

FOR SALE

# GUADALUPE OFFICE PLAZA

2659 W. GUADALUPE ROAD  
MESA, AZ 85202



## PROPERTY FEATURES

- + ±13,749 SF office building, two (2) ±6,874 SF buildings
- + Building can be sold separately
- + Excellent exposure on Guadalupe Road
- + High traffic counts (ADOT 2017, Tempe 2016):
  - Gudalupe Road: ±24,378 VPD
  - Loop 101: ±193,163 VPD
- + Perfect owner/user property for medical user, professional office, investment
- + Immediate access to Loop 101 Freeway
- + Numerous amenities in area
- + Major employment centers in area include Mesa Community College, Cardon Children's Medical Center, ASU Discovery Center



## CONTACT US

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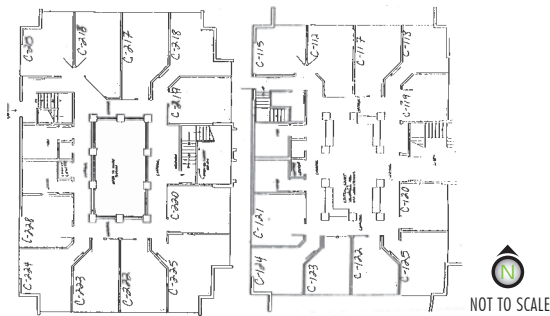
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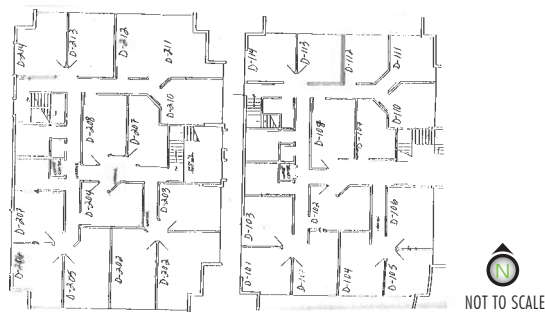
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## FLOOR PLANS BUILDING C



## BUILDING D



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