

EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY

7% CAP Rate • 88.6% Leased • 96,372 SQ FT

Offering Memorandum



Dover Shores Office Park

2222 & 2266 South Dobson Road | Mesa, AZ 85202

Investment Offering Disclaimer

Dover Shores Office Park
2222 & 2266 South Dobson Rd
Mesa, AZ 85202

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The information contained in this Offering Memorandum is confidential, furnished solely for review purposes by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of CPI. This information is presented to you for your analysis only to determine if you are interested in pursuing this investment opportunity as Principals. The material is based in part upon information supplied by the Owner and in part upon information obtained by CPI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, CPI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering and environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived.

CPI is not authorized to make any representations or agreements on behalf of the Owner. The terms and conditions set forth apply to the Offering Memorandum in its entirety. CPI, is acting as the exclusive Agent for the Owner in this transaction. It is important to understand that this confidential memorandum shall not be deemed a representation of the state of affairs of the property, or constitute an indication that there has been no change in the business or affairs of the property since the date of preparation of this memorandum.

2222

Dover Shores

OFFICE PARK

Managed By Regal Elite Realty 602-510-8335



INVESTMENT SUMMARY

Address	2222 & 2266 S Dobson Rd Mesa, AZ 85202
Size	±96,372 SQ FT
Leased	88.6%
Site Area	±5.09 Acres
Parking Ratio	4.4/1,000 RSF
NOI	\$707,684.53
Sale Price	\$10,125,000.00
Price PSF	\$105.06
CAP Rate	7%



Offering Summary

Dover Shores is a prime office investment for anyone looking for immediate income with upside. With significant renovations to HVAC, landscaping and interior suite renovations in many of the buildings, Dover Shores is the perfect cash flow asset with positive opportunity. The rent roll demonstrates full service rents ranging from \$13.00 psf to \$17.00 sq ft based on location within the complex and levels of renovation. Further, upgrades to Dover Shores, combined with increased renewal rates and new lease rates provide a buyer significant opportunity for growth to their return on this asset.

Dover Shores consists of 29 suites located in 11 free standing buildings. Five (5) buildings have frontage on the Dobson Lakes and two (2) buildings have frontage on Dobson Road. All buildings provide drive-up access and unique tenant identification. The combination of lake front views, drive-up access and signage opportunities make Dover Shores a unique option for Tenants searching for office space in the Southeast Valley submarket.

In addition, Dover Shores strategic central location 1 mile South of the US-60, and 1 mile East of the 101 Freeway provides easy access to all parts of the Valley and underscores the long term value of this asset.

Investment Highlights

- Multi-tenant property
- Wood frame & stucco construction
- Well maintained courtyards and lakes
- Covered parking
- Rents are full service. Existing rents are either at or below market rent, allowing for security and growth in the future.
- Prominent street frontage and buildings along Dobson Rd.



Property Summary

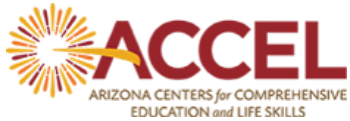
Address	2222 & 2266 S Dobson Rd Mesa, AZ 85202
Location	The Property is situated on the west side of S Dobson Rd between Baseline Rd & Guadalupe Rd in Dobson Ranch
Total Rentable Square Feet	96,372
Total Site Size	221,634 SQ FT (5.09 Acres)
Parking Ratio	4.4/1,000 RSF
Year Built	1981
Number of Bldgs	11
Parcel Numbers	305-10-124 thru 305-10-128 & 305-10-130 thru 305-10-135
Zoning	LC, City of Mesa



Property Photos



Prominent Tenants



ACCEL is a private, non-profit organization serving children and adults with developmental disabilities, including autism spectrum disorder, behavior disorders and intellectual disabilities.

Our Mission: To provide exceptional educational, behavioral, therapeutic and vocational programs to individuals with special needs, to give them the necessary skills to learn to work and live successfully with dignity and independence.

Our Vision: A life of dignity and self-worth.



Dedicated by Design

We are a team of industry-leading Maternal-Fetal Medicine Specialists who know how to handle high-risk situations during every stage of pregnancy. From the outset, Valley Perinatal was designed to blend the best of Maternal-Fetal Medicine with the skills of Ob/Gyns for achieving the best outcomes for mothers and babies.



We are the world's largest provider of flexible workspace solutions, with customers including some of the most successful entrepreneurs, individuals and multi-billion-dollar companies.

