



Great offices available in desirable West Mesa



Excellent frontage on Alma School Road



Convenient access to US-60 and Loop-101



Monument signage available



Three-story building featuring impressive atrium lobby with water feature



**For further
information**

Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

avisonyoung.com

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016

Property overview

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Availability

Suites	Square feet
Suite 135	±2,436 rsf
Suite 180 <i>Spec space with high end finishes</i>	±1,722 rsf
Suite 245 <i>Sublease available - Expires 2/28/26</i>	±1,385 rsf
Suite 248	±1,229 rsf
Suite 260 <i>Coming available 12/1/2024</i>	±2,702 rsf
Suite 270	±1,293 rsf
Suite 275 <i>Sublease available - Expires 5/31/27</i>	±2,105 rsf
Suite 360	±4,223 rsf
Suite 380 <i>Coming available 10/1/2024</i>	±4,434 rsf

Term

- 3 & 5 year

Building

- Size: ±69,916 sf

Load factor

- 13.5%

Parking

- Covered available

Rate

- \$22.50 - \$23.50/rsf (full service)
- Operating expenses: base year
- Tenant improvements: negotiable



Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

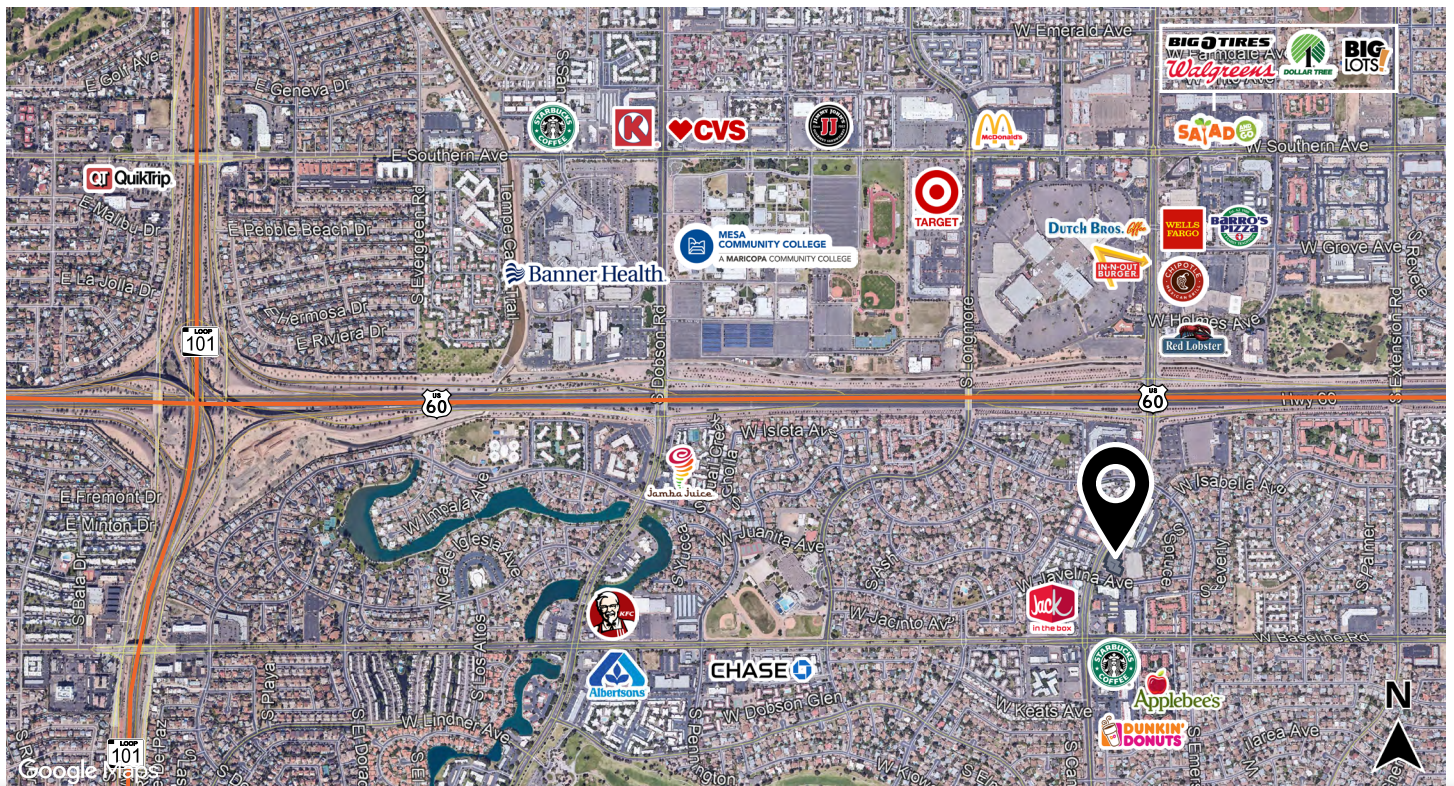
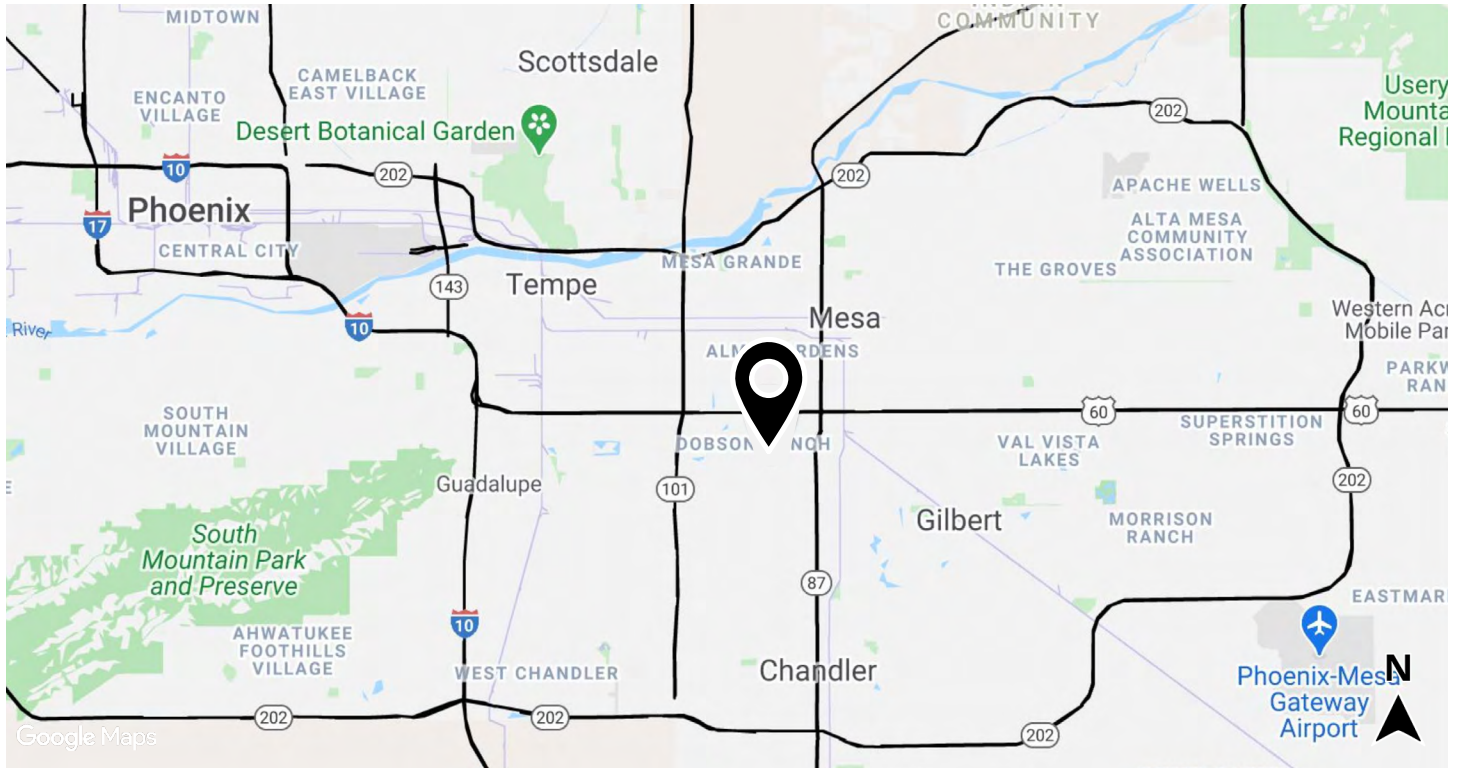
**AVISON
YOUNG**

