

GREENFIELD OFFICE COMPLEX



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



For Sale Information:

Michael Douglas

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

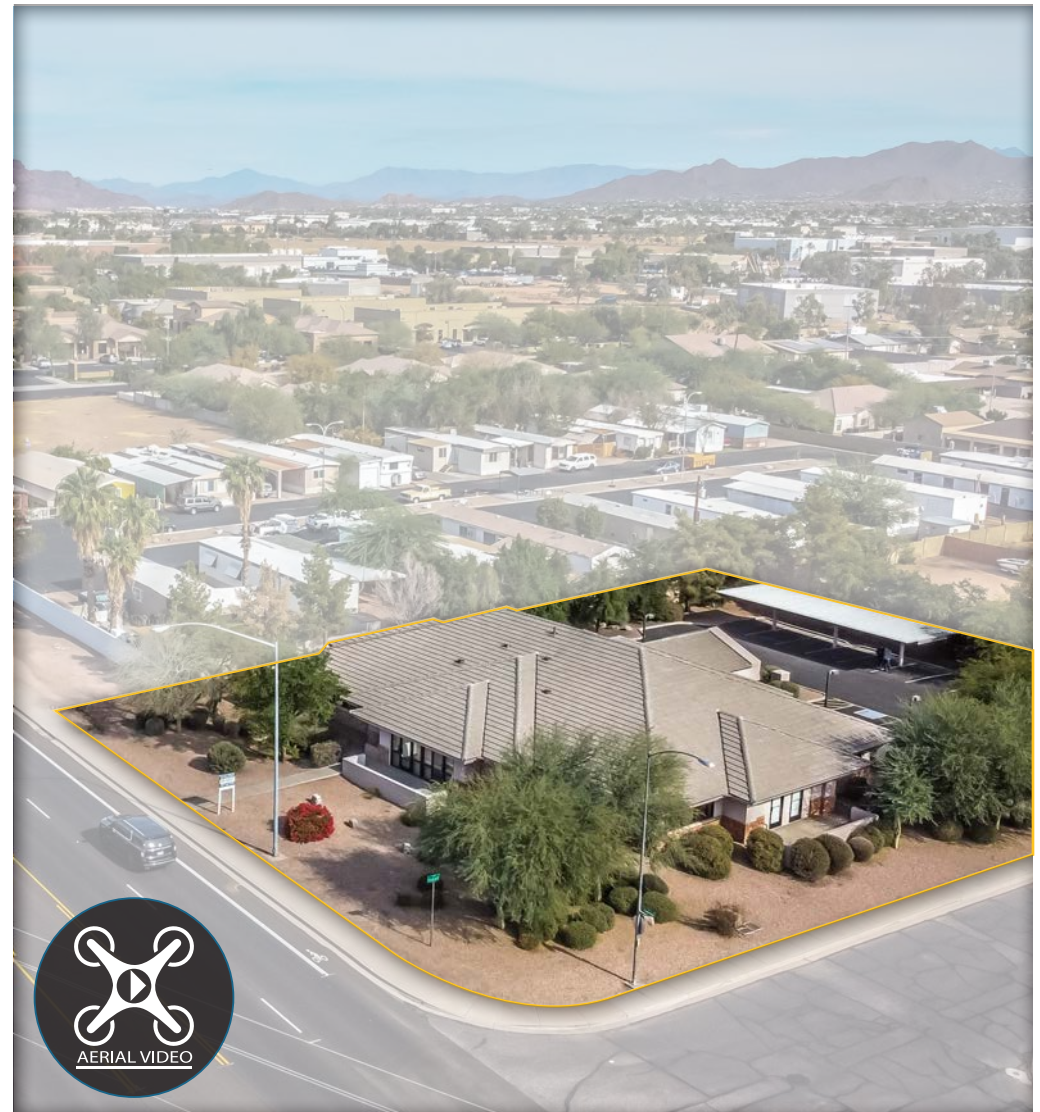
SALE DETAILS

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 |
| SALE PRICE | \$1,022,475 |
| PRICE PSF | \$182 |

