



OFFERING MEMORANDUM

For Sale or Lease



OFFICE CONDO · COURT AT THE COMMONS · MESA, ARIZONA

±1,800 SF Office Condo at Loop 202 and Falcon Field

2812 N Norwalk, Building 10 · Mesa, AZ 85215

±1,800 SF RENTABLE AREA	\$549,000 ASKING PRICE	\$4,000 PER MONTH, LEASE	2006 YEAR BUILT	14 PARKING · 4 COVERED
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Sales and leasing, every asset class. No property management — ever.

Brokered by



OFFERING SUMMARY

The Offering

Address	2812 N Norwalk, Building 10 Mesa, AZ 85215
Complex	Court at the Commons
Offering	For Sale or Lease
Asking Price	\$549,000 (\$305.00 / SF)
Lease Rate	\$4,000 per month
Rentable Area	±1,800 SF
Property Type	Office, Class B
Year Built	2006
Construction	Masonry · 12' clear ceiling height
Parking	14 spaces — 10 surface, 4 covered 7.78 / 1,000 SF
Zoning	I-1 (Industrial), City of Mesa
Submarket	East Valley · Mesa
Available	Now

EXECUTIVE SUMMARY

A move-in-ready office condo, one mile from Falcon Field

Ironheart Commercial offers for sale or lease a ±1,800 SF office condominium in Building 10 of Court at the Commons, an office complex on E McDowell Road between Val Vista Drive and Greenfield Road in northeast Mesa.

The suite is air-conditioned and ready for occupancy: a reception area, three private offices, an open office, a break room, a work room, two restrooms, and separate storage and data rooms in a 60' by 30' footprint. Masonry construction, 12-foot clear ceilings, and 14 dedicated parking spaces, four of them covered, at a ratio of 7.78 per 1,000 SF. The asking price is \$549,000 — \$305.00 per SF — or \$4,000 per month on a lease.

Loop 202 (Red Mountain Freeway) is one interchange north on Val Vista Drive; Falcon Field Airport is less than one mile southeast. The I-1 zoning accommodates a range of business uses. Medical, wellness, professional, and administrative users fit the layout as built.

\$305.00

PER SF,
ASKING PRICE

\$26.67

PER SF /
YEAR, LEASE

7.78

PARKING PER
1,000 SF

12'

CLEAR
HEIGHT

Per-SF figures derived from ±1,800 SF: \$549,000 ÷ 1,800 and \$48,000 per year ÷ 1,800.

PROPERTY HIGHLIGHTS

Why this suite

- Offered for sale at \$549,000 or for lease at \$4,000 per month — owner-user or tenant
- Available now — move-in ready, air-conditioned space
- Parking ratio of 7.78 / 1,000 SF — 4 covered, 10 surface spaces
- Masonry construction with 12' clear ceiling height
- Built 2006 — modern layout and infrastructure
- Multi-tenant building with existing professional tenancy
- Zoned I-1 (Industrial), allowing a range of business uses
- Loop 202 access via Val Vista Drive; less than 1 mile from Falcon Field Airport
- \$158,333 median household income within 1 mile
- 8%+ projected population and household growth, 2024–2029



