

**Broadway 101**  
COMMERCE PARK



AVAILABLE FOR LEASE

**General Industrial / Distribution / Showroom**

**NWC Broadway Road & Dobson Road, Mesa, AZ**

Professionally Managed By:



Exclusively Represented By:



# Broadway 101

COMMERCE PARK



## Property Features



Convenient Access to  
Loop 101 / 202 Freeway & US 60



52-Acre Master  
Planned Business Park



Centrally Located in the Heart of the Sky  
Harbor / Southeast Valley Submarket



16' - 28' Clear Height



Office / Showroom / Distribution Space  
/ Manufacturing and Warehouse



Grade Level Loading Doors



11

11 Buildings Totaling  $\pm$  808,000 SF



Available Sizes From  
 $\pm$  8,801 SF to  $\pm$  97,554 SF

## Improvements



Landscape Replenishment



Exterior Accent Painting



Signages for Tenant  
/ Monument / Building

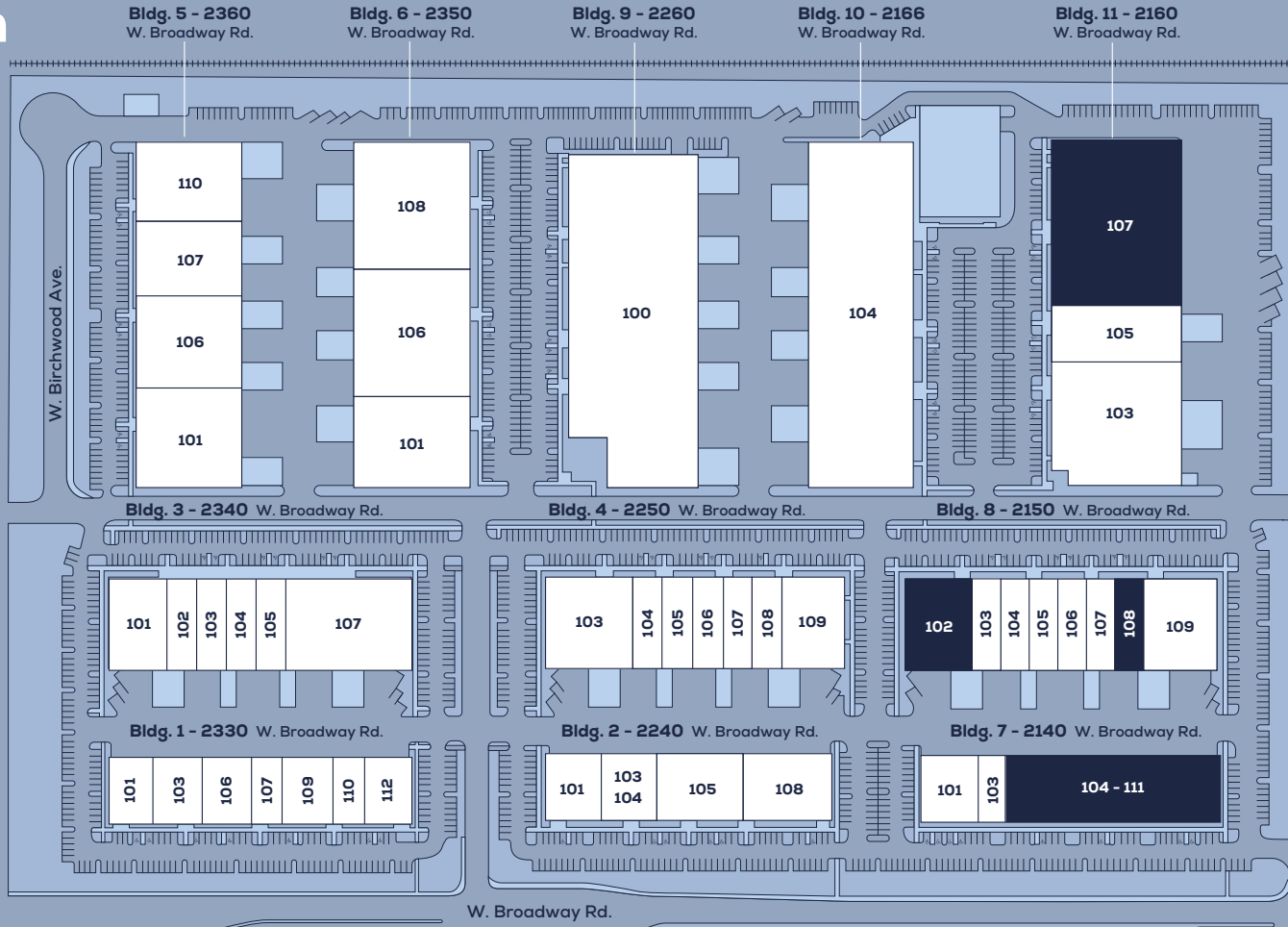


Roof Repairs

# Broadway 101

## COMMERCE PARK

### Site Plan



■ Available    □ Leased

| Buildings For Lease             | Suite     | Total SF                | Grade Level Door | Clear Height | Bay Size  | Parking     | A/C                    |
|---------------------------------|-----------|-------------------------|------------------|--------------|-----------|-------------|------------------------|
| Bldg. 7 - 2140 W. Broadway Rd.  | 104 - 111 | ± 35,174 SF (Divisible) | 7                | 16'          | 38' x 50' | 2.8/1000 SF | Shell                  |
| Bldg. 8 - 2150 W. Broadway Rd.  | 108       | ± 6,757 SF              | 3                | 24'          | 48' x 50' | 2.3/1000 SF | Evap. Cooled Warehouse |
| Bldg. 8 - 2150 W. Broadway Rd.  | 102 *     | ± 13,703 SF             | 3                | 24'          | 48' x 50' | 2.3/1000 SF | Evap. Cooled Warehouse |
| Bldg. 11 - 2160 W. Broadway Rd. | 107       | ± 48,560 SF (Divisible) | 6                | 28'          | 48' x 50' | 1.7/1000 SF | Shell                  |