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

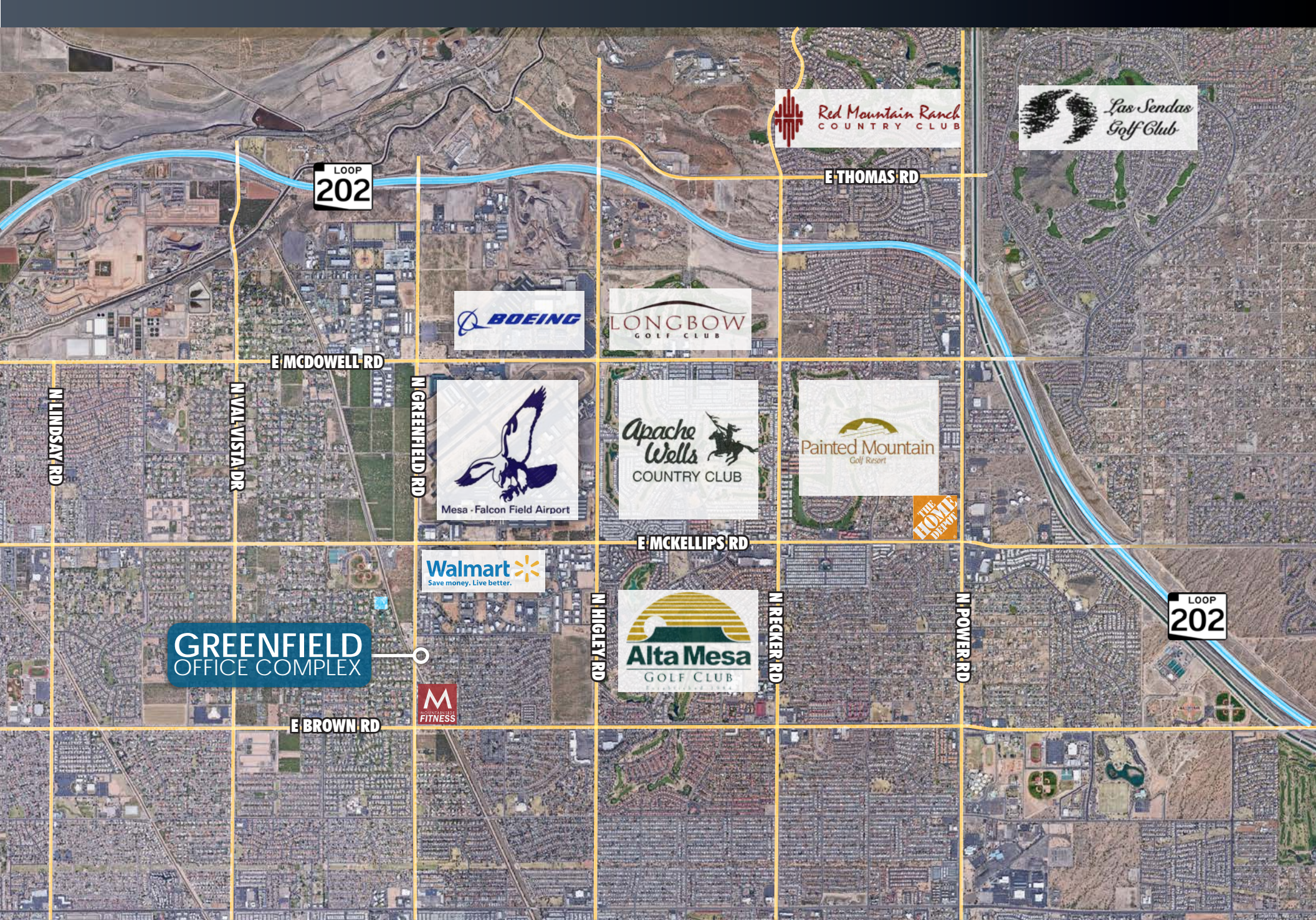
SUITE 101 & 102 ±5,618 SF

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



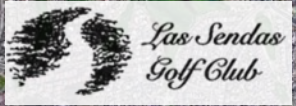




GREENFIELD
OFFICE COMPLEX

LOOP
202

LOOP
202



NOW OPEN
PART OF



E MCDOWELL RD

E THOMAS RD

N LINDSAY RD

N VAL VISTA DR

N GREENFIELD RD

E MCKELLIPS RD

N HIGLEY RD

N RECORDER RD

N POWER RD

E BROWN RD

GREENFIELD OFFICE COMPLEX

