

# Alma School Corporate Center III



## Offices for Lease

Great offices available in desirable West Mesa location with excellent frontage on Alma School Road. Space available from 1,074 to 4,765 sf.

### Features:

- Convenient access to Highway-60 and Loop-101
- Monument signage available
- Three-story building featuring impressive atrium lobby with water feature



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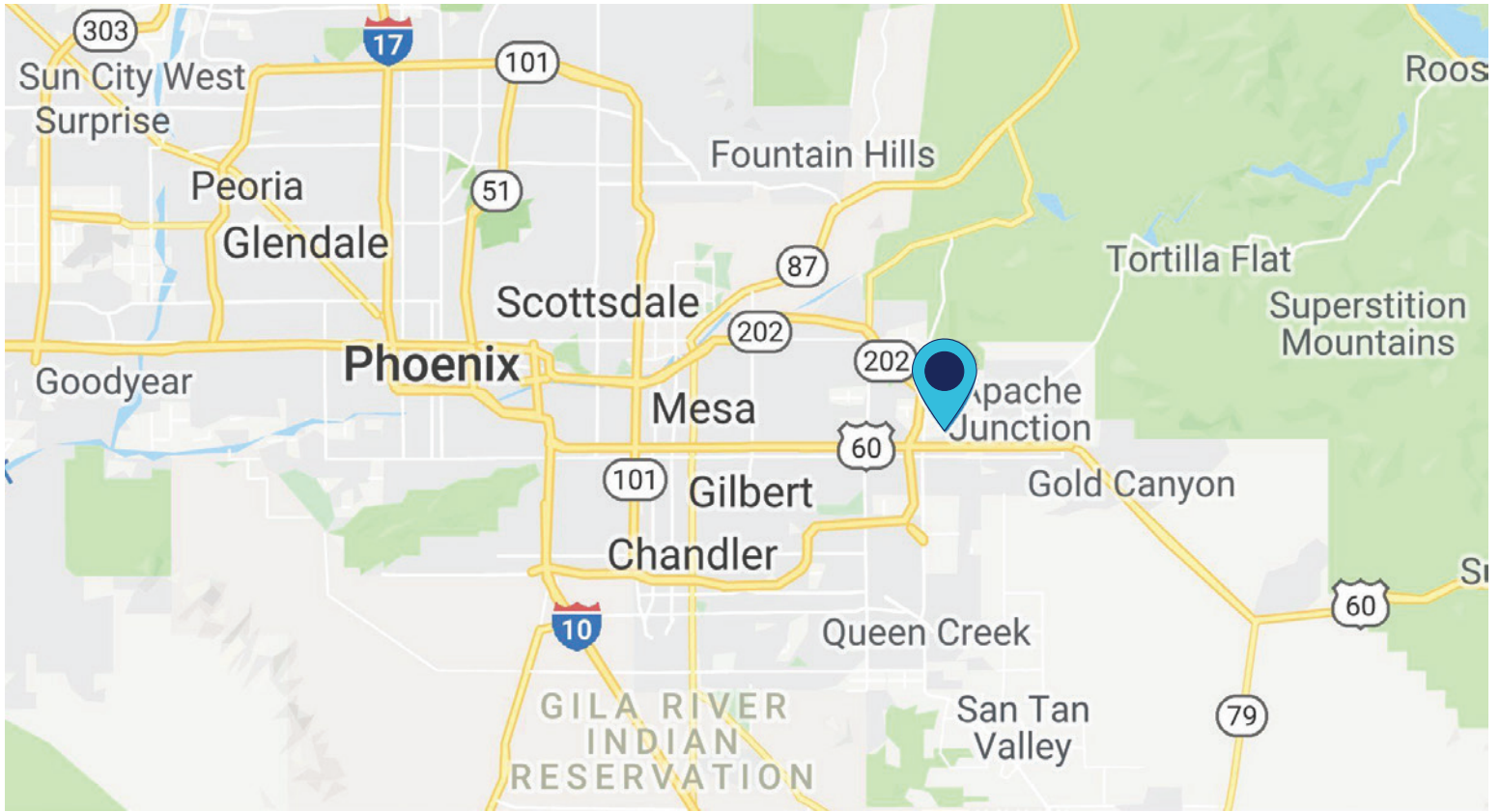
## OFFERING SUMMARY