Location

Office spaces for lease

1839 S Alma School Rd

Mesa, AZ 85210

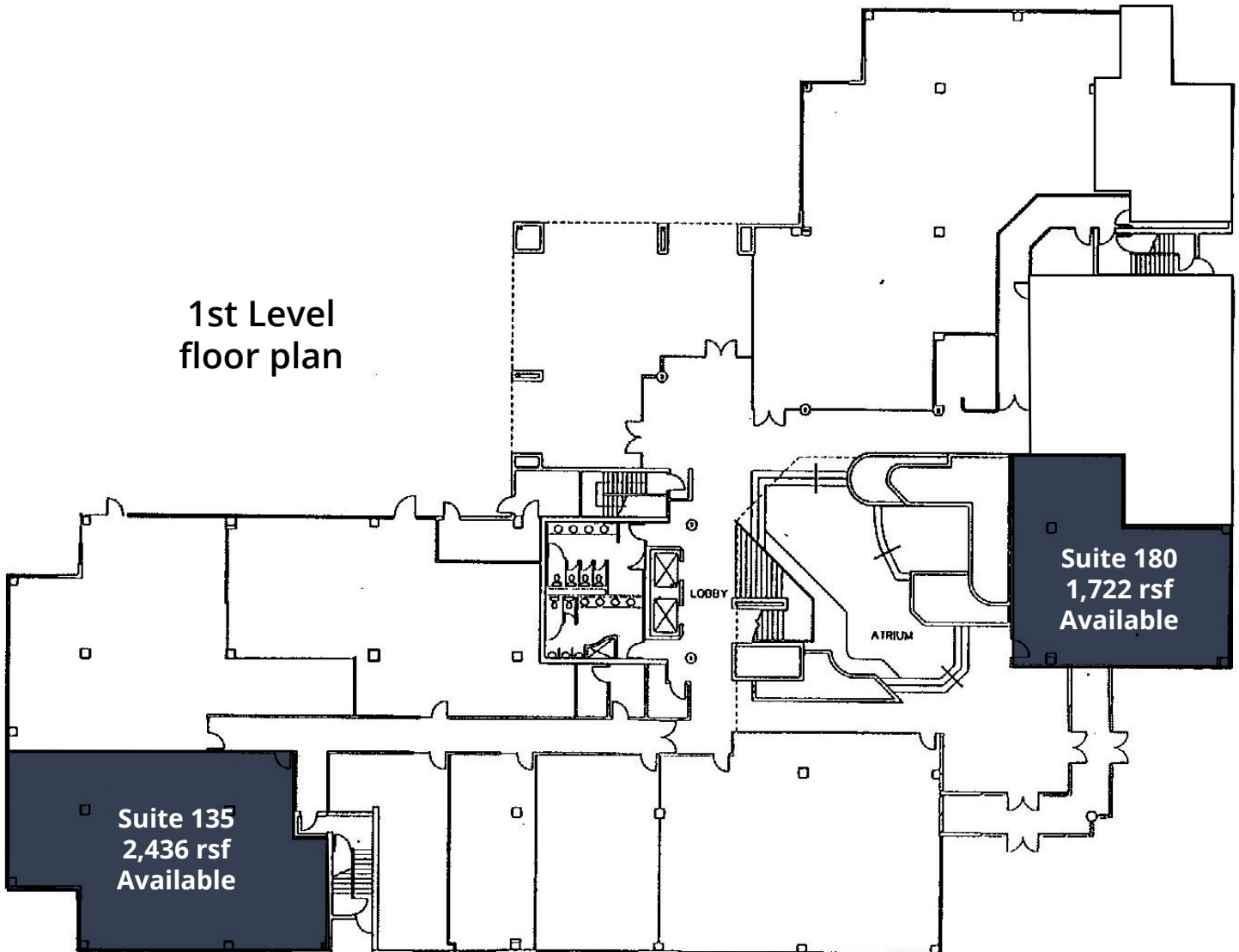


Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

Floor plan Level 1

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210



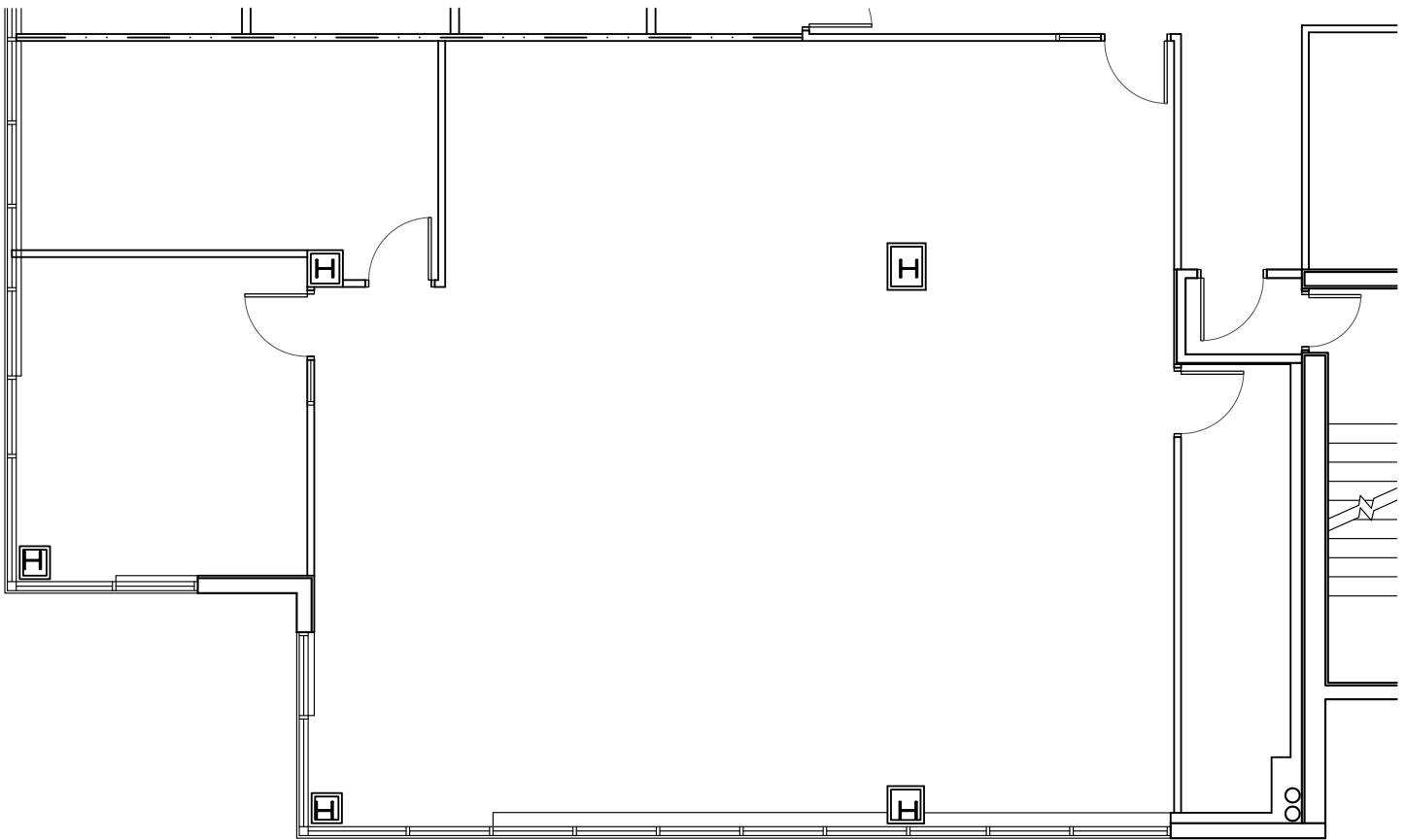
Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