We enable people and businesses to work where they want, when they want and how they want. Our network includes almost business centers, spanning almost 900 cities across 120 countries.

We were founded in Brussels, Belgium, in 1989. Regus is based in Zug, Switzerland and is listed on the London Stock Exchange.

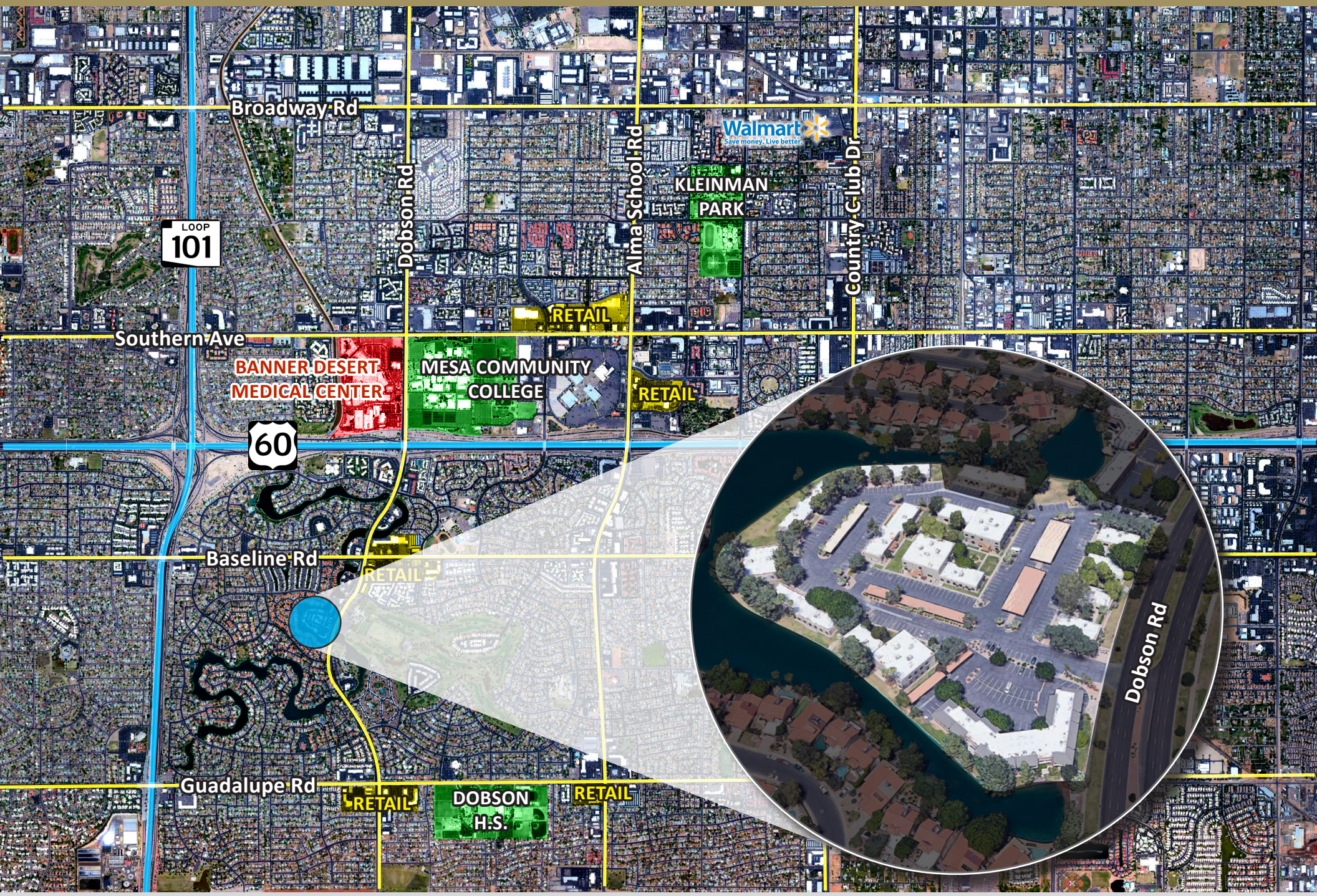


Dover Shores Site Map



Building 2266





City Of Mesa Overview

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.



500,000

half a million people live in Mesa, Arizona.



35th

largest city in the U.S. Larger than Miami, Minneapolis, and Atlanta.



2nd

largest city in Phoenix-Mesa metro. 3rd largest in Arizona.



1.4m

workforce population within a 30-minute drive.