



THE DANDE PRIVATE OFFICES

EXECUTIVE SUITES

TEAM SUITES

CO-WORKING MEMBERSHIPS

1906 N HIGLEY RD. MESA, AZ 85205



DISCLAIMER

This Memorandum provides select information regarding the Property and the Owner but is not intended to be all-inclusive. The information has been gathered from sources believed to be reliable; however, no representation or warranty is made as to its accuracy, completeness, or suitability for any specific purpose. All information is provided "as is" without guarantee.

Certain figures and assumptions may include forward-looking statements influenced by economic conditions, market trends, and competitive factors, which are subject to change and may not reflect future performance. References to square footage, acreage, and other measurements are approximate. Some descriptions, including those of leases or agreements, are summaries and may not represent full or complete documentation.

Additional information and property access may be made available to qualified prospective purchasers upon request.

Prospective buyers are strongly encouraged to conduct independent due diligence, consult with their legal and financial advisors, and verify all details before proceeding. Any reliance on this Memorandum is at the sole risk of the recipient.

The Owner reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, or modify the process without notice. No legal obligation shall exist unless and until a definitive purchase and sale agreement is executed and delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum confirms your agreement that:

- (i) it is a confidential document provided solely for your limited review in evaluating potential interest in the acquisition of the Property,
- (ii) you will treat its contents with strict confidentiality,
- (iii) you will not share this Memorandum or any portion of it with third parties without prior written consent from Dande CRE ("Owner") or its representatives, and
- (iv) you will not use this information in any way that could be harmful to the Owner or its affiliates.

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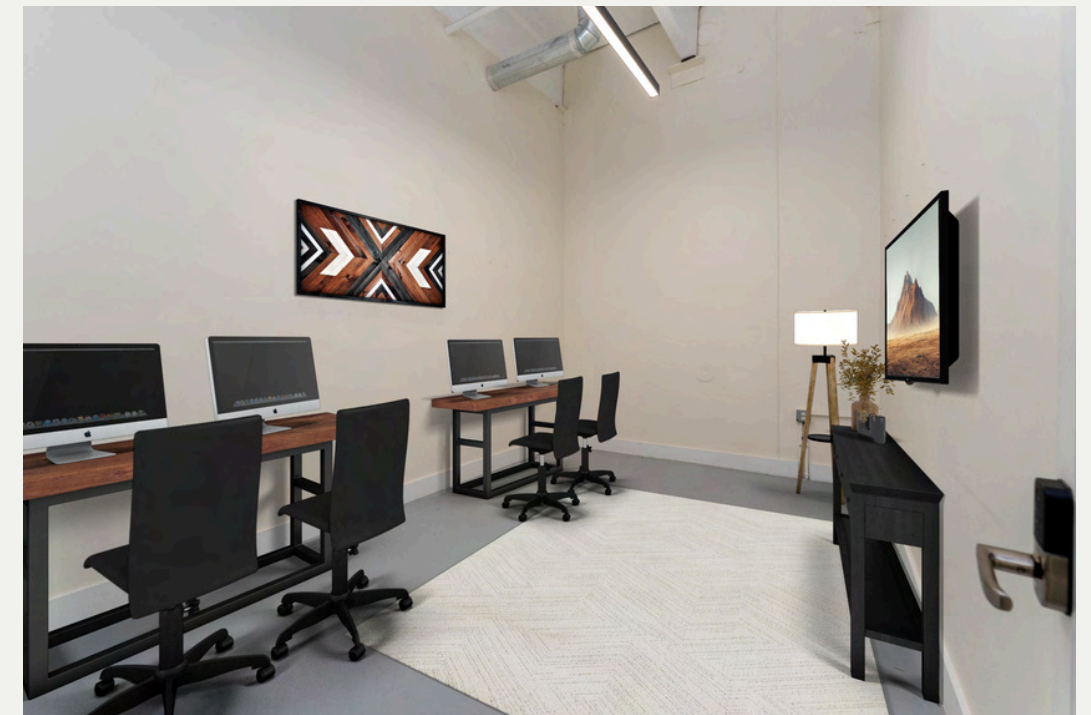
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THE OFFERING

Welcome to The Dande, a newly renovated office building designed to meet the evolving needs of entrepreneurs, startups, and professionals. This 3,600-square-foot workspace offers the perfect balance of privacy and community, featuring seven fully built-out offices with the flexibility to add four more as your business grows.