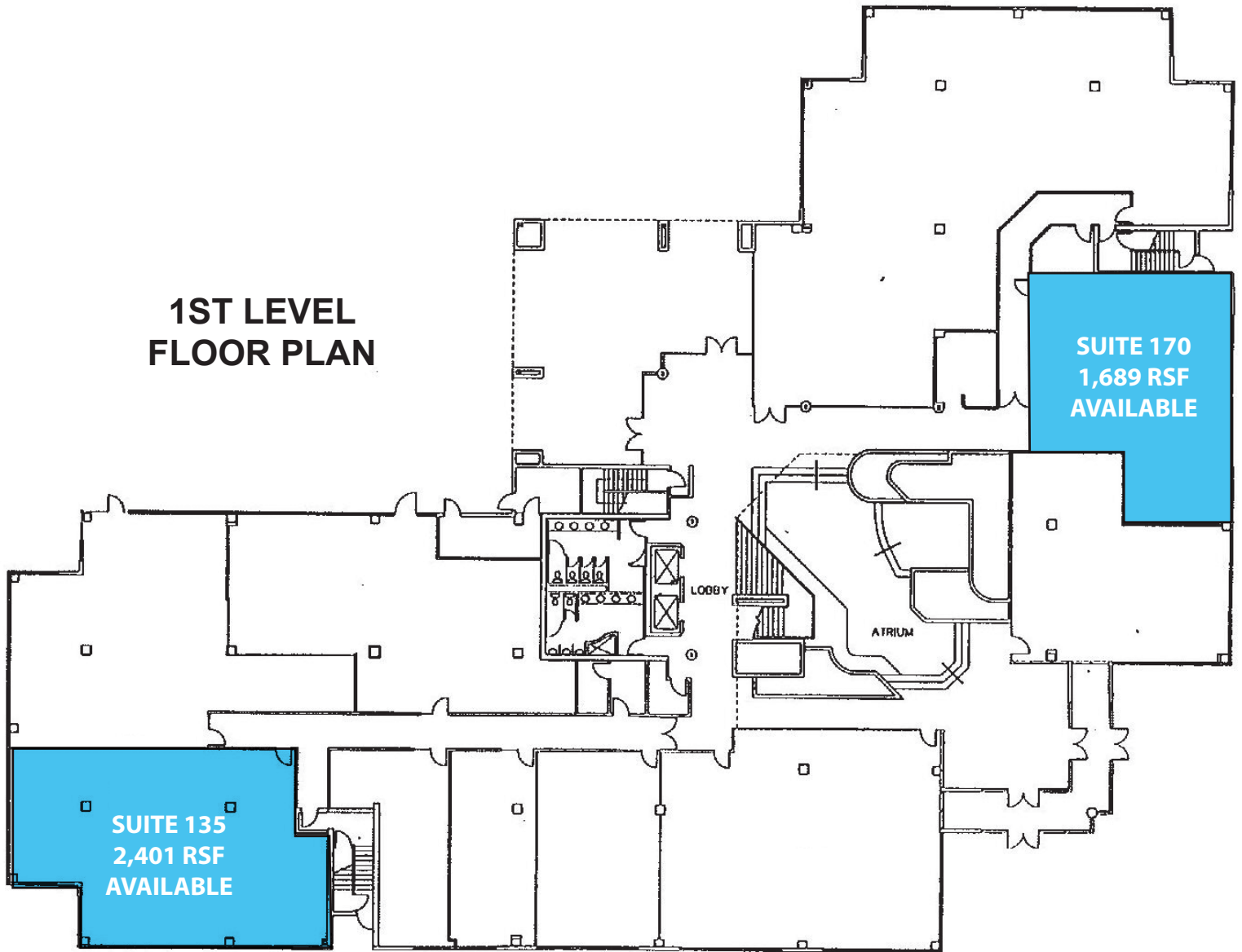
Building Size:	± 69,916 SF
Lease Rate:	\$17.00 - 18.00/RSF (Full Service)
	\$18.00 - 19.00/RSF (Lobby Exposure)
Term:	3 & 5 Year
Tenant Improvements:	Negotiable
Load Factor:	13.5%
Operating Expenses:	Base Year
Parking:	Covered Parking Available