Floor plan Level 1

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 135
±2,436 rsf



Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

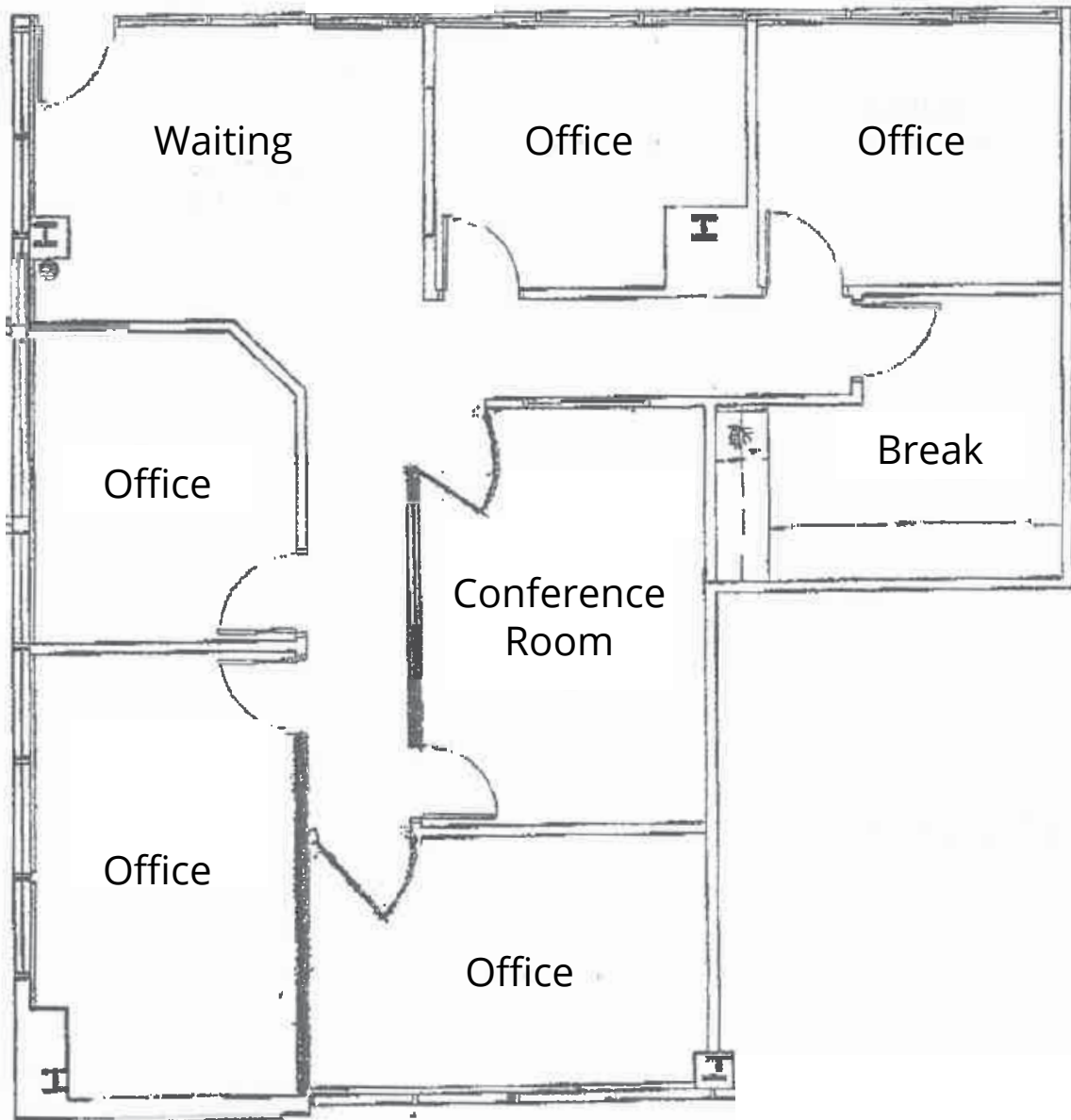
**AVISON
YOUNG**

Floor plan Level 1

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 180
±1,722 rsf

Spec space with high end finishes

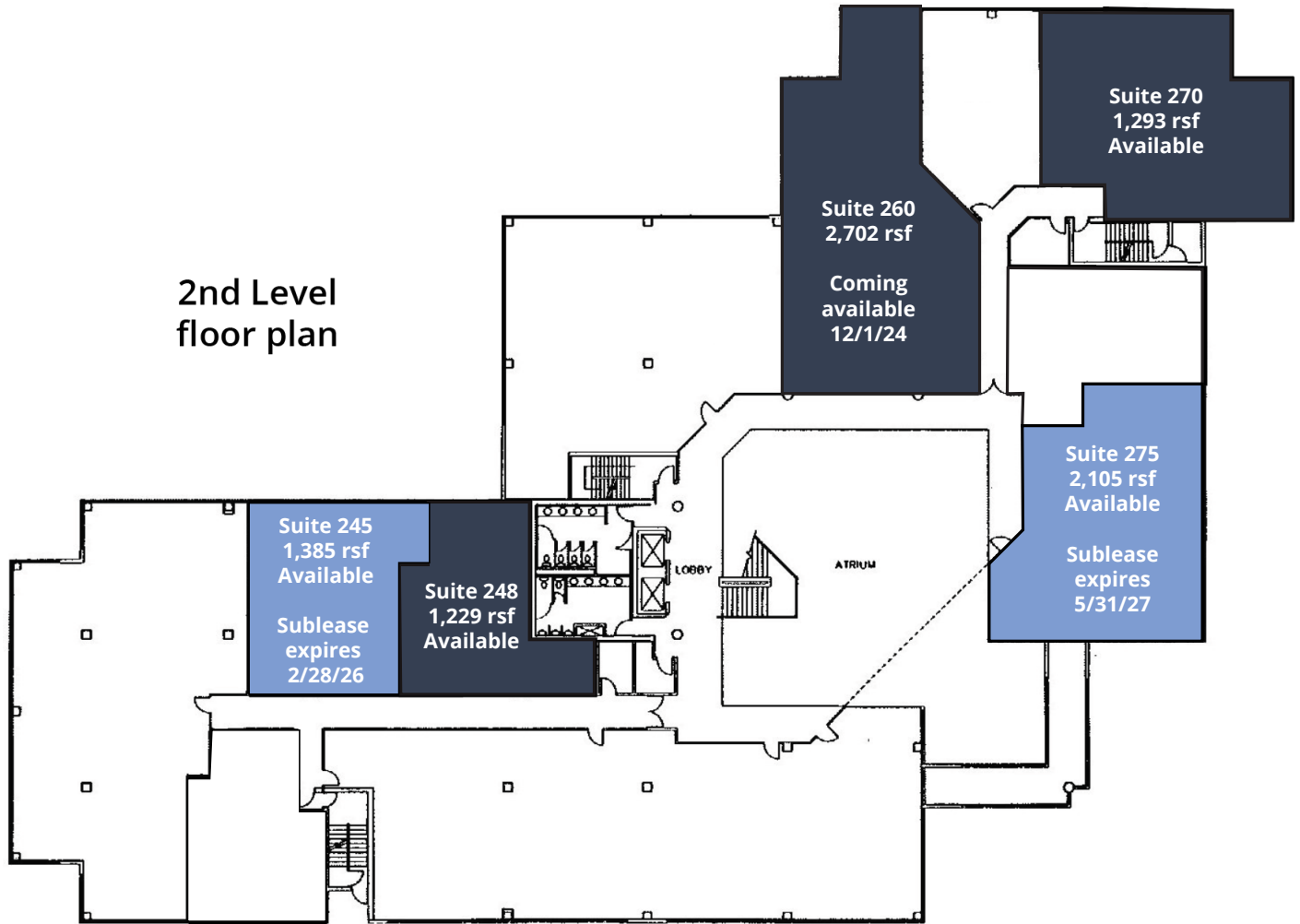


Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210



Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

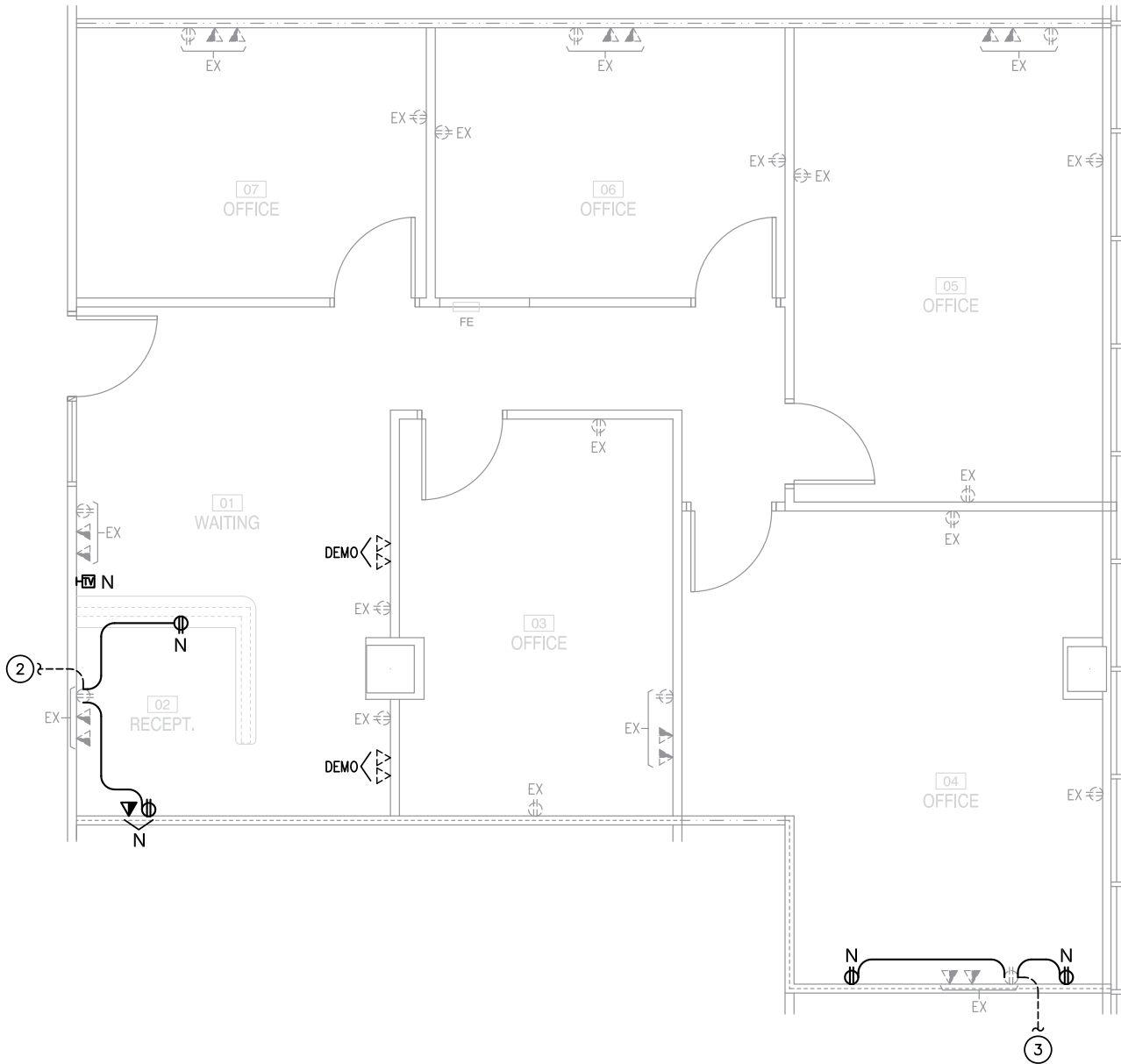
**AVISON
YOUNG**

Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 245
±1,385 rsf

Sublease available - Expires 2/28/26



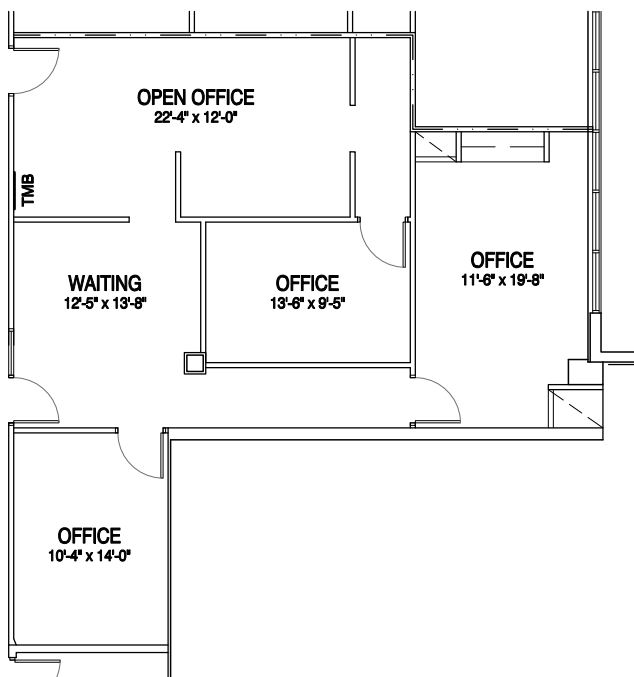
Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

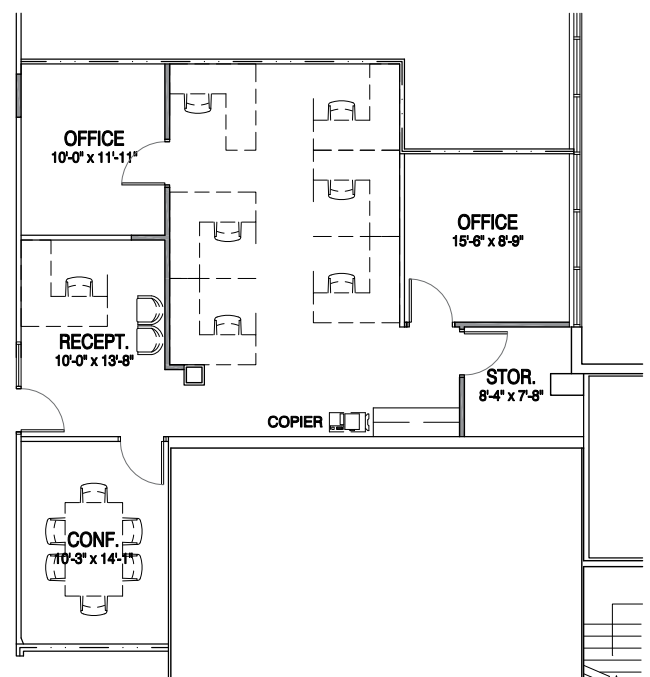
Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 248
±1,229 rsf



