

EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY

5.47% CAP Rate • 100% Leased • 22,963 SQ FT

Offering Memorandum



Dover Shores Office Park

2266 South Dobson Road | Mesa, AZ 85202

Investment Offering Disclaimer

Dover Shores Office Park
2266 South Dobson Rd
Mesa, AZ 85202

INVESTMENT ADVISORS

Shane McCormick

Vice President - Sales & Leasing

D: 480. 968.9618

M: 480.720.6250

smccormick@cpi.az.com

Tyson Breinholt

Partner / Associate Broker

D: 480. 966.7513

M: 602.315.7131

tbreinholt@cpi.az.com

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COMMERCIAL PROPERTIES INC.

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

INVESTMENT SUMMARY

Address	2266 S Dobson Rd Mesa, AZ 85202
Size	±22,963 SQ FT
Leased	100%
Site Area	±1.18 Acres
Parking Ratio	4/1,000 RSF
NOI	\$218,618.52
Sale Price	\$4,000,000
Price PSF	\$174.19
CAP Rate	5.47%



Offering Summary

Dover Shores is a prime office investment for anyone looking for immediate income with upside. With significant renovations to HVAC, landscaping and interior suite renovations, Dover Shores is the perfect cash flow asset with positive opportunity. The rent roll demonstrates full service rents ranging from \$17.95 psf to \$21.43 sq ft. Further, upgrades to Dover Shores, combined with increased renewal rates and new lease rates provide a buyer significant opportunity for growth to their return on this asset.

This investment consists of Building 12, which includes 3 suites all occupied with long term leases. The building has frontage on the Dobson Lake and on Dobson Road. The building provides drive-up access and unique tenant identification. The combination of lake front views, drive-up access and signage opportunities makes Dover Shores a unique option for Tenants searching for office space in the Southeast Valley submarket.

In addition, Dover Shores strategic central location 1 mile South of the US-60, and 1 mile East of the 101 Freeway provides easy access to all parts of the Valley and underscores the long term value of this asset.

Investment Highlights

- Multi-tenant property
- Wood frame & stucco construction
- Well maintained courtyards and lakes
- Covered parking
- Rents are full service. Existing rents are either at or below market rent, allowing for security and growth in the future.
- Prominent street frontage along Dobson Rd.
- Part of Dover Shores Association (See Next Page For Details)

Dover Shores Association Services

Assoc. Services (CA - Common Area)

CA Electric for exterior lights and landscape timers	Landscape & Irrigation R&M
All Water	Tree Maintenance
Day porter	CA Signage
Exterior Window Washing Quarterly	CA Plumbing & Backflows
Exterior Pest Control	Parking lot sweeping & maintenance
Trash Removal	Parking Canopy Maintenance
Exterior Light Maint. & Bulb/fixture replacements	CA Insurance Coverage
CA Property Taxes	Property Owners Association Fees



