INVESTOR/OWNER USER

1345 McKellips Road, Mesa, AZ

LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

FOR SALE / LEASE

www.leearizona.com

FEATURES:

- $699,000
- Total Office Condo Size: ±3,419 SF
- Tenant: Artista Imaging ±2,047 SF
- Lease Term Through 1/31/2021
- NOI: $42,535 NNN
- 4% Bumps
- Cap Rate On Leased Space: 6%
- Vacant Shell Space ±1,372 SF
- On 100% Leased Shell Space with $50.00/SF T.I. Cost @ $15.00/NNN Creates a Pro Forma Cap Rate: 8.1%
- High Quality Construction
- LGE Design Build in 2006
- Frontage on McKellips
- 4.38/1000 Parking

FOR MORE INFORMATION
PLEASE CONTACT:

BOB KLING
PRINCIPAL
602.954.3751
bkling@leearizona.com

3200 East Camelback Road
Suite 100
Phoenix, Arizona 85018
602.956.7777

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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