INTERIOR

Delivered as built — offices, open area, break room

Photographed May 2025



OPEN OFFICE — WINDOW LINE



OPEN OFFICE — TOWARD HALL



PRIVATE OFFICE



PRIVATE OFFICE



HALL



BREAK ROOM



KITCHENETTE

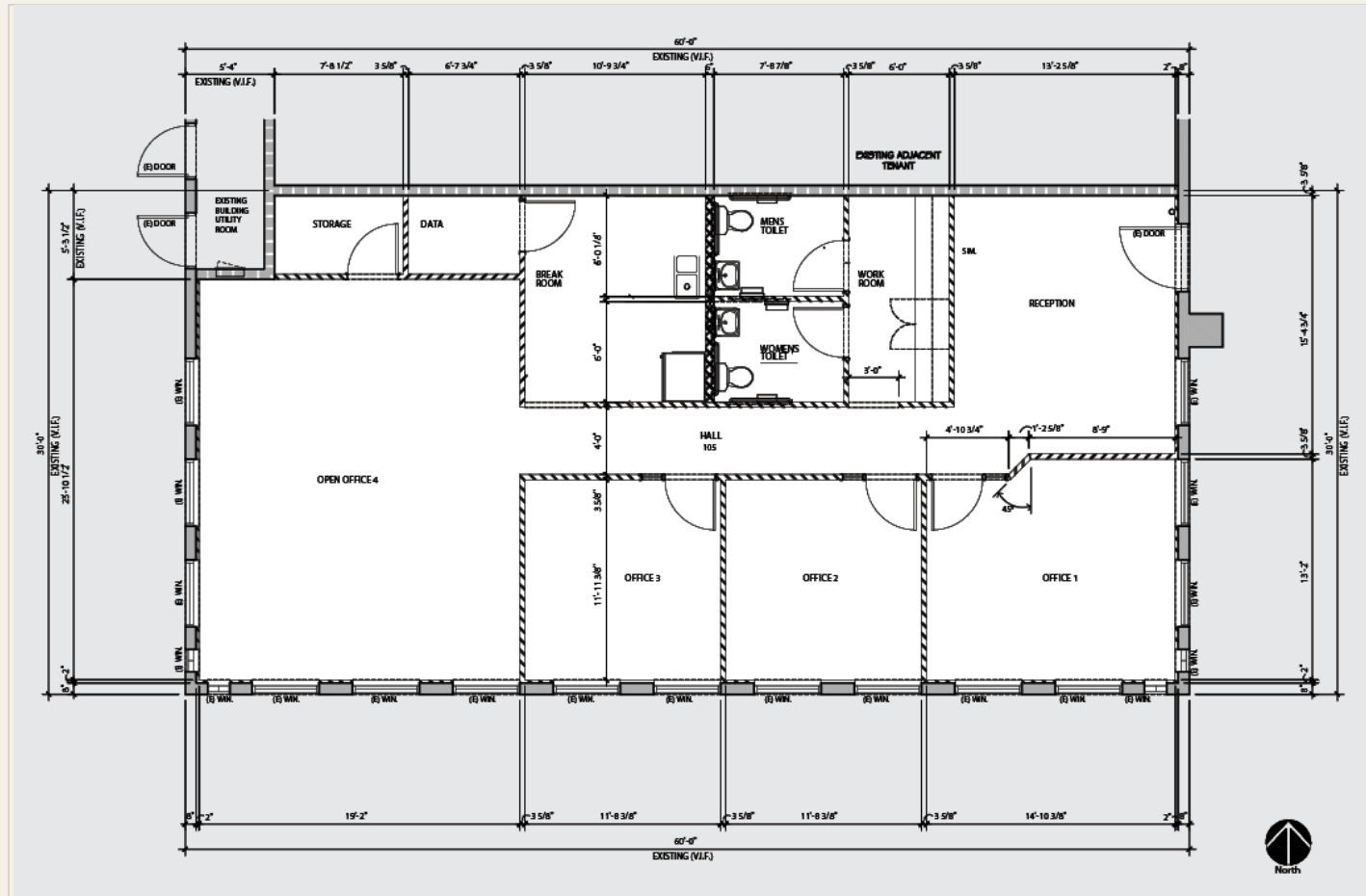


RESTROOM

FLOOR PLAN

±1,800 SF · 60' × 30' · as built

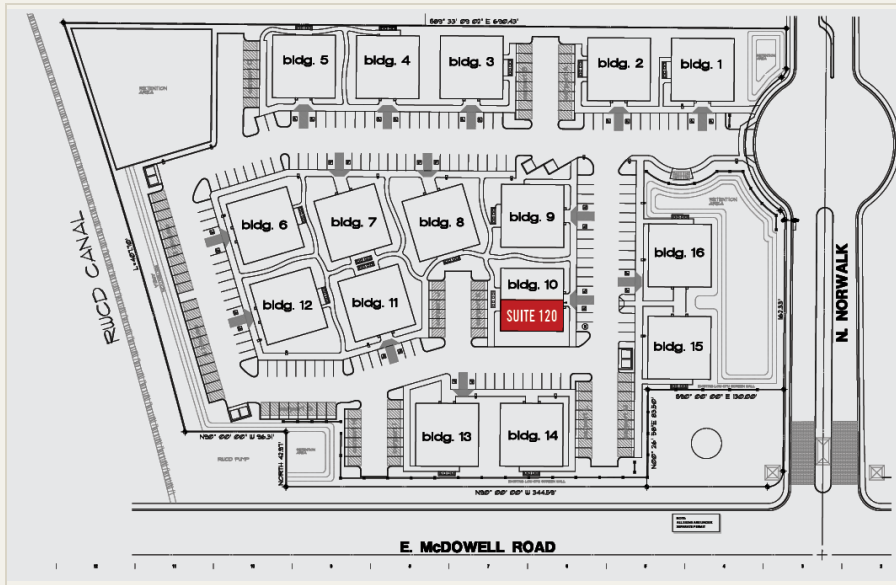
EXISTING CONDITIONS PLAN · DIMENSIONS VERIFY IN FIELD (V.I.F.) · NOT TO SCALE



I	3	I	I	I	2	I	I	2
