

Owner/User Flex/Office Condo Available for Sale or Lease

Mountain View Business Park

2727 W. Baseline Road, Suite 1, Tempe, AZ 85283

Frontage on Baseline Rd | ±9,922 SF

PRICE REDUCTION
\$1,195,000



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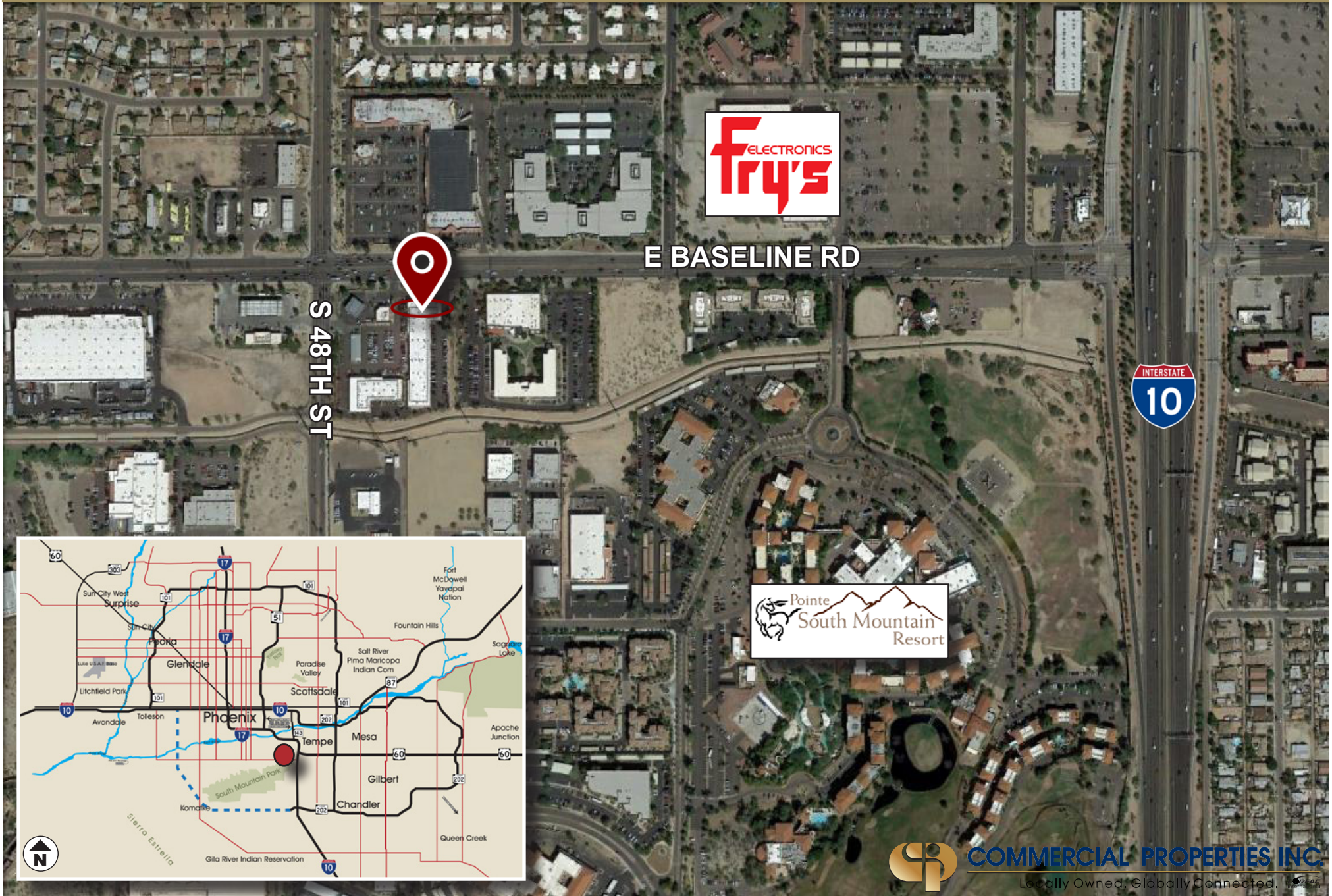
COMMERCIAL PROPERTIES INC.

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2727 W Baseline Rd



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S 48TH ST



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2727 W Baseline Rd

Address: 2727 W. Baseline Rd., Suite 1, Tempe, AZ 85283

Type: Owner/User Flex/Office Condo Building

Sale Price: \$1,195,000

Lease Rate: \$1.10 NNN

Total Square Feet: Approximately 9,922 Rentable Square Feet
(Fully Air-Conditioned)

Lab: Sterile compounding lab for intravenous admixtures

Year Built: 1984

Tax Parcel Number: 301-15-122

Zoning: I-1, City of Tempe

Construction: Masonry

Parking Ratio: 3.25/1,000 SF (10 Reserved / 6 Covered)

Clear Height: 10' Drop Ceiling

Overhead Door: 10' x 12' Grade Level Door

Electrical: (4) Panels

- Panel 1: 277/480 V, 225 Amps
- Panel 2: 277/480 V, 250 Amps
- Panel 3: 120/208 V, 250 Amps
- Panel 4: 120/208 V, 250 Amps



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The Property

The Mountain View Business Park 2727 West Baseline Road, Suite 1 - Tempe, AZ 85283

The Mountain View Business Park totals approximately $\pm 34,626$ square feet of multi-tenant flex/office/industrial space located at 2727 W. Baseline Rd. The property features mature landscaping with excellent visibility and street frontage on Baseline Rd. The interior improvements include seven (7) perimeter offices with generous glass lines along a large lobby and conference room and secured bull pen area. The immediate area includes numerous retail amenities along with Pointe South Mountain Resort Hotel. There is direct access to I-10 and SR-43 and Sky Harbor International Airport is approximately 15 minutes from the subject property.