## AVAILABILITY

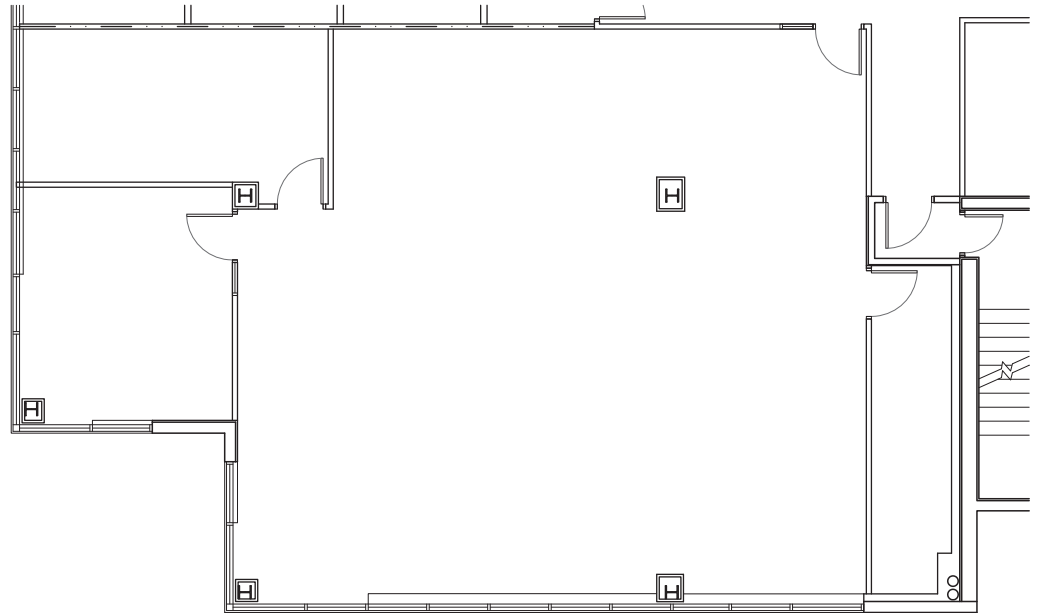
Suite 135:	2,436 RSF
Suite 170:	1,689 RSF
Suite 226:	1,074 RSF
Suite 245:	1,385 RSF
Suite 247:	1,229 RSF
<b>Contiguous</b>	<b>2,614 RSF</b>
Suite 270:	1,293 RSF
Suite 305:	1,382 RSF
Suite 335:	2,833 RSF
Suite 370:	1,138 RSF