At The Dande, you'll find more than just an office, you'll find a professional collective. With executive suites, team suites, and co-working memberships, every workspace is tailored to support productivity and collaboration. Tenants enjoy access to a range of thoughtfully designed amenities, including a conference room, kitchen, open lounge areas, and onsite restrooms, all fostering a welcoming environment where businesses can thrive.

Whether you prefer a furnished or unfurnished suite, a private office, or a flexible membership, The Dande provides the adaptable solutions you need. With its modern design, turnkey options, and central Mesa location, The Dande offers a workspace that grows with you while connecting you to a vibrant community of professionals.



KEY LOCATION BENEFIT

Located at 1906 N. Higley Rd. in Mesa, AZ, The Dande sits in the heart of the Falcon District, one of the East Valley's most dynamic business hubs. This area is home to a growing community of innovative companies, aviation and aerospace industries, and professional services. With convenient access to major freeways, Falcon Field Airport, and surrounding amenities, the Falcon District offers an ideal location for businesses looking to thrive in a connected and forward-focused environment.



NEARBY AMENITIES



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Sky Harbor International Airport | 19.2 miles | ~ 20 minutes

Old Town Scottsdale | 20 miles | ~ 26 minutes

Downtown Gilbert, AZ | 10.7 miles | ~ 19 minutes

Downtown Phoenix | 25.9 miles | ~ 35 minutes

ASU (Tempe campus) | 18.8 miles | ~ 25 minutes

Phoenix Convention Center | 25.6 miles | ~ 34 minutes

Phoenix-Mesa Gateway Airport | 16.1 miles | ~ 22 minutes

Tempe Town Lake | 15.8 miles | ~ 19 minutes

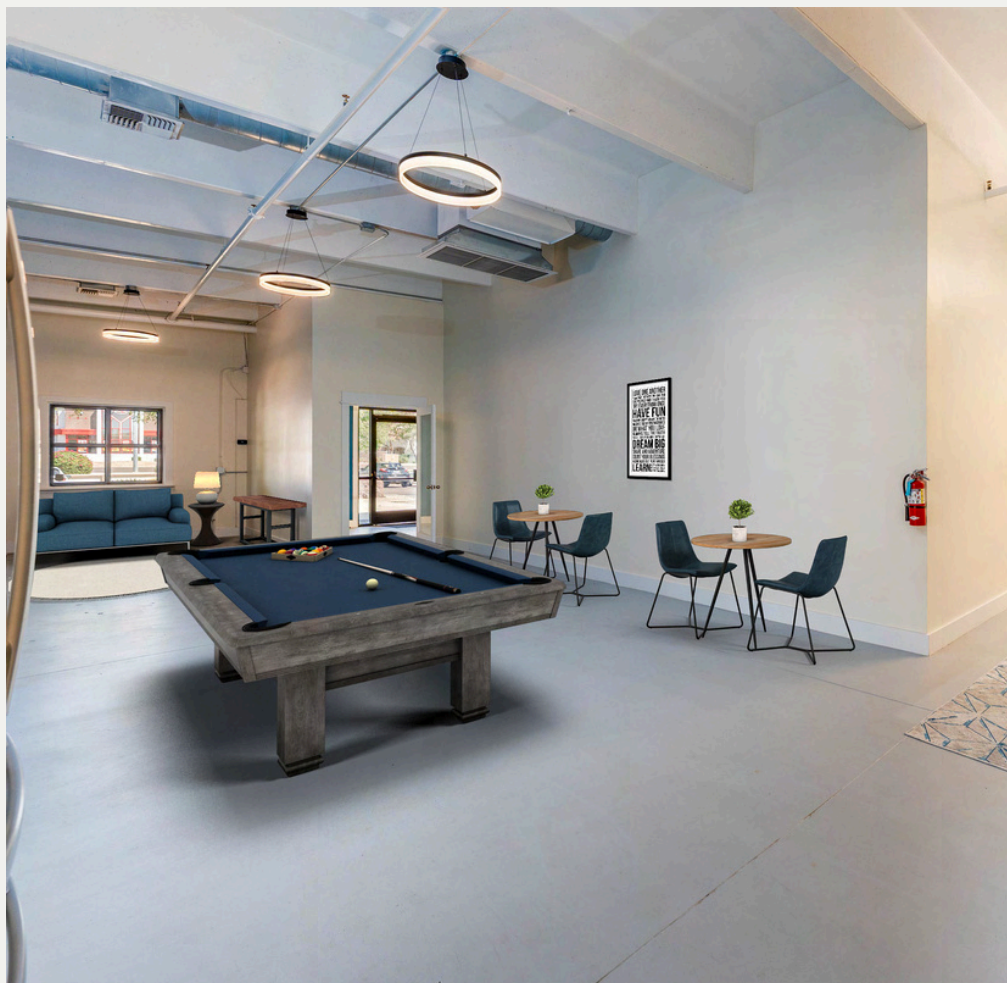
Loop 202 Access | 2.02 miles

US-60 Access | 4.48 miles

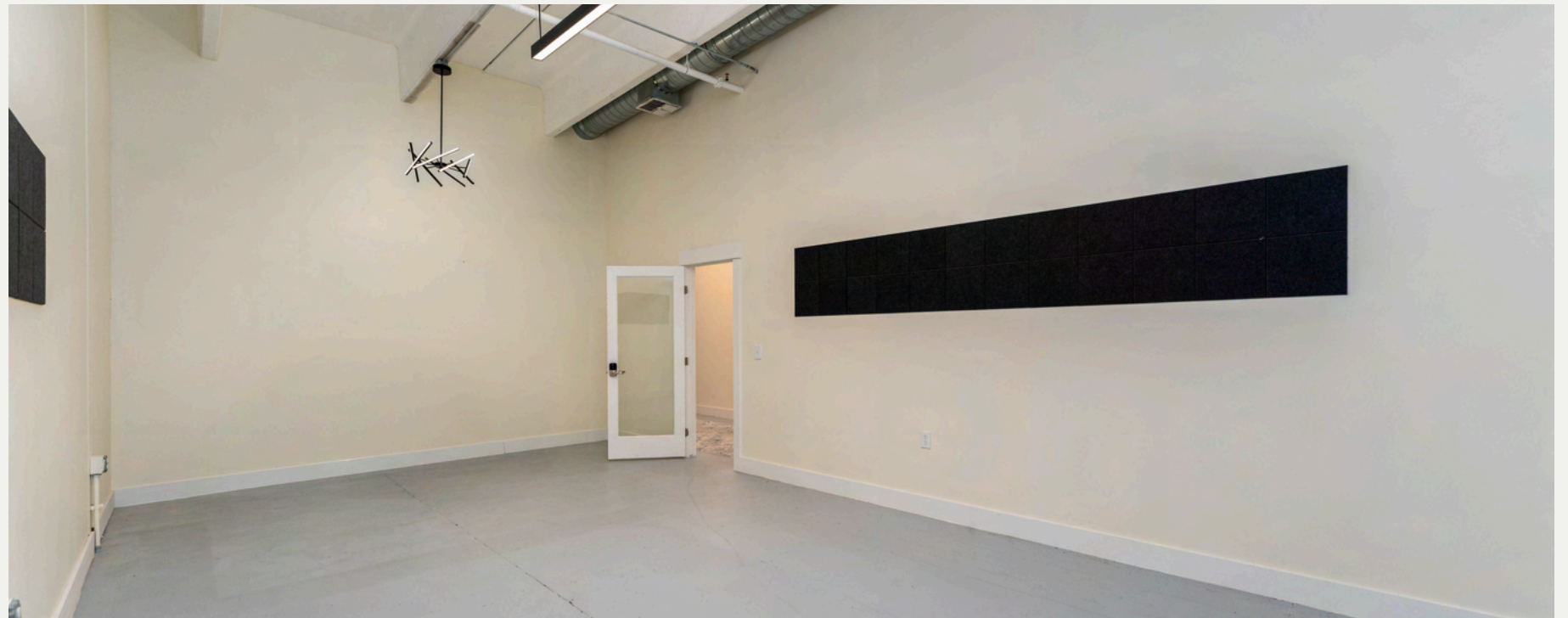
