

FIRST FINANCIAL PLAZA

MOTIVATED LANDLORD
 TO MAKE DEALS

AVAILABLE SPACE IN THE HEART OF *THE FIESTA DISTRICT*



1550 S. Alma School Rd., Mesa, AZ 85210

AVAILABILITY

Suite 101: $\pm 1,737$ RSF

Suite 103: $\pm 1,102$ RSF

Suite 230: $\pm 1,340$ RSF

Suite 290: $\pm 1,111$ RSF

BUILDING FEATURES

Building Size: $\pm 27,289$ SF

Lease Rate: \$16.00/RSF Full Service

Annual Increases: \$0.50

Tenant Improvements: Negotiable

Load Factor: 8.0%

Operating Expenses: Base Year

Covered & Reserved Parking Available

HIGHLIGHTS

Easy Access to US 60 and Loop 101

Monument Signage Available on Alma School Rd

Spec Suite Available for Immediate Occupancy

EXCLUSIVE ADVISOR

JOE VALE

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SOUTHERN AVENUE STREET IMPROVEMENTS

- \$25.3 million project from Tempe Canal to Alma School
- Phase I - Completed: Nov. 2014
- Paseo Nodas - Completion: Oct./Nov. 2015
- Phase II - Completion: Oct. 2016

MESA POLICE SUBSTATION

- \$15 million project
- Completed: 2013
- 125 staff

SOUTHERN AVENUE VILLAS

- Urban style, multi-family development with 354 units
- Completion: Mid to late 2016

SOUTHERN AVE

LONGMORE

ALMA SCHOOL RD

EXTENSION RD

PROJECT CENTRICA

- \$20 million
- Redevelopment project
- Vacant Retail to 100k SF Class A Office
- Completed: June 2015

MCC PERFORMING ARTS CENTER

- \$15 million project
- 462 seats
- Completed: Nov. 2014

827 W. GROVE BUILDING

- Vacant 70k SF Office Space
- \$2.3 million renovation to Class A Space
- Completed: Nov. 2014

SUBJECT PROPERTY

60

FIESTA CORPORATE CAMPUS

- \$21 million Redevelopment Project
- Former Macy's Department Store to 158,000 SF of Class A Office
- Completion: Q4 2016

MESA FIESTA CENTER

- Vacant retail development to 200k SF Class A Office Campus
- Upper Iowa University
- Opened in Aug. 2013 with 13k SF
- Feed My Starving Children
- Opened Apr. 2013 with 25k SF

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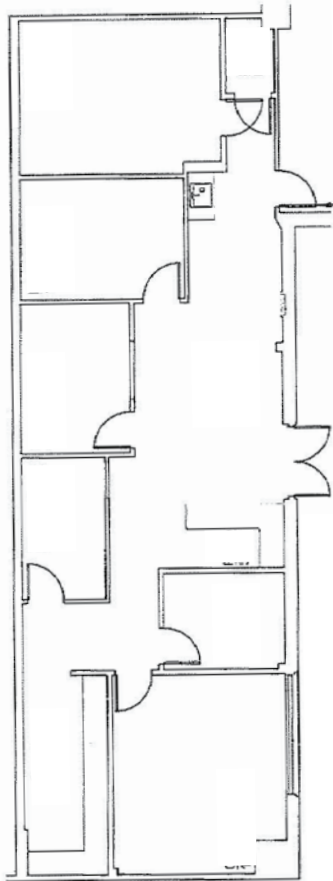
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FIRST FINANCIAL PLAZA

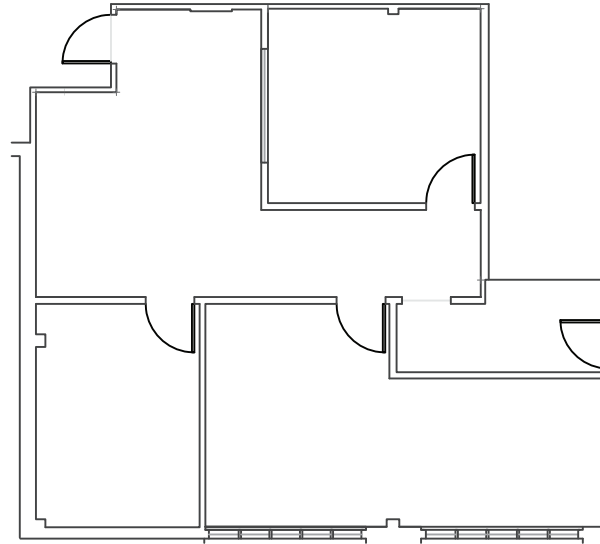
FIRST FLOOR

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SUITE 101
±1,737 RSF



SUITE 103
±1,102 RSF



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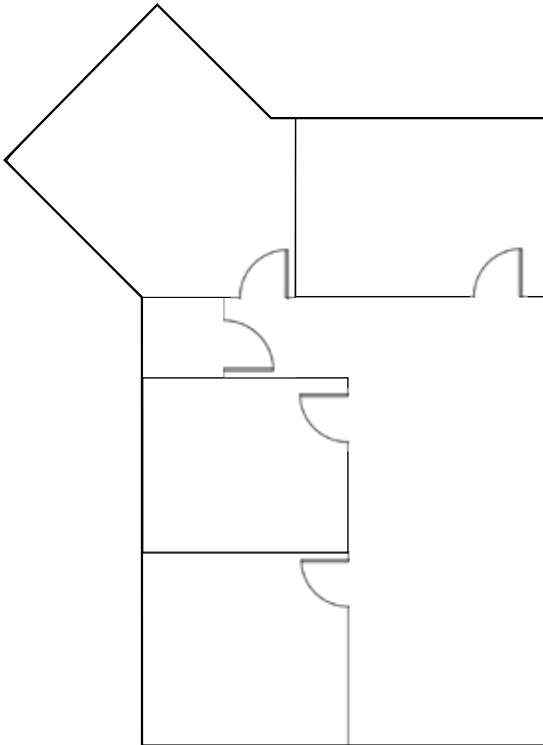


FIRST FINANCIAL PLAZA

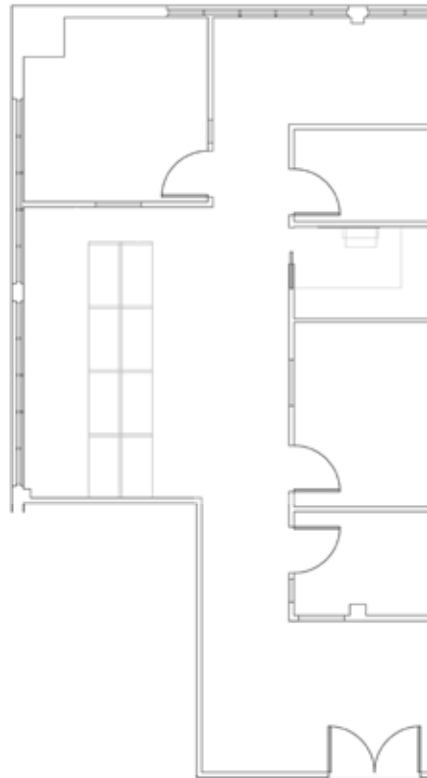
SECOND FLOOR

MOTIVATED LANDLORD
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SUITE 230
±1,340 RSF



SUITE 290
±1,111 RSF



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