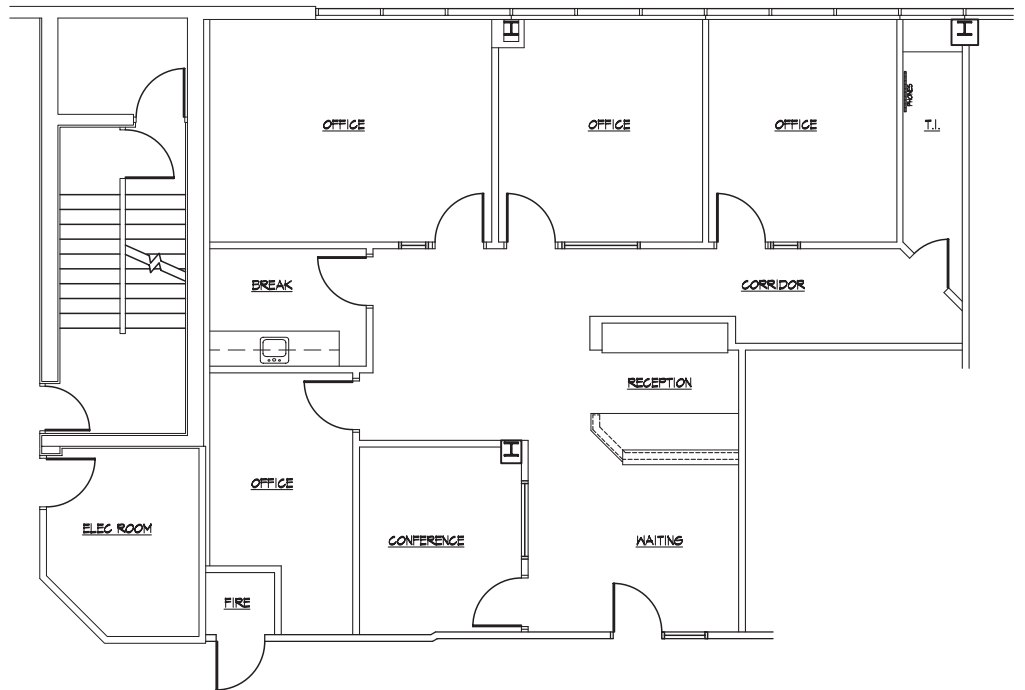




**Suite  
135**  
2,436 RSF



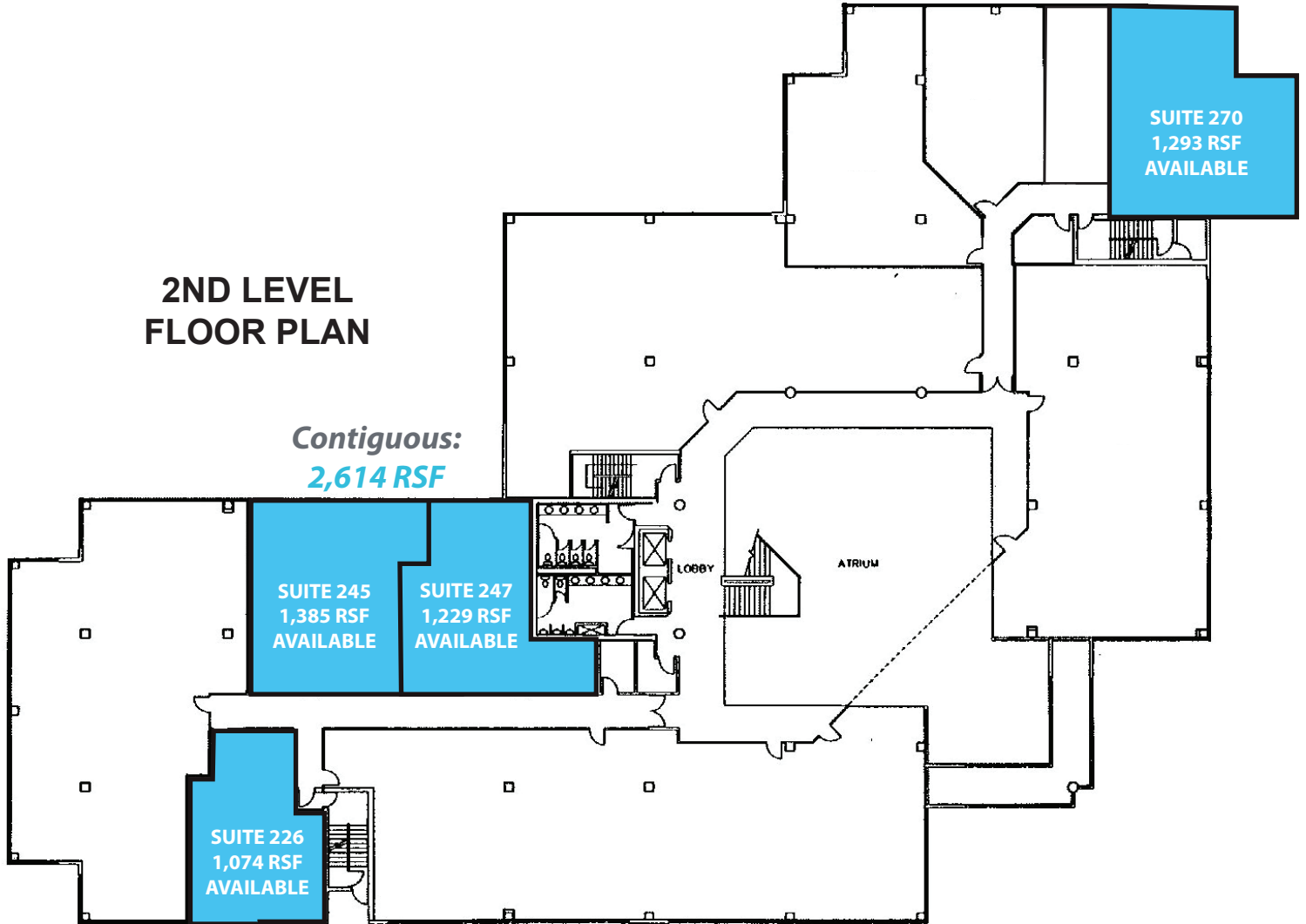
**Suite  
170**  
1,689 RSF



