

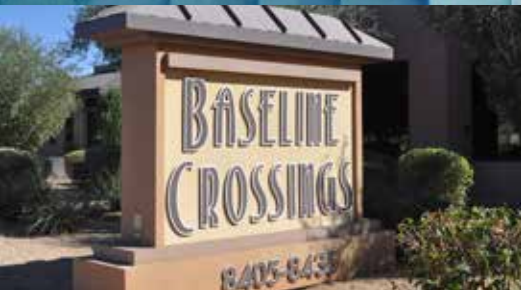
# BASELINE CROSSINGS

8405-8435  
EAST BASELINE ROAD  
MESA AZ 85209

**2 SPACES REMAINING!**  
FOR SALE OR FOR LEASE!



**SHELL OFFICE SPACE AVAILABLE**



**BUILDING SIGNAGE AVAILABLE**

EXCLUSIVE ADVISORS

JIMMY HOSELTON | 602.952.3862 | jimmy.hoselton@ngkf.com

JANEL WANGSNESS | 602.952.3860 | jwangsness@ngkf.com



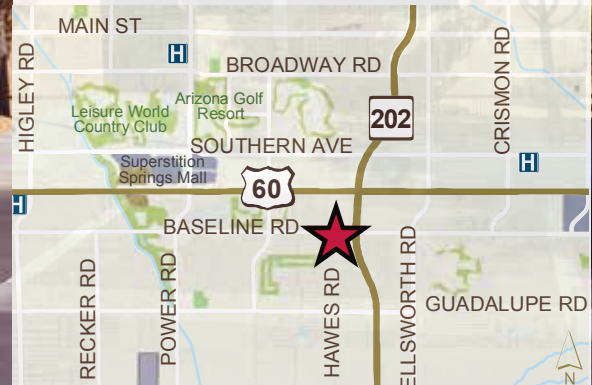


# BASELINE CROSSINGS

## SHELL OFFICE SPACE AVAILABLE



Building Size: ±50,203 RSF  
Year Built: 2008  
Zoned: O-C, City of Mesa  
Annual Increases: \$0.50 RSF  
Tenant Improvements: Negotiable  
Operating Expenses: Base Year  
Covered Reserved Parking Available  
Great Freeway Access



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### BUILDING SIGNAGE AVAILABLE

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# BASELINE CROSSINGS FOR SALE & FOR LEASE

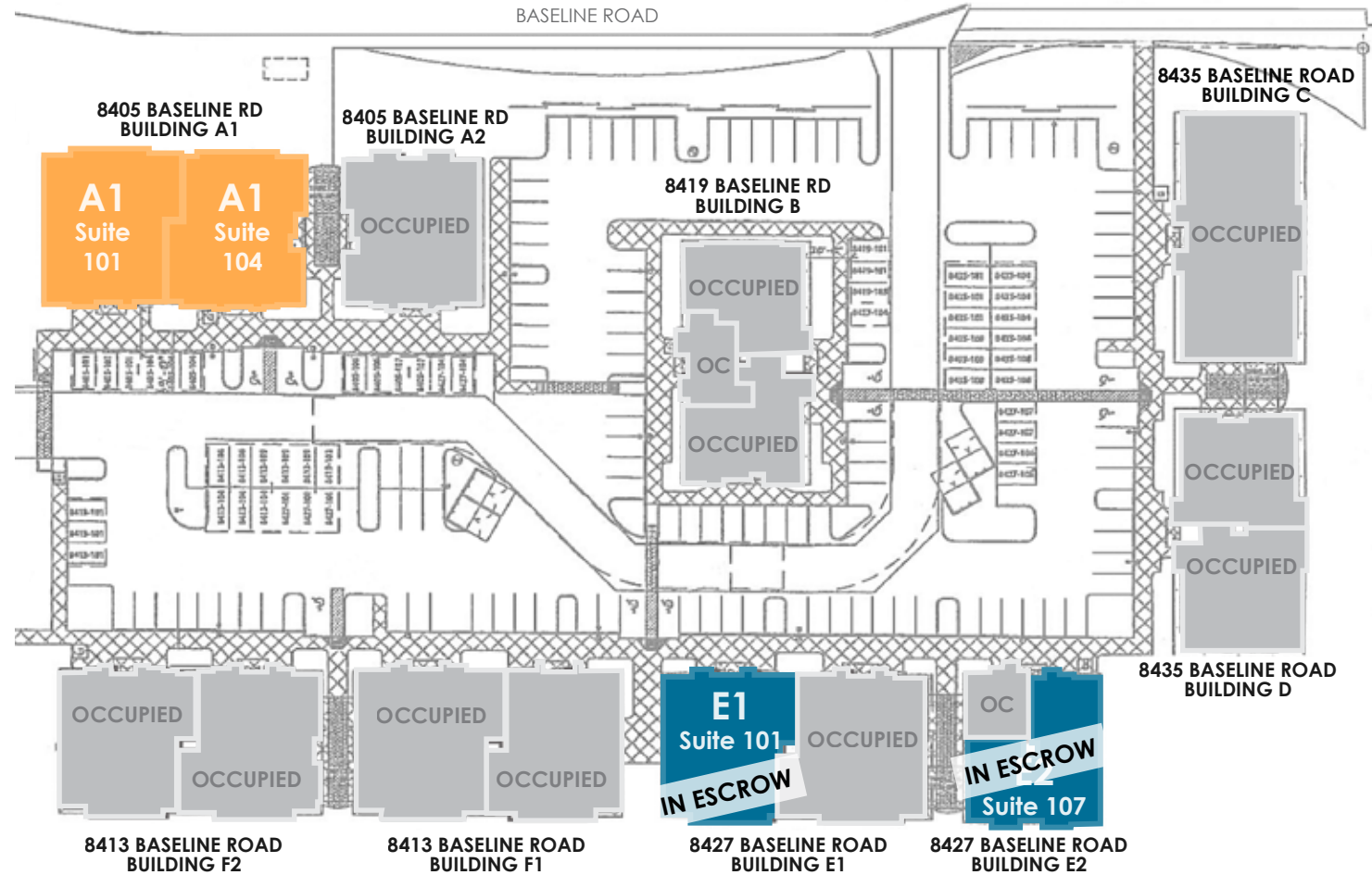
8405 – 8435 E BASELINE RD ▼ MESA ▼ AZ 85209