±5,618 SF OF MODERN BUILD-OUT



NEW ROOF

COVERED
PARKING

NEW HVAC
UNITS

RECENTLY
RE-SURFACED

HIGH TRAFFIC
COUNT

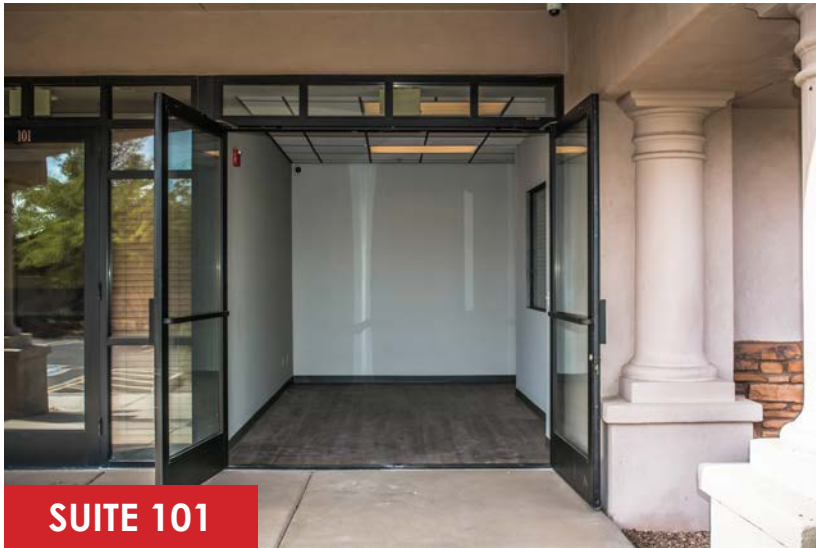
NEW CARPET,
PAINT, FLOORING



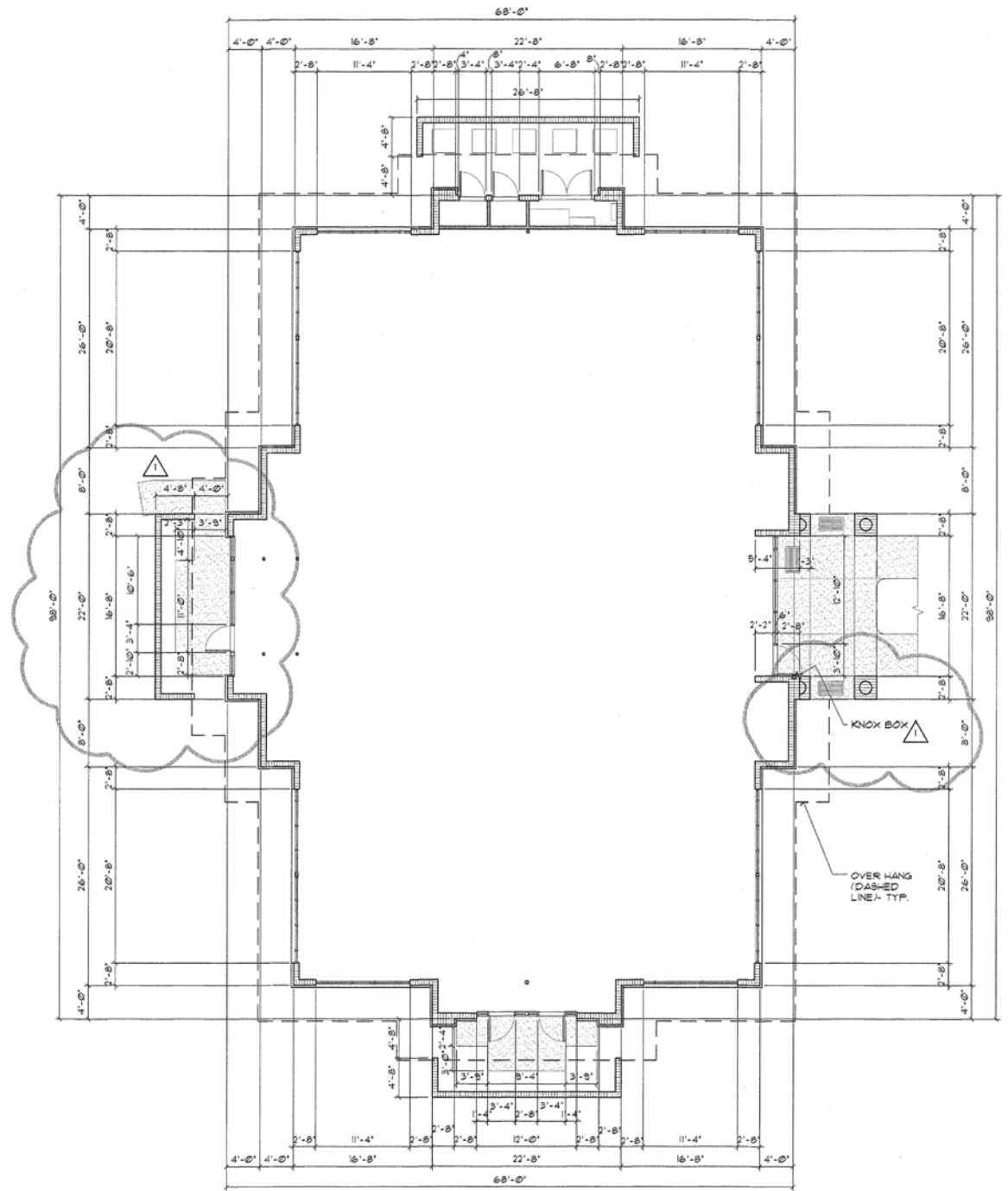
FLOOR PLAN



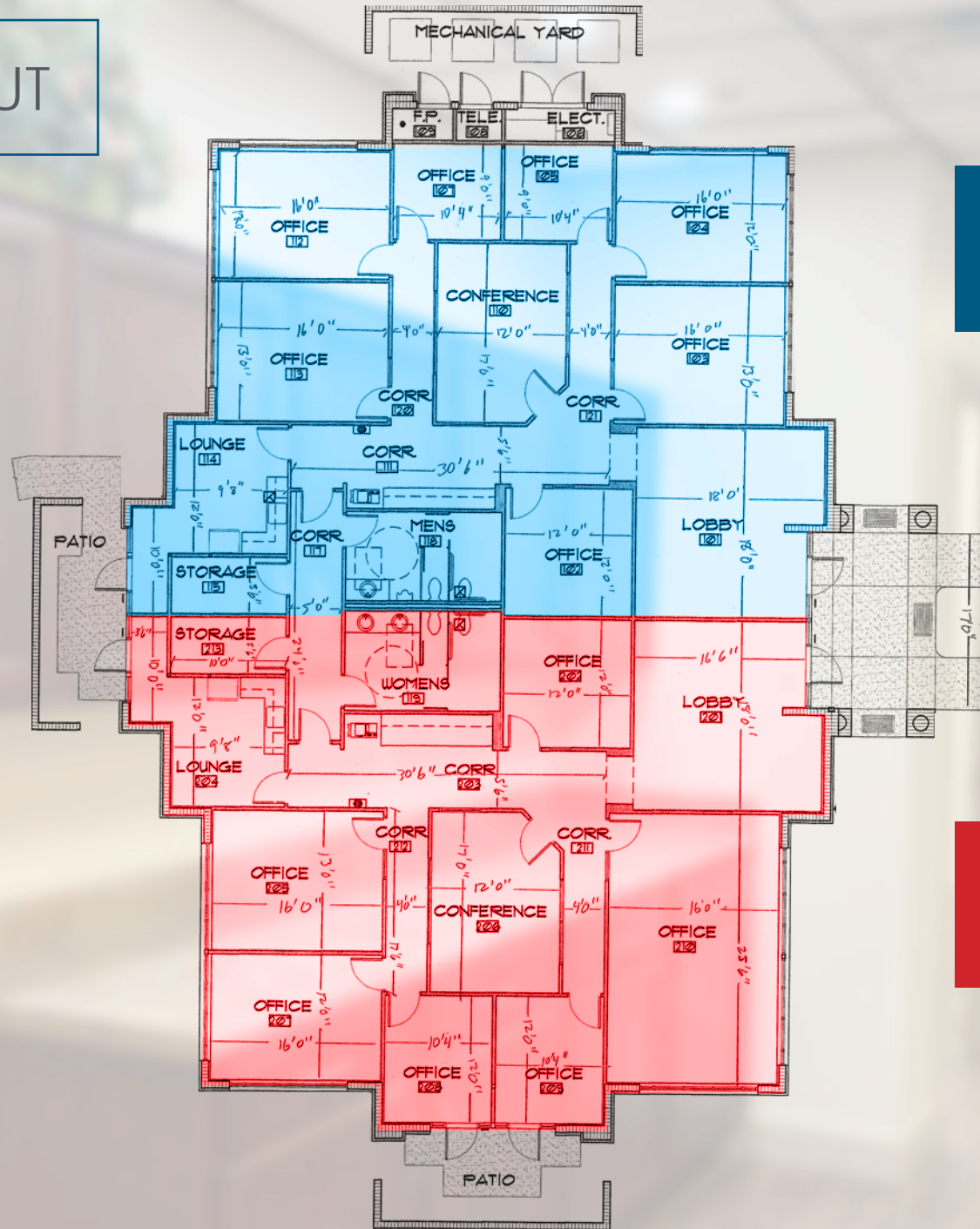
SUITE 102



SUITE 101



SUITE LAYOUT



SUITE 102
 ±2,818 (CONT. ±5,618 SF)

SUITE 101
 ±2,800 (CONT. ±5,618 SF)





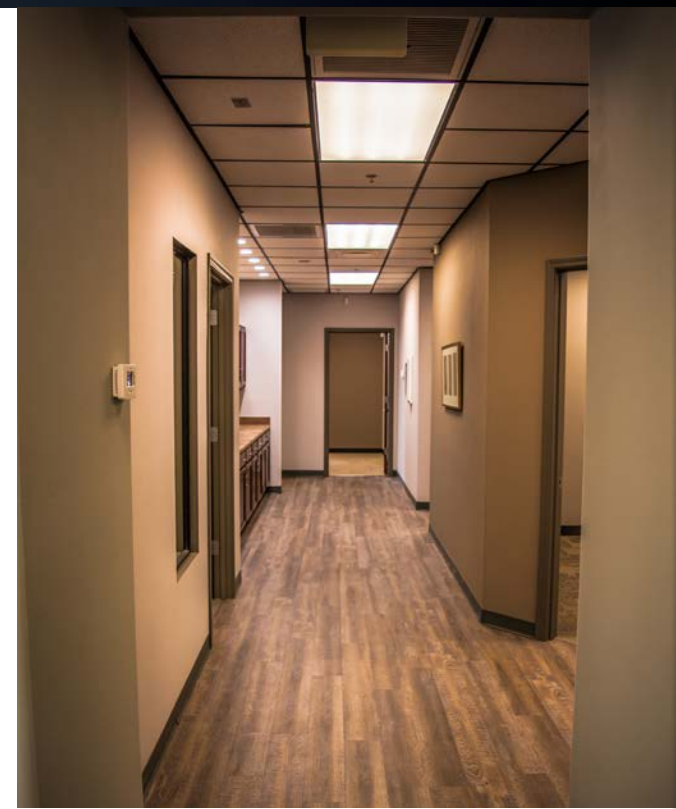
LOOP
202

GREENFIELD OFFICE COMPLEX

N GREENFIELD RD
(±19,000 VPD)

E BROWN RD

| | | |
|------------------------------------|--|--|
| MOUNTAINSIDE FITNESS | SportClips HAIRCUTS | Walgreens |
| Crackers & co. café | EAGLESTON FINANCIAL GROUP | RED ROCK INSURANCE LLC - BUILDING ON A SURE FOUNDATION - |
| SONIC America's Drive-In | Arizona Care Providers | Arizona Foot & Ankle Medicine & Surgery |
| BOCA TAQUERIA | EDWARD JONES MAKING SENSE OF INVESTING | EPIC SALON |
| | | CABANA MEXICAN GRILL |



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



Walmart Save money. Live better.
STAPLES
DOLLAR TREE
STARBUCKS COFFEE
TRENY JOHN'S
PANDA EXPRESS CHINESE KITCHEN
Carls Jr.
 Jamba Juice
 Great Clips for hair.
desert FINANCIAL CREDIT UNION
WELLS FARGO
T-Mobile



LOOP 202

N GREENFIELD RD (±19,000 VPD)

E MCLELLAN RD

E HOBART ST

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/>