As-built



Conceptual

Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

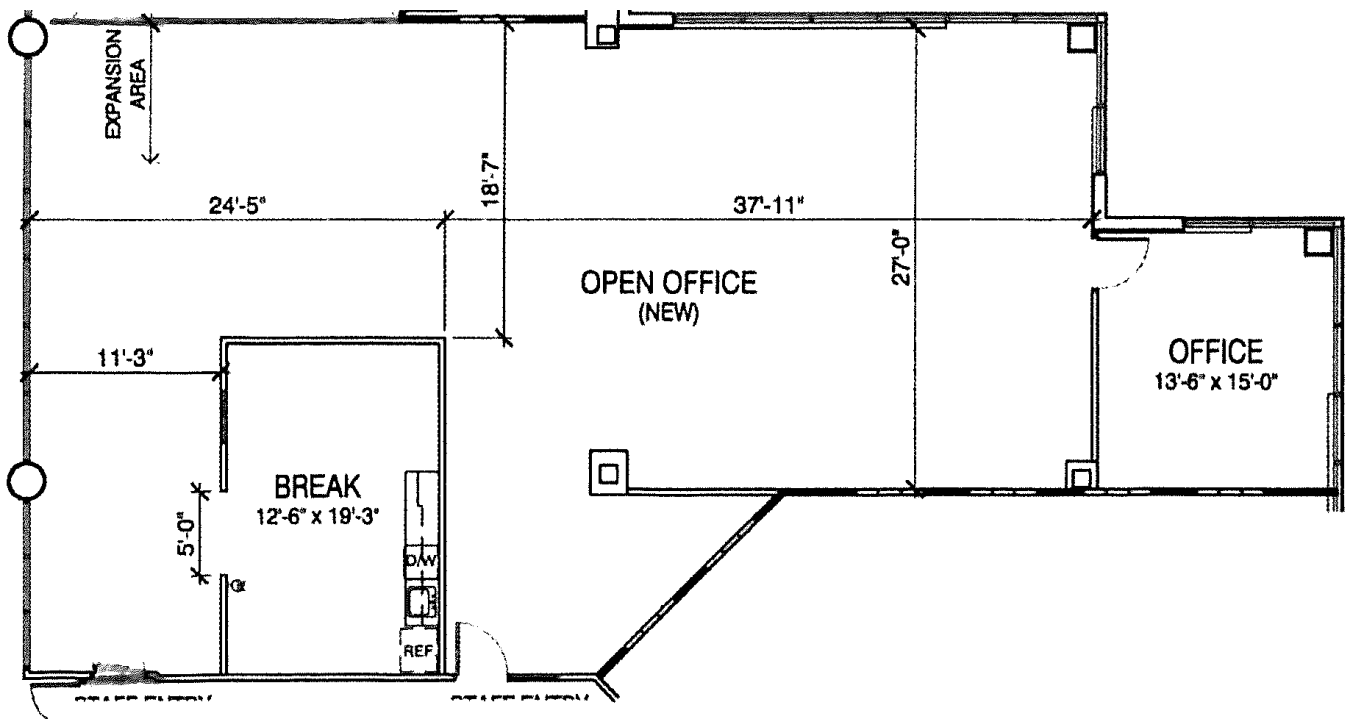
**AVISON
YOUNG**

Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 260
±2,702 rsf

Coming available 12/1/2024



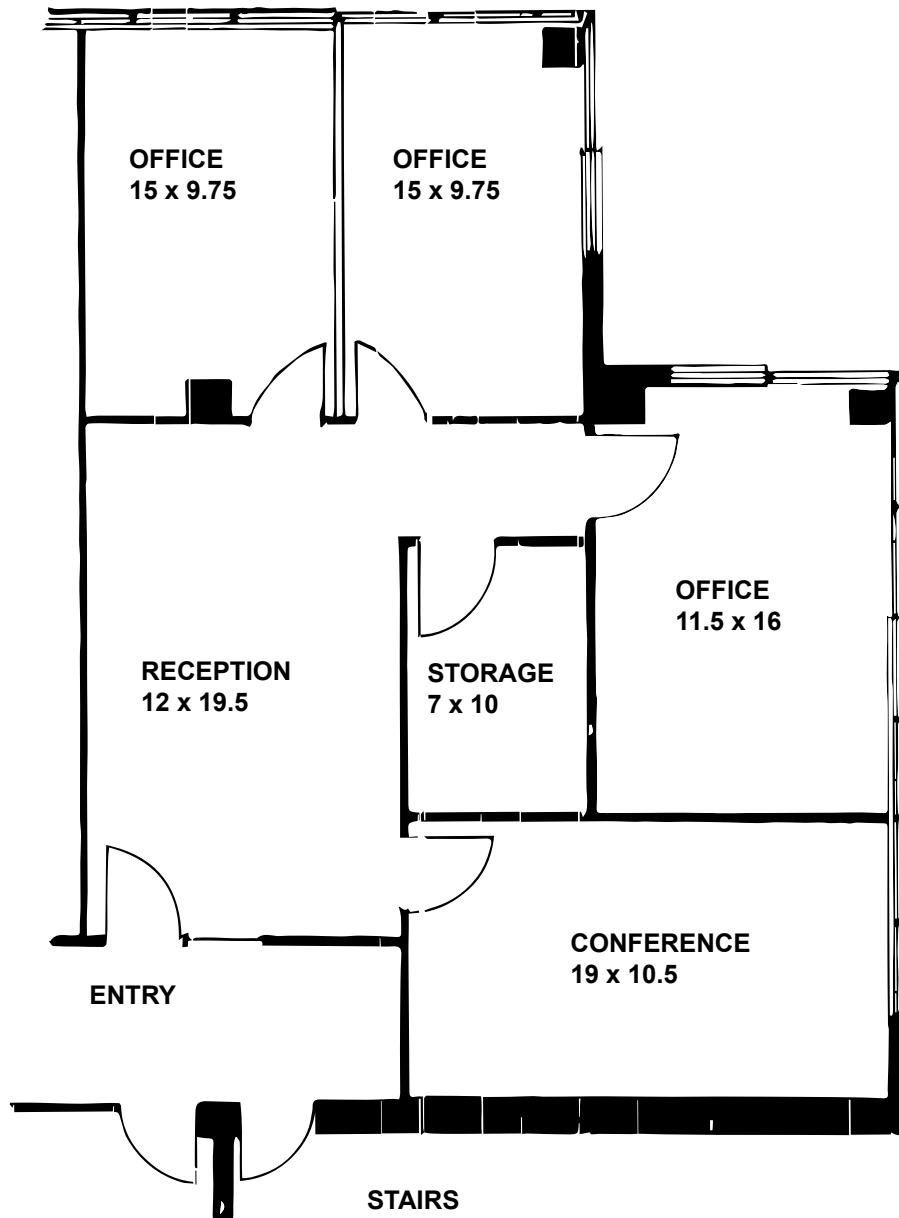
Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 270
±1,293 rsf



Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

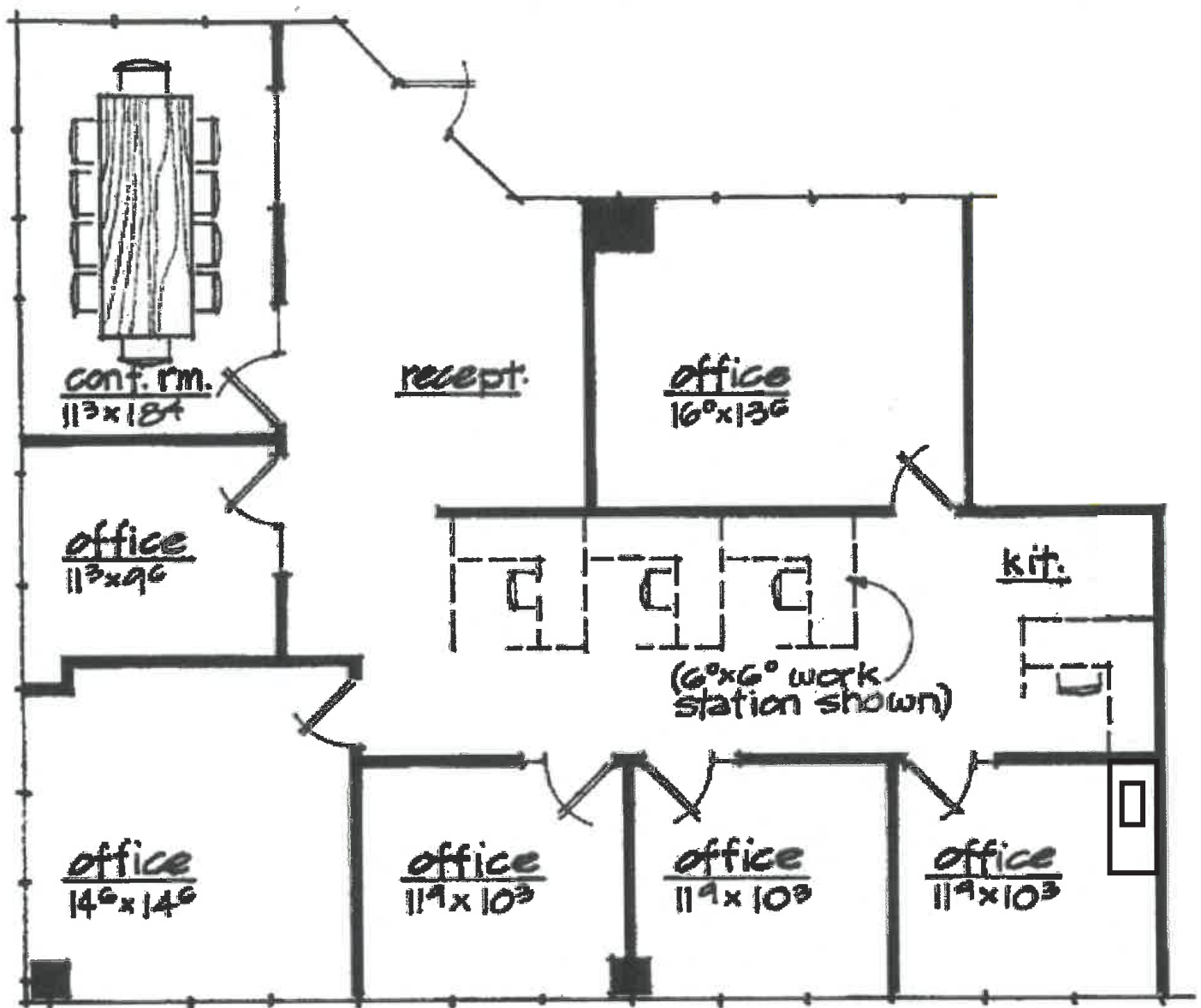
**AVISON
YOUNG**

Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 275
±2,105 rsf

Sublease available - Expires 5/31/27

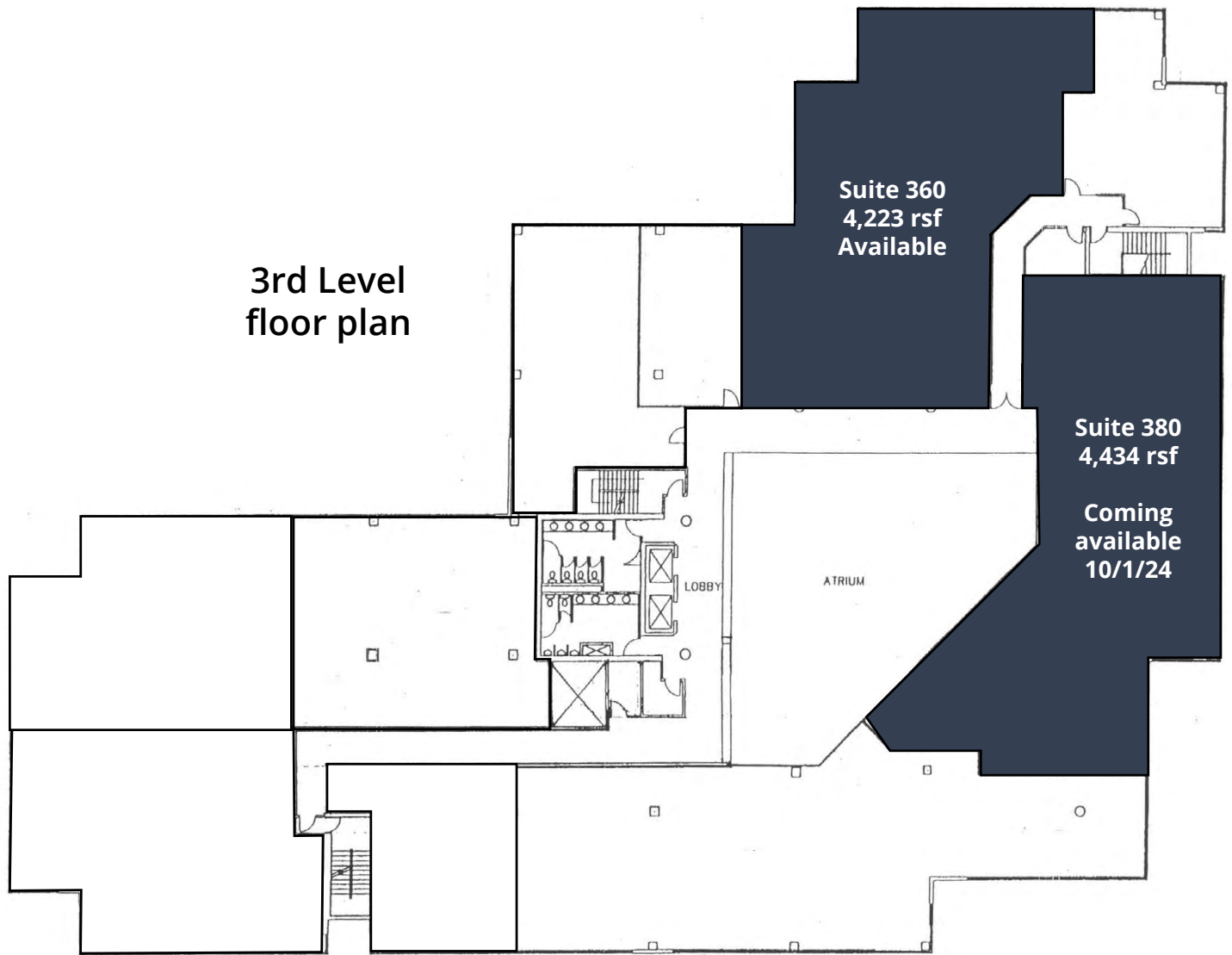


Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

