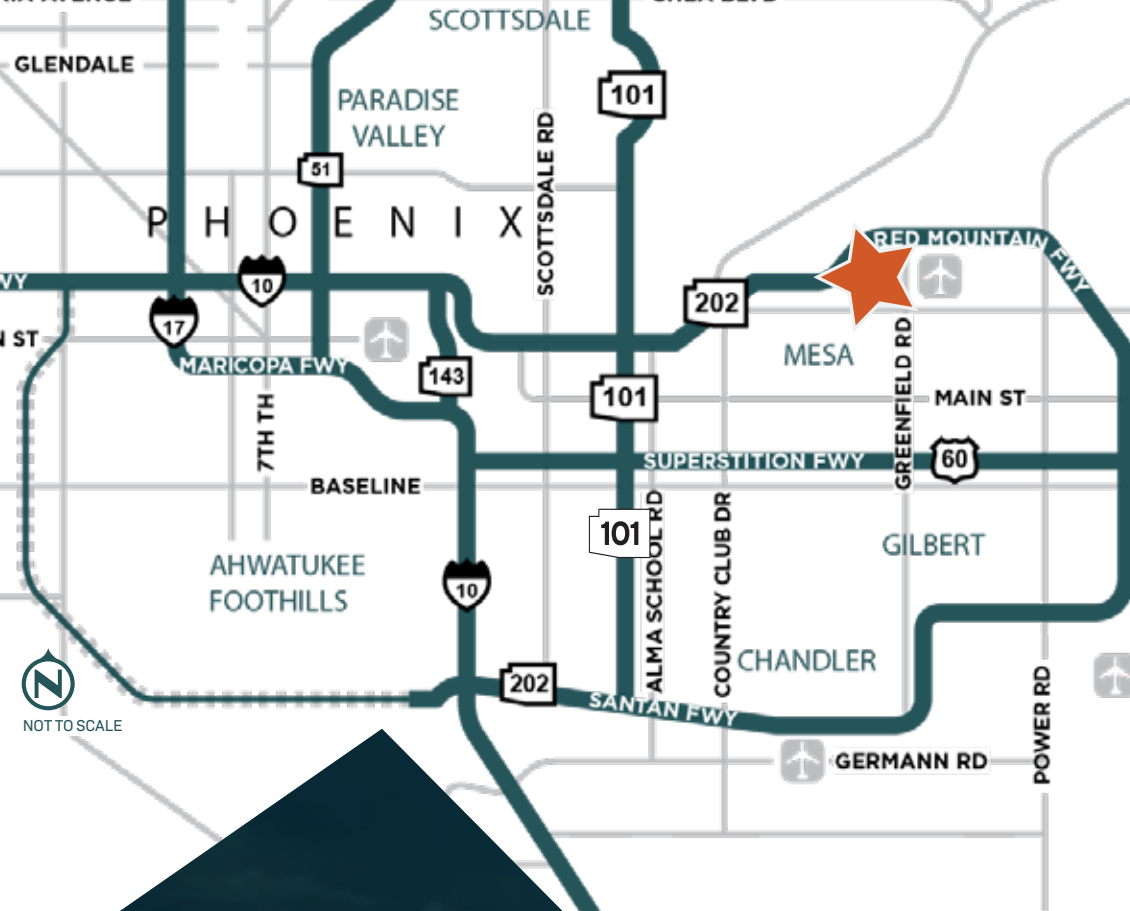
<sup>1</sup> ADOT Data Management System  
July 2019

VIRGINIA STREET



GREENFIELD ROAD





# MESA GRANDVIEW BUSINESS PARK



±1.4M workforce population within a 30-minute drive<sup>1</sup>



The second largest city in the Phoenix Metro area with half a million people<sup>1</sup>



Mesa is #9 in the Top Ten Safest Cities in U.S. for 2019<sup>2</sup>



Mesa is the 35th most populated city in the U.S.; larger in population than Miami, Atlanta or Minneapolis<sup>1</sup>



Maricopa County, part of the Phoenix-Mesa area, had the largest population increase of any county in the U.S. in 2018<sup>3</sup>

<sup>1</sup>Mesa Dept of Economic Development

<sup>2</sup>Safewise

<sup>3</sup>AZ Ofc of the Governor

## LOCATION

Conveniently positioned in the East Valley with freeway frontage and direct access to Loop 202/Red Mountain Freeway, Mesa Grandview Business Park is located within 15 minutes of ASU and Phoenix Sky Harbor International Airport.

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