## SITEPLAN

**SHELL SPACE**  
For Sale/Lease

**SHELL SPACE  
IN ESCROW**  
For Sale/Lease

**OCCUPIED**



### 8405 BASELINE RD BUILDING A1

\$135/SF/\$18.00 RSF (NNN)

**Suite 101: ±3,683 RSF**

**Suite 104: ±3,585 RSF**

Contiguous to ±7,268 RSF

### 8427 BASELINE RD BUILDING E1 & E2

\$115/SF/\$18.00 RSF (NNN)

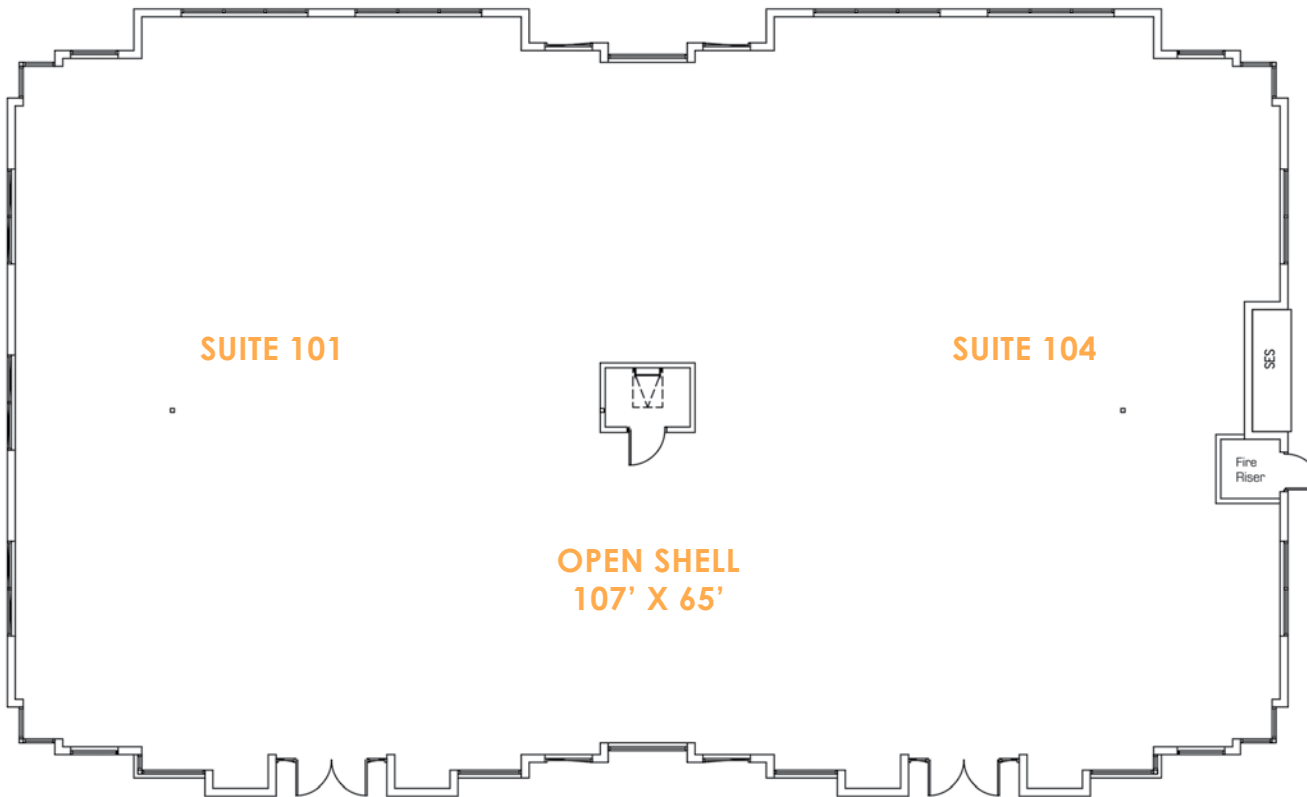
**Suite 101: ±3,603 RSF**

\$110/SF/\$18.00 RSF (NNN)