\* Available Q2 2021

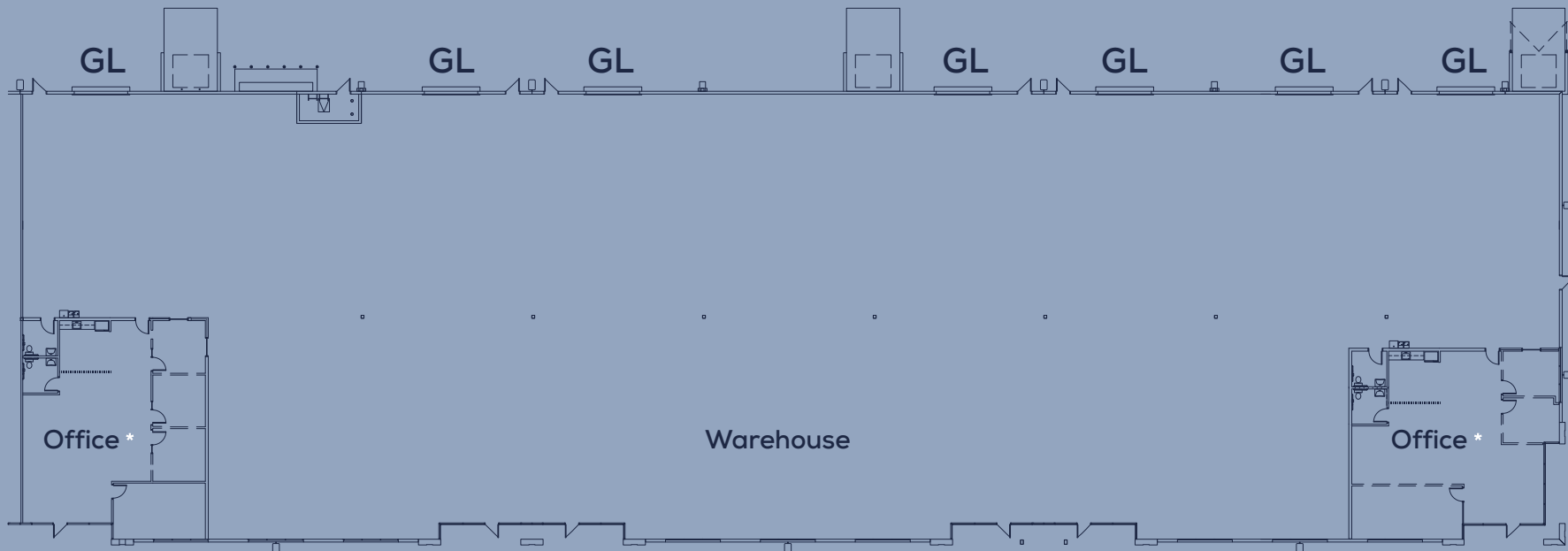
# Broadway 101

## COMMERCE PARK

# Floor Plan

### Suite 104 - 111 Building 7 - 2140

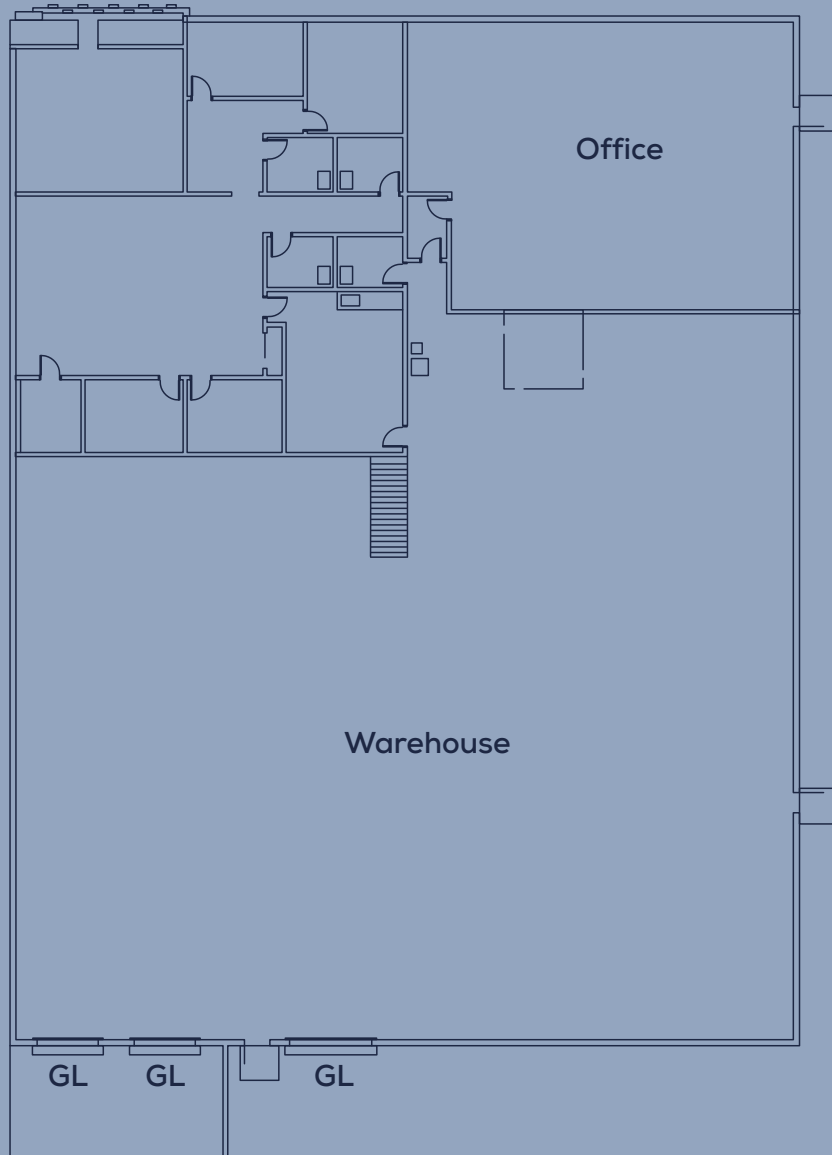
|                         |                         |
|-------------------------|-------------------------|
| <b>Total SF</b>         | ± 35,174 SF (Divisible) |
| <b>Grade Level Door</b> | 7                       |
| <b>Clear Height</b>     | 16'                     |
| <b>Bay Size</b>         | 38' x 50'               |
| <b>Parking</b>          | 2.8 / 1000 SF           |
| <b>A/C</b>              | Shell                   |



\* Proposed spec office.