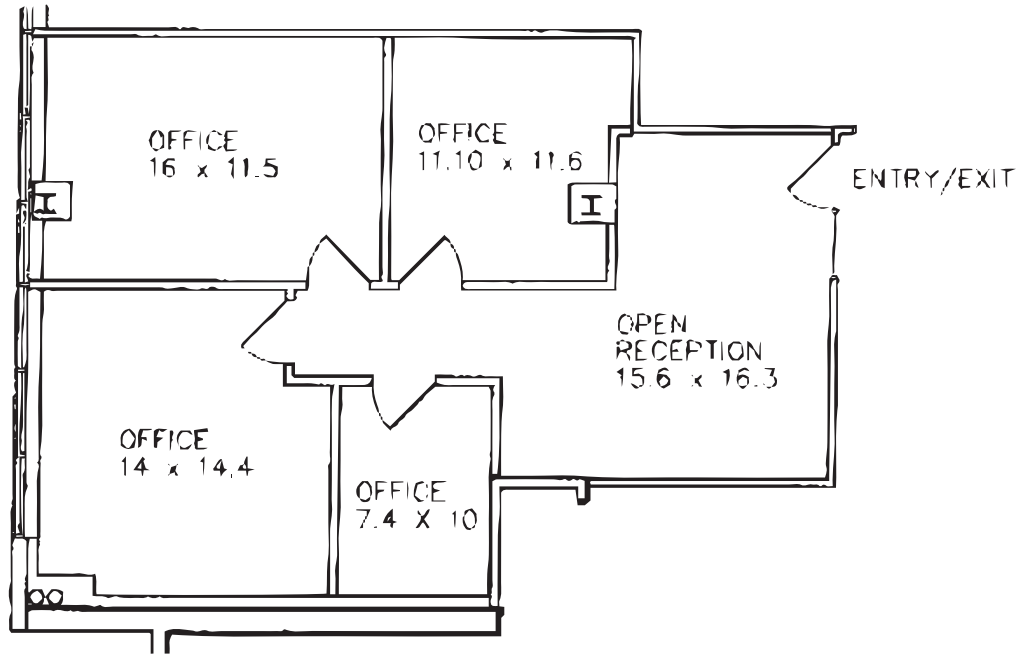


## 2ND LEVEL FLOOR PLAN

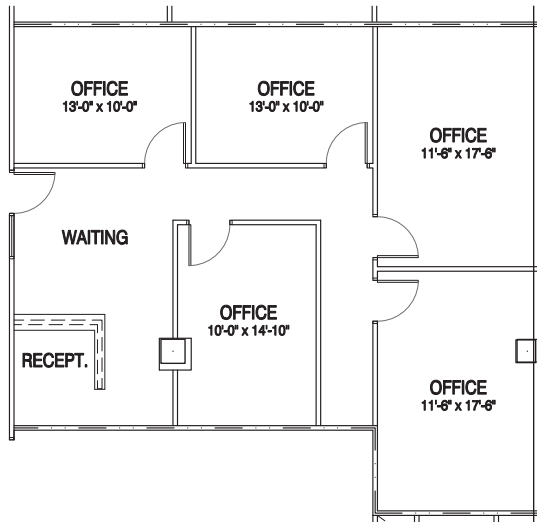
*Contiguous:*  
**2,614 RSF**



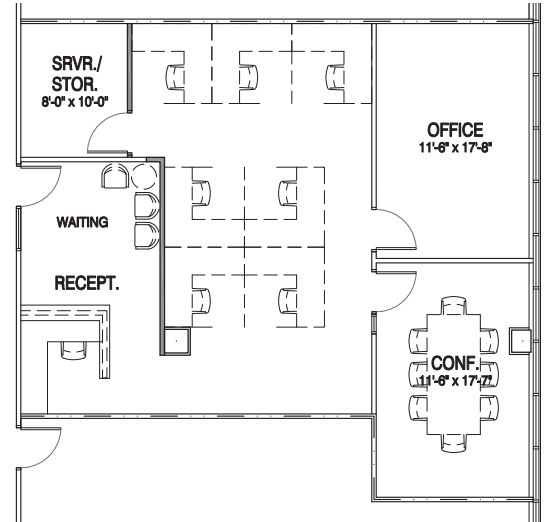