PROPERTY GALLERY



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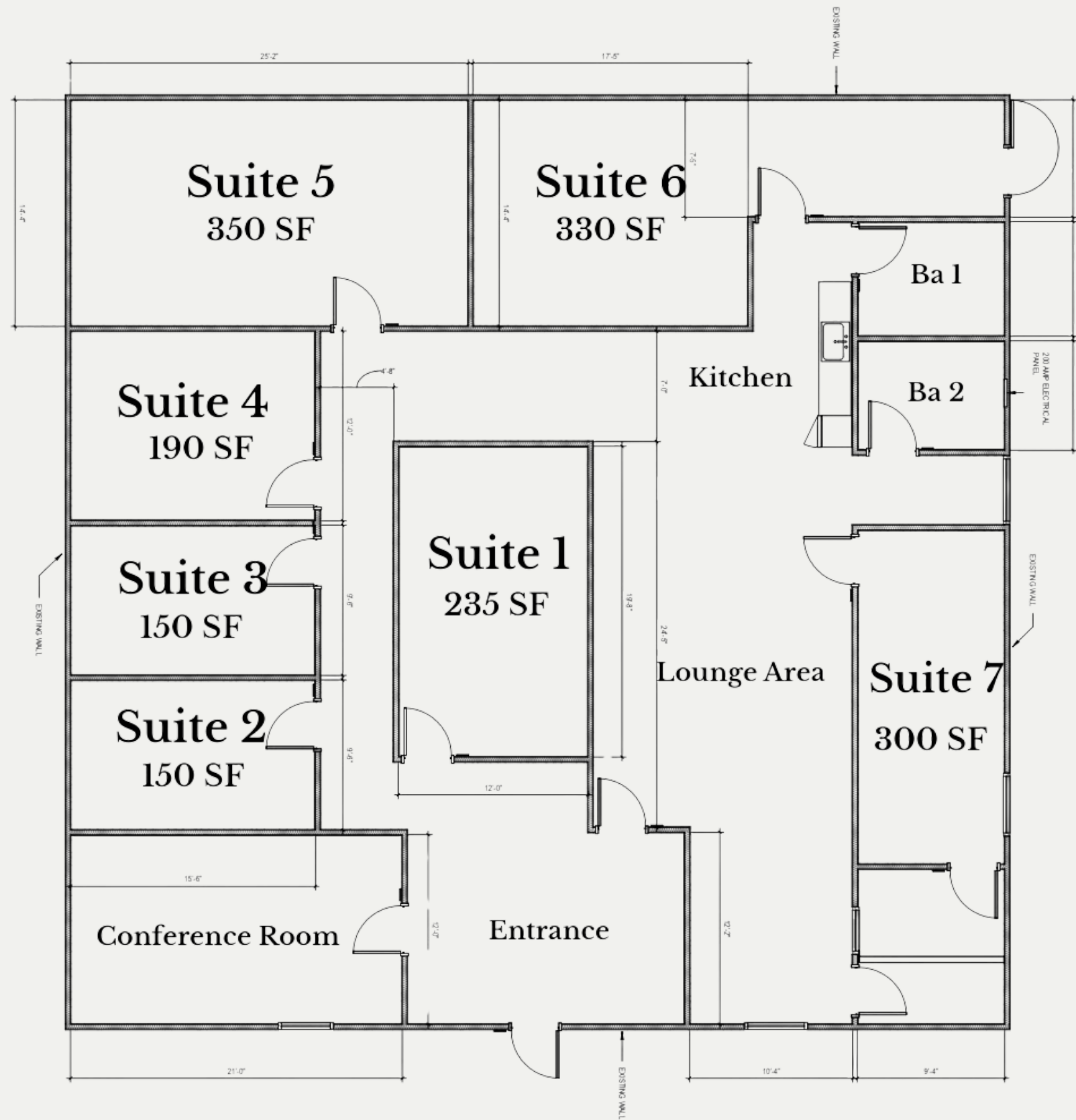


THE OFFERING

The Dande was built to provide offices that work the way you do. With executive suites for individuals and team suites for growing groups, tenants can choose private spaces that balance focus and collaboration. For those who prefer added flexibility, The Dande also offers co-working memberships and customizable leasing terms, ensuring a solution that fits every stage of business. Whether furnished or unfurnished, move-in ready or tailored to your needs, The Dande makes it easy to find the right workspace for your goals.



SUITE OVERVIEW



SUITE OVERVIEW

Suite #	SF	Monthly Rent (\$)
Suite 1	235 SF	Contact for Pricing <hr/>
Suite 2	150 SF	
Suite 3	150 SF	
Suite 4	190 SF	
Suite 5	350 SF	
Suite 6	330 SF	
Suite 7	300 SF	



Geared Towards Everything Real Estate

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