# Broadway 101 COMMERCE PARK

## Floor Plan



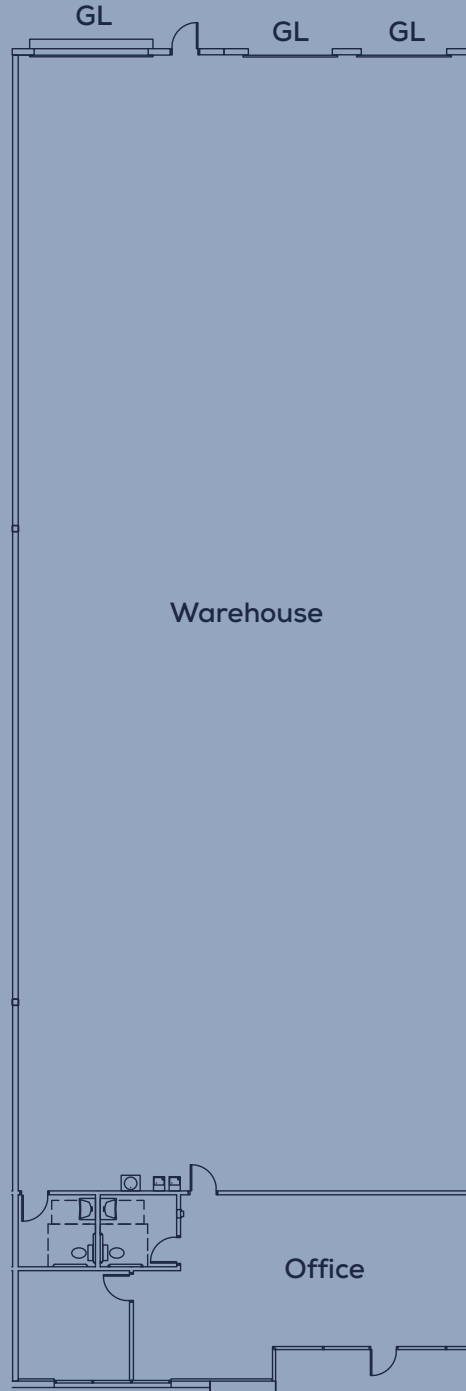
### Suite 102 \* Building 8 - 2150

|                         |                        |
|-------------------------|------------------------|
| <b>Total SF</b>         | ± 13,703 SF            |
| <b>Grade Level Door</b> | 3                      |
| <b>Clear Height</b>     | 24'                    |
| <b>Bay Size</b>         | 48' x 50'              |
| <b>Parking</b>          | 2.3 / 1000 SF          |
| <b>A/C</b>              | Evap. Cooled Warehouse |