RECEPTION	PRIVATE OFFICES	OPEN OFFICE	BREAK ROOM	WORK ROOM	RESTROOMS	STORAGE	DATA ROOM	ENTRIES

SITE PLAN

Court at the Commons — 16 buildings

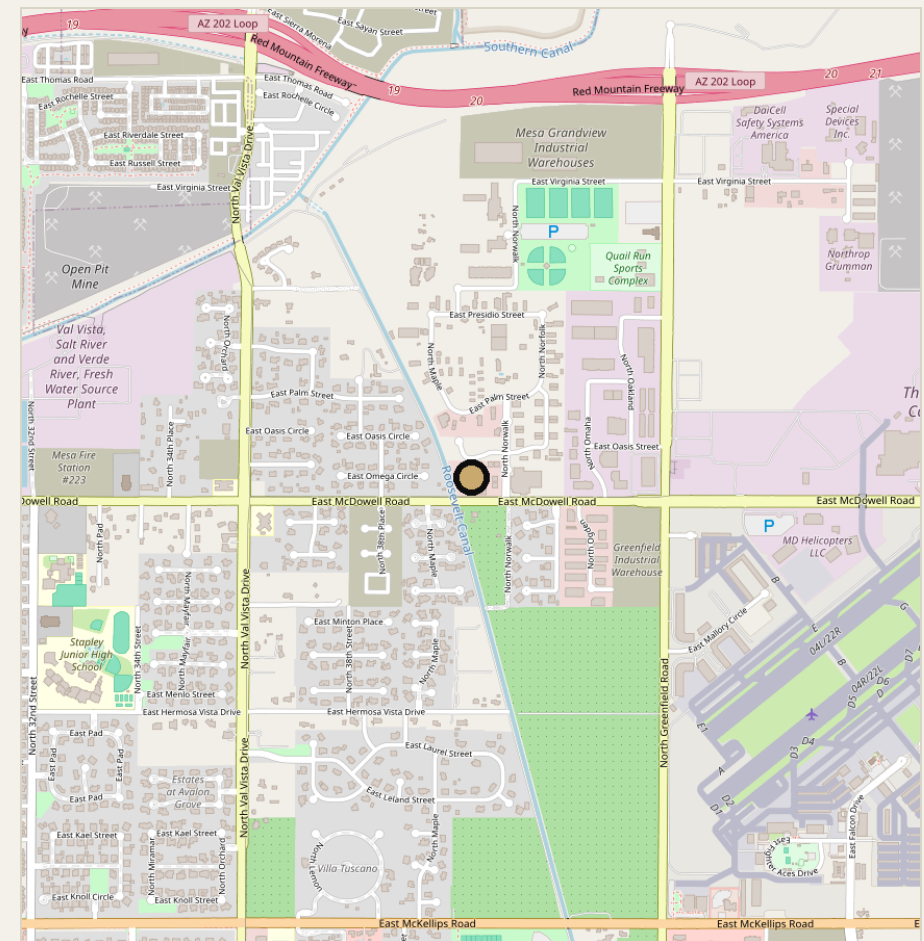


BUILDING 10 HIGHLIGHTED · E MCDOWELL ROAD FRONTAGE · N NORWALK ACCESS
 · RWCD CANAL AT THE WEST BOUNDARY

ACCESS	DISTANCE
Loop 202 (Red Mountain Fwy)	Val Vista Dr interchange, north
Falcon Field Airport	Less than 1 mile
Phoenix—Mesa Gateway Airport	15.5 miles
Phoenix Sky Harbor International	16.6 miles