**Suite  
226**  
1,074 RSF



**Suite  
245**  
1,378 RSF

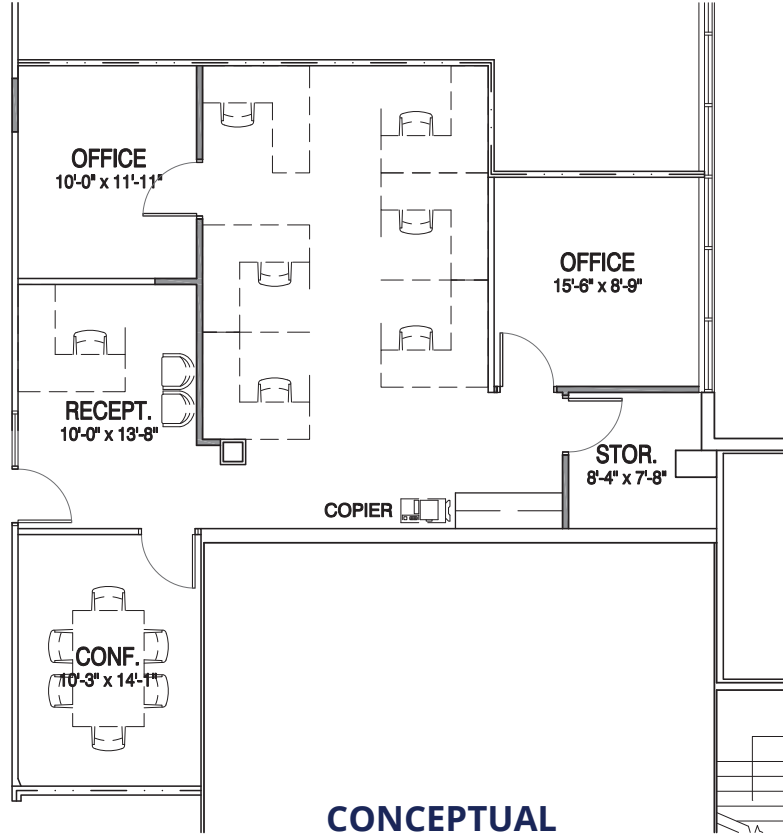
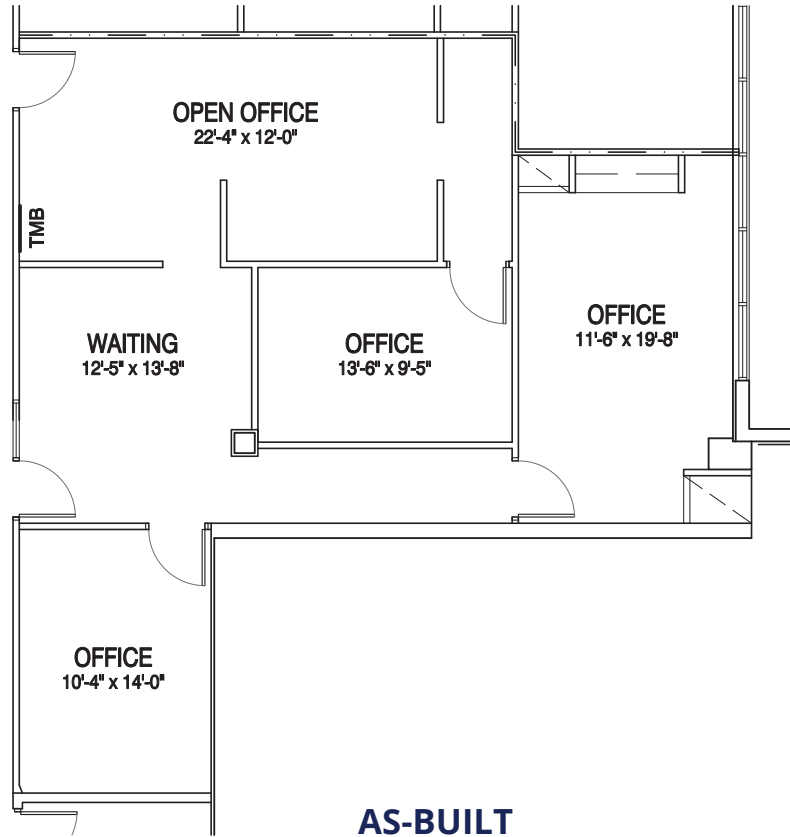