\* Available Q2 2021

# Broadway 101 COMMERCE PARK

## Floor Plan

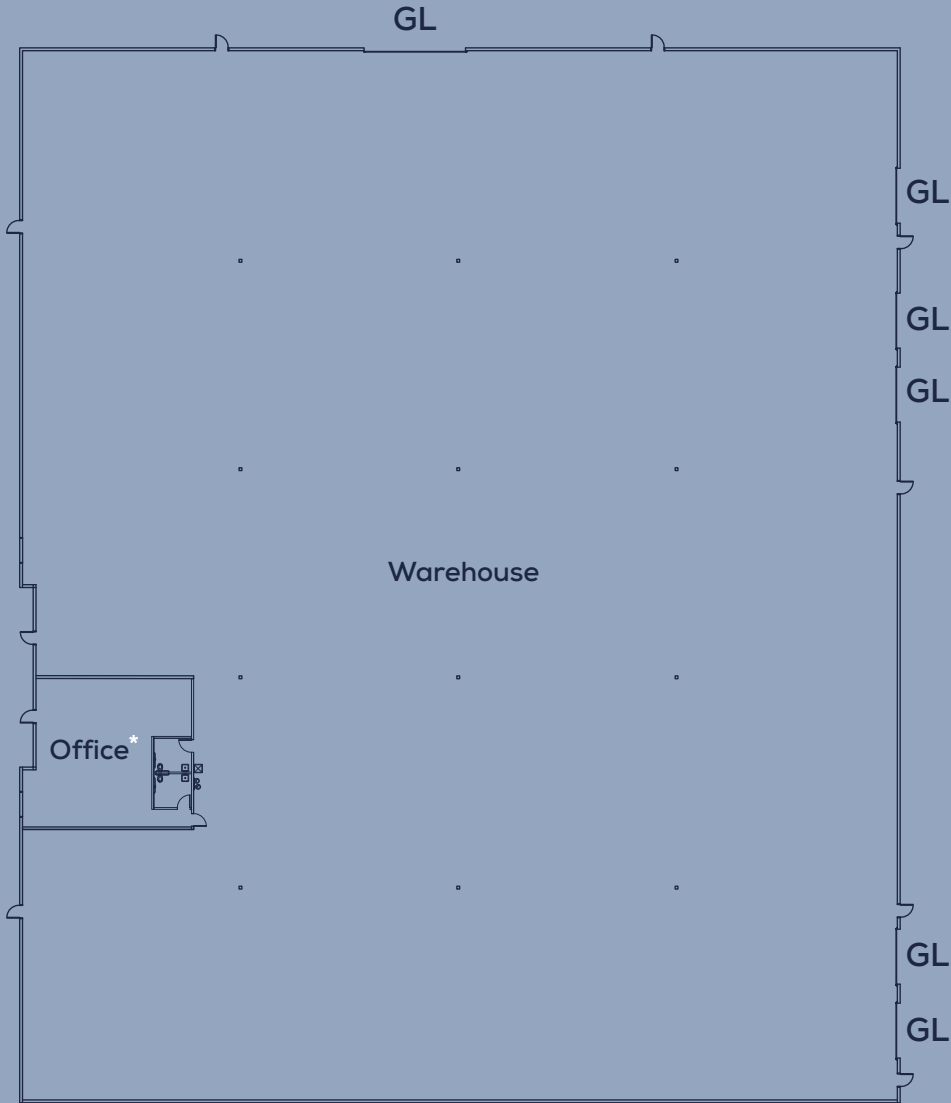


### Suite 108 Building 8 - 2150

|                         |                        |
|-------------------------|------------------------|
| <b>Total SF</b>         | ± 6,757 SF             |
| <b>Grade Level Door</b> | 3                      |
| <b>Clear Height</b>     | 24'                    |
| <b>Bay Size</b>         | 48' x 50'              |
| <b>Parking</b>          | 2.3 / 1000 SF          |
| <b>A/C</b>              | Evap. Cooled Warehouse |

# Broadway 101 COMMERCE PARK

## Floor Plan



\* Proposed spec office.