Building 12



Tenant Profiles



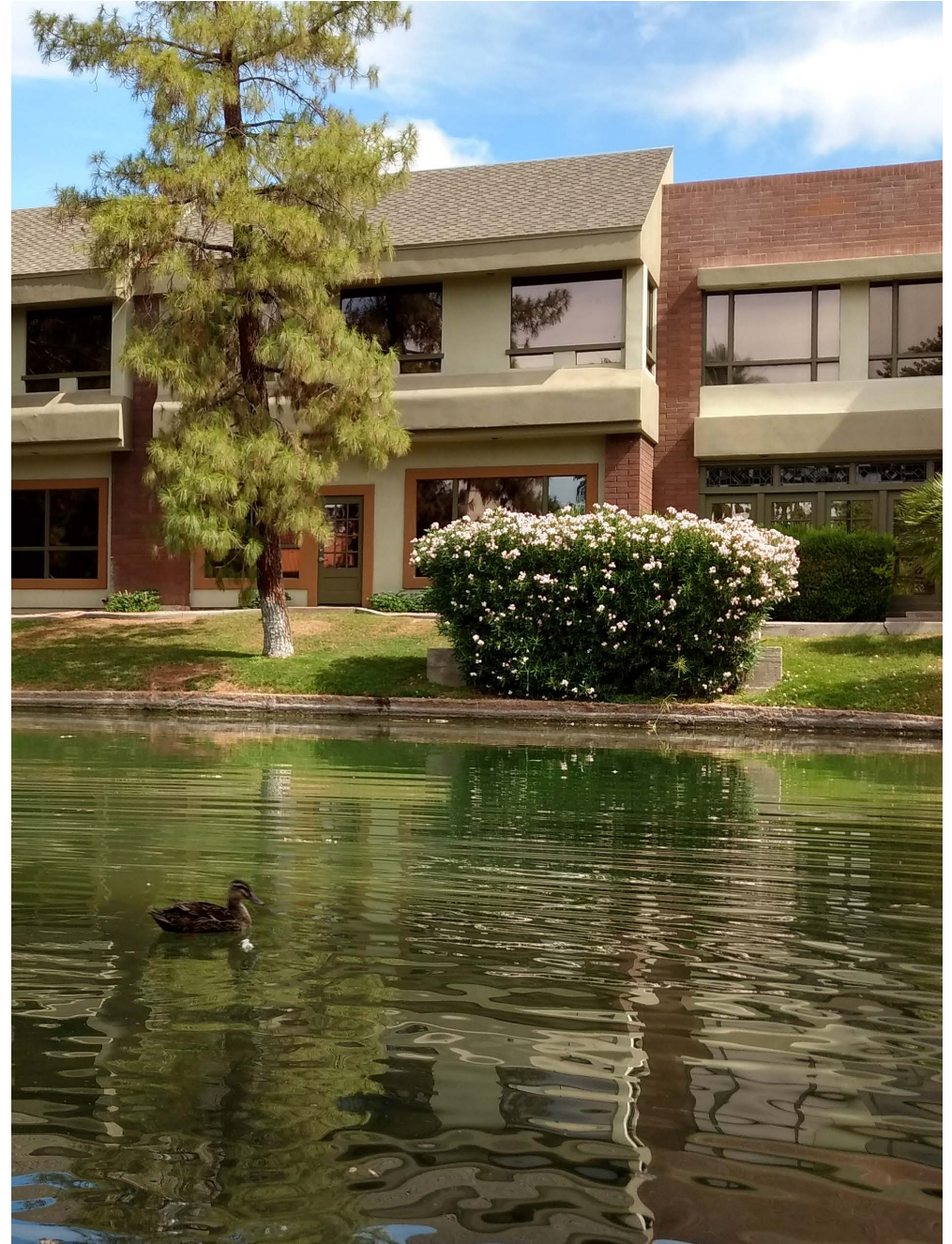
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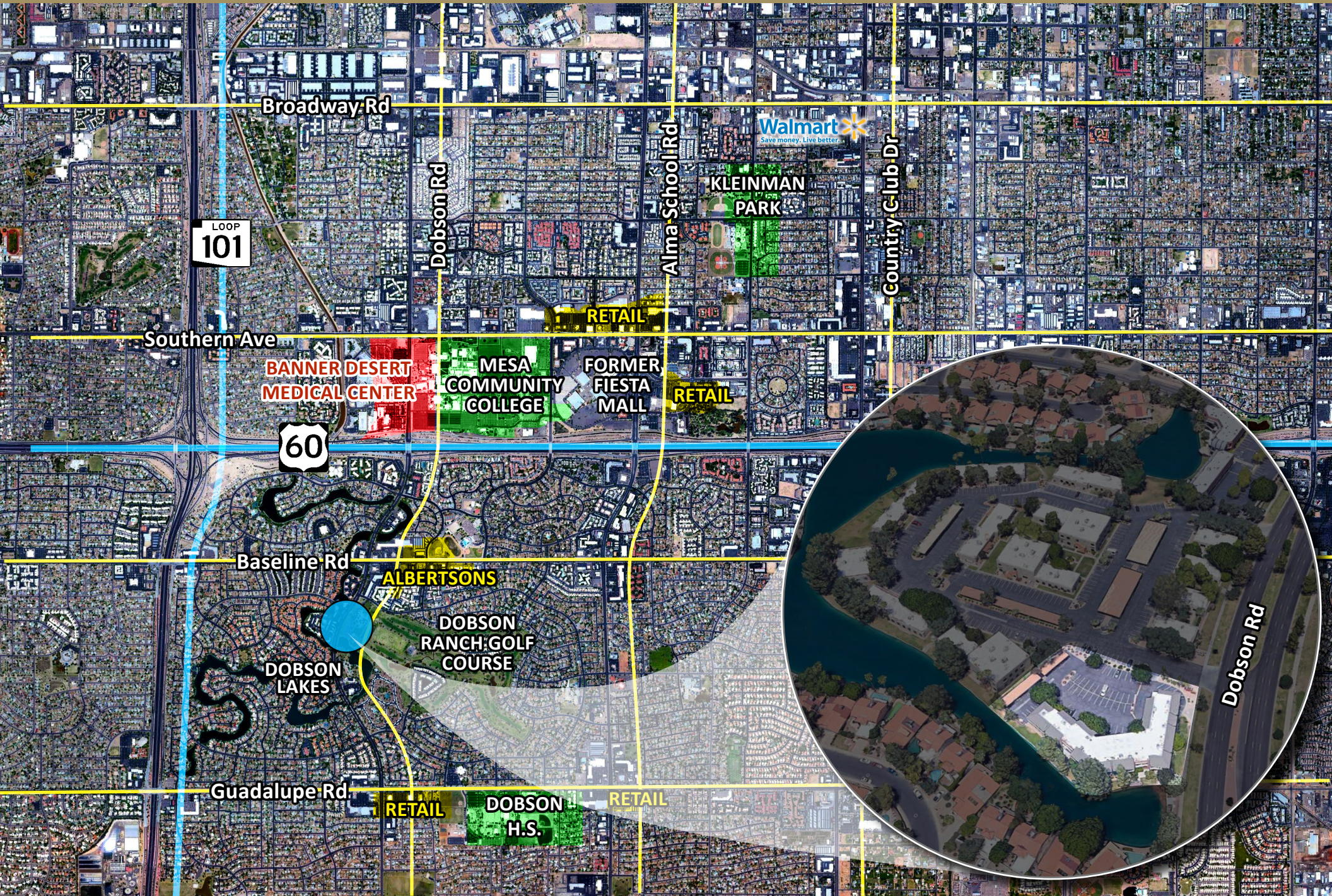






S Dobson Rd (24,500 VPD)





City Of Mesa Overview

Business Environment

Mesa: A Smart Location for Intelligent Companies

With a population of over 500,000, Mesa, Arizona is the 35th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.7 million people, and is projected to grow to 6 million by 2030.

Mesa Offers

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.

Highways And Ground Freight

Mesa is a city on the move with an abundance of freeways, highways and state routes strategically located along commerce corridors and current and future population centers. The 101 runs along Mesa's west border and the Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa and minutes away are Interstates 10, 17 and 8, plus state routes 51, 74, 85 and 88 linking Mesa to other Arizona markets, California and Mexico.



500,000

half a million people live in Mesa, Arizona.



35th

largest city in the U.S. Larger than Miami, Minneapolis, and Atlanta.



2nd

largest city in Phoenix-Mesa metro. 3rd largest in Arizona.



1.4m

workforce population within a 30-minute drive.