LOCATION

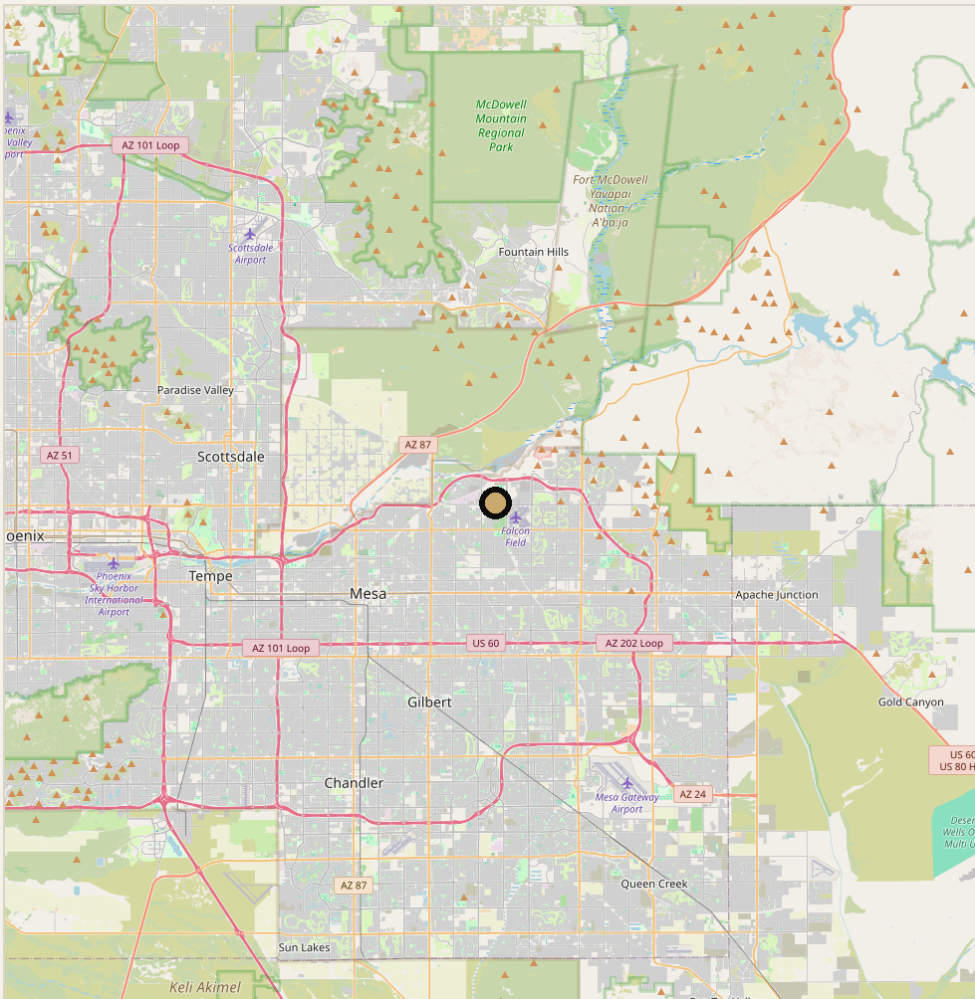
North of McDowell, Val Vista to Greenfield



MAP DATA © OPENSTREETMAP CONTRIBUTORS

AREA

Northeast Mesa — Falcon Field employment corridor



MAP DATA © OPENSTREETMAP CONTRIBUTORS

AREA FIGURES

Demographics and traffic

MEASURE	FIGURE
Median household income, 1-mile radius	\$158,333
Projected population and household growth, 2024–2029	Over 8%
Employees within 3 miles	Over 20,000
Nearby traffic counts	Up to 12,600 vehicles per day

Figures carried from the listing team's prior research. Data provider and vintage to be cited here before distribution — e.g. "Source: Esri Business Analyst, 2024" or "Source: ADOT AADT, 2024."

Falcon Field is an employment anchor for the corridor; The Boeing Company's Mesa campus sits east of the site along E McDowell Road (see map, page 6).

Loop 202
ONE INTERCHANGE NORTH

Falcon Field
LESS THAN 1 MILE

15.5 mi
PHOENIX–MESA GATEWAY

16.6 mi
SKY HARBOR INTERNATIONAL

LISTING TEAM

One direct line each



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY



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Brokered by A.I.R.E. — Arizona International Real Estate, Employing Broker

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