**Suite 107: ±2,825 RSF**

# BASELINE CROSSINGS FOR SALE & FOR LEASE

8405 – 8435 E BASELINE RD ▼ MESA ▼ AZ 85209



8405 E BASELINE RD  
**BUILDING A1**  
SHELL SPACE

**Suite 101:** ±3,683 RSF  
**Suite 104:** ±3,585 RSF  
*Contiguous to ±7,268 RSF*

**FOR SALE:** \$135 PSF  
**FOR LEASE:** \$18.00 RSF NNN



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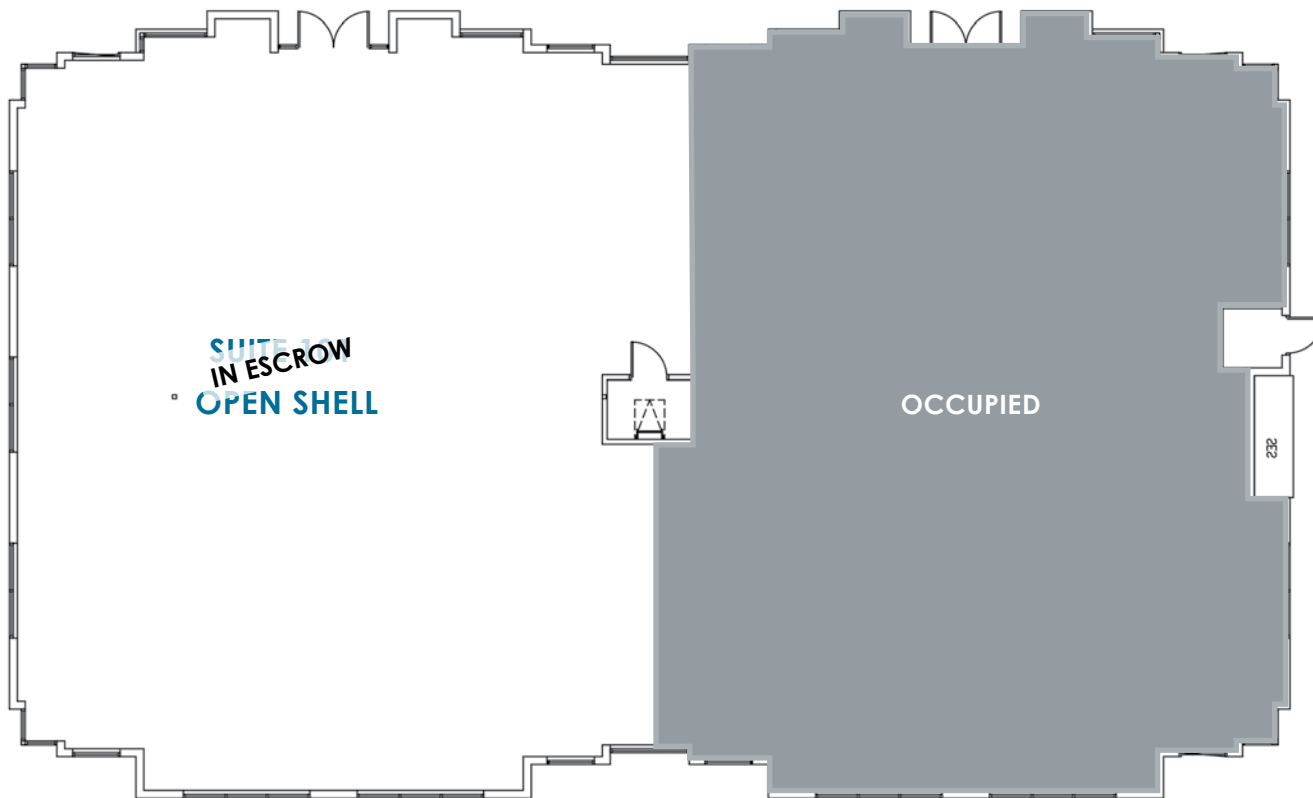
JANEL WANGSNESS | 602.952.3860 | jwangsness@ngkf.com

2398 E Camelback Road ▼ Suite 950 ▼ Phoenix ▼ AZ 85016



# BASELINE CROSSINGS FOR SALE & FOR LEASE

8405 – 8435 E BASELINE RD ▼ MESA ▼ AZ 85209



8427 E BASELINE RD  
**BUILDING E1**  
SHELL SPACE

Suite 10 IN ESCROW 5,603 RSF

**FOR SALE:** \$115 PSF  
**FOR LEASE:** \$18.00 RSF NNN



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