**AS-BUILT**



**CONCEPTUAL**

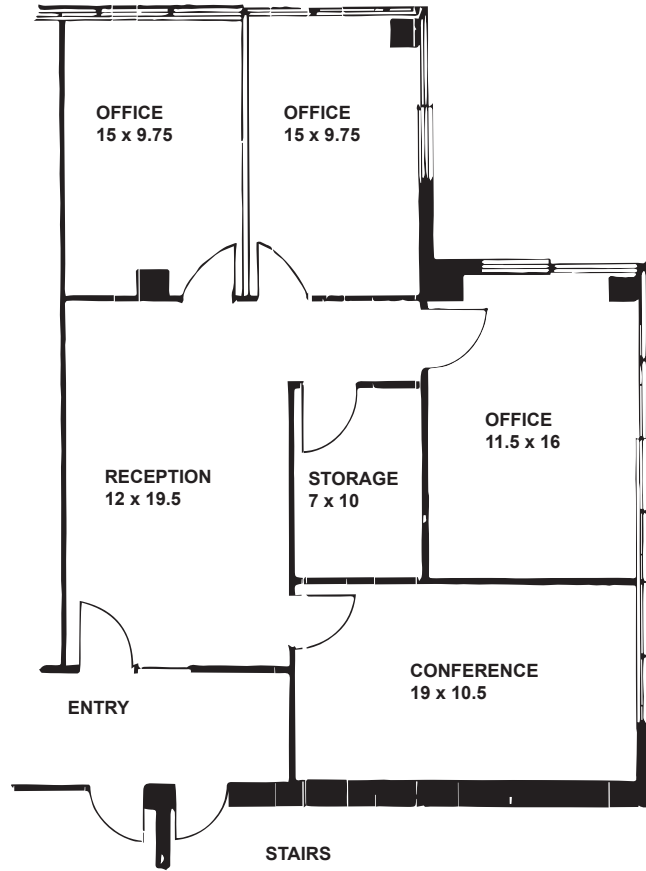
**Suite  
247**  
1,229 RSF



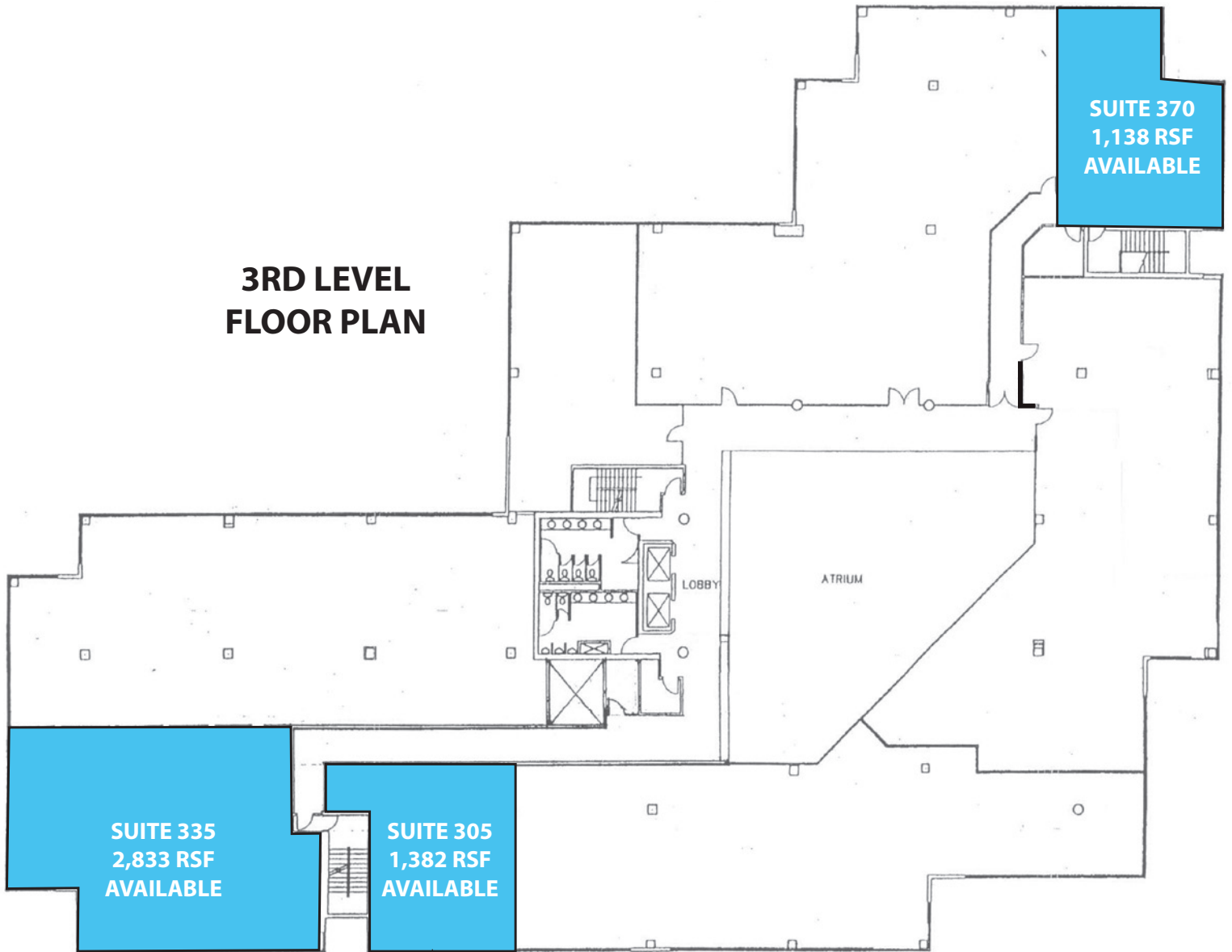


**Suite  
270**

**1,293 RSF**



**AS-BUILT**



**3RD LEVEL  
FLOOR PLAN**

**SUITE 335  
2,833 RSF  
AVAILABLE**

**SUITE 305  
1,382 RSF  
AVAILABLE**