Floor plan Level 3

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210



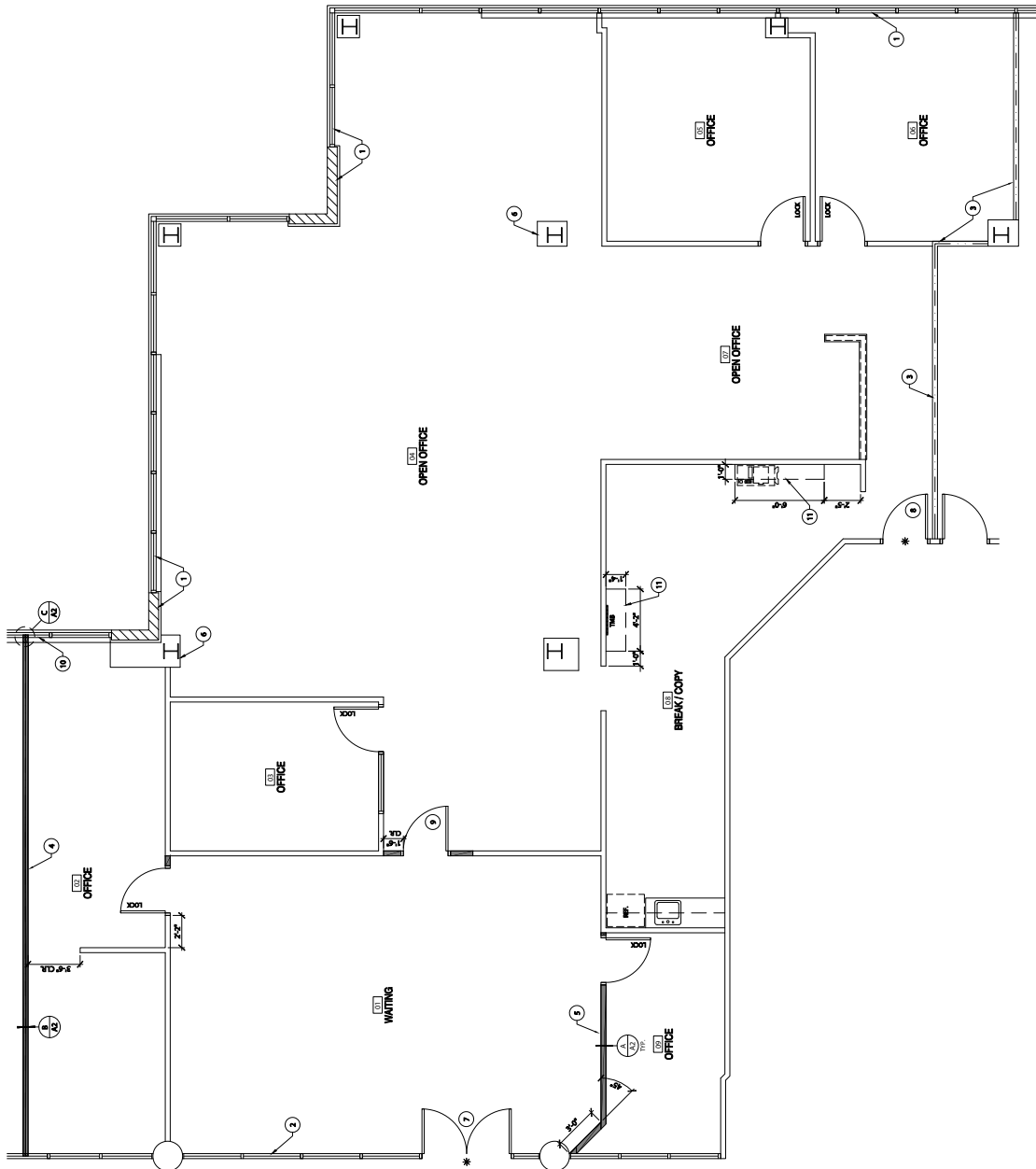
Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**

Floor plan Level 3

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 360
±4,223 rsf



Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