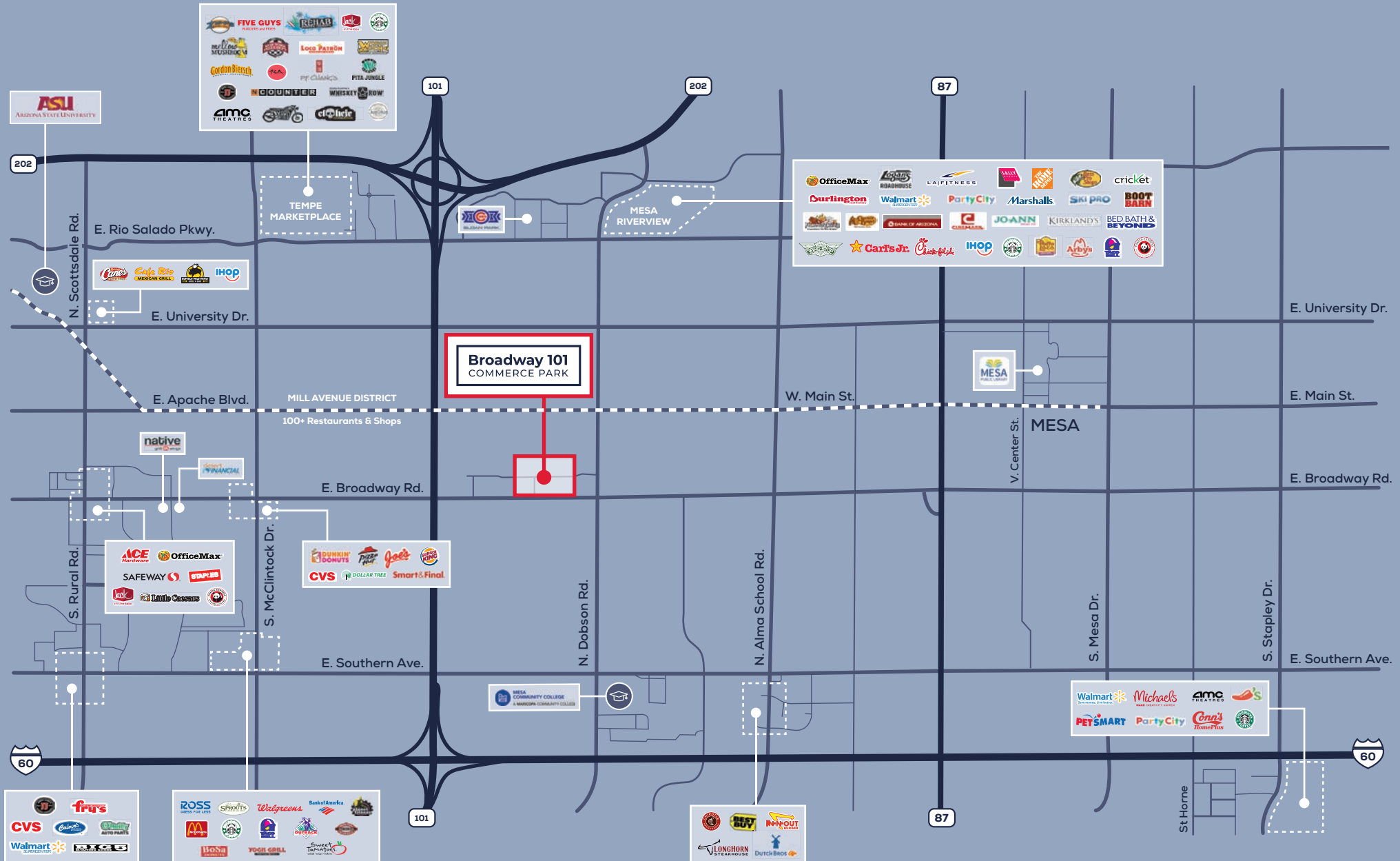


### Suite 107 Building 11 - 2160

|                         |                         |
|-------------------------|-------------------------|
| <b>Total SF</b>         | ± 48,560 SF (Divisible) |
| <b>Grade Level Door</b> | 6                       |
| <b>Clear Height</b>     | 28'                     |
| <b>Bay Size</b>         | 48' x 50'               |
| <b>Parking</b>          | 1.7 / 1000 SF           |
| <b>A/C</b>              | Shell                   |

# Broadway 101 COMMERCE PARK

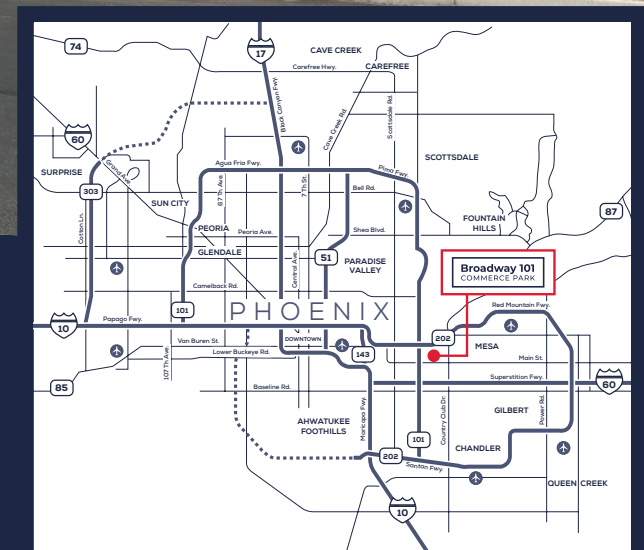
## Amenities





# Broadway 101

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## Contact Us

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