**SUITE 370  
1,138 RSF  
AVAILABLE**

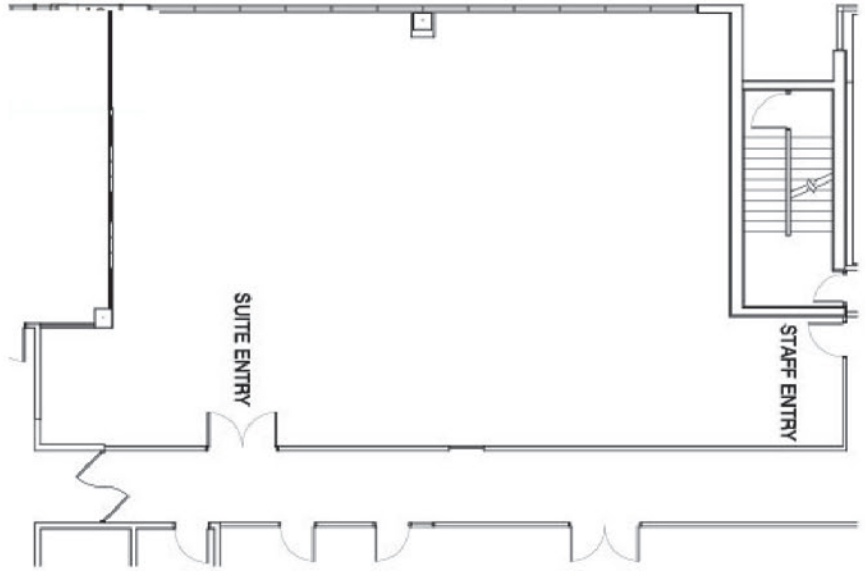
LOBBY

ATRIUM

Note: Tenant in Suite 300 has a first right of refusal.

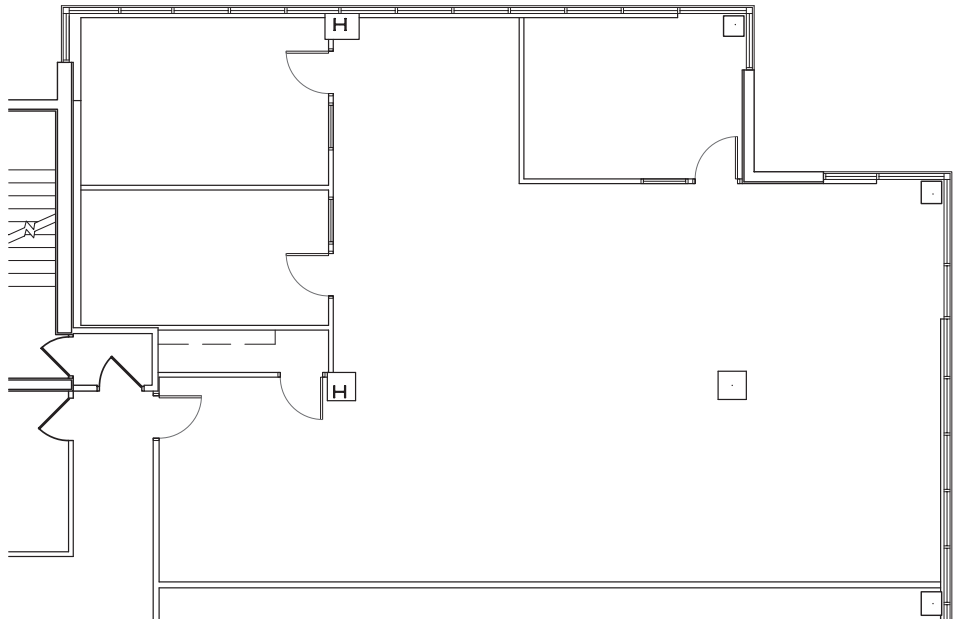
**Suite  
305**

**1,382 RSF**



**Suite  
335**

**2,833 RSF**





**Suite  
370**  
**1,138 RSF**