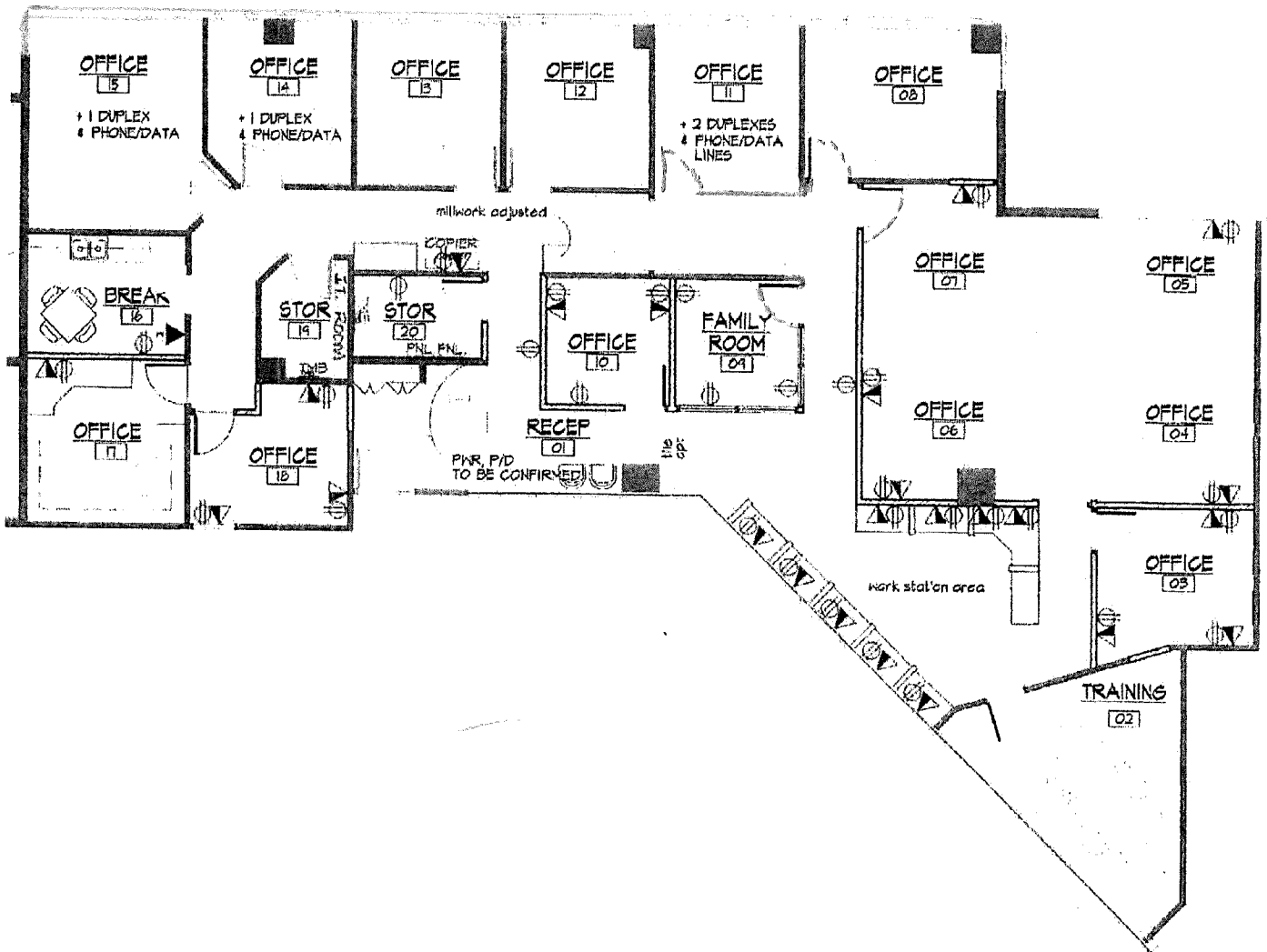
**AVISON
YOUNG**

Floor plan Level 3

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Suite 380
±4,434 rsf

Coming available 10/1/2024



Nicholas Pelusio
D 480 423 7903 | C 602 505 3010
nicholas.pelusio@avisonyoung.com

**AVISON
YOUNG**