



OWNER/USER OFFICE FOR SALE

1655 E UNIVERSITY DR | MESA, AZ 85203

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PROPERTY SPECIFICATIONS

PROPERTY TYPE: Office

SALE PRICE: \$1,399,000 (\$126/SF)

BUILDING SF: ±11,035 SF of Office

LOT SIZE: ±33,890 SF

ZONING: OC, Mesa

YEAR BUILT: 1979

PARCEL: 138-67-040E

PROPERTY HIGHLIGHTS

- Monument Signage
- University Drive Frontage
- 2 points of ingress & egress
- Covered parking
- Multiple private offices
- Parking lot was redone in 2022
- Flooring is a mix of carpet, tile, and LVP



BLDG #100 HIGHLIGHTS

- Multiple private offices
- Copy room
- Server room
- 4 restrooms
- 3 floors
- Interior paint updated in 2023

BLDG #101 HIGHLIGHTS

- 12 offices
- Copy room/server room
- 3 bathrooms
- 2 conference rooms
- 3 entrances
- 3 back door exits
- Storage rooms
- Covered parking on back side
- Roof recently recoated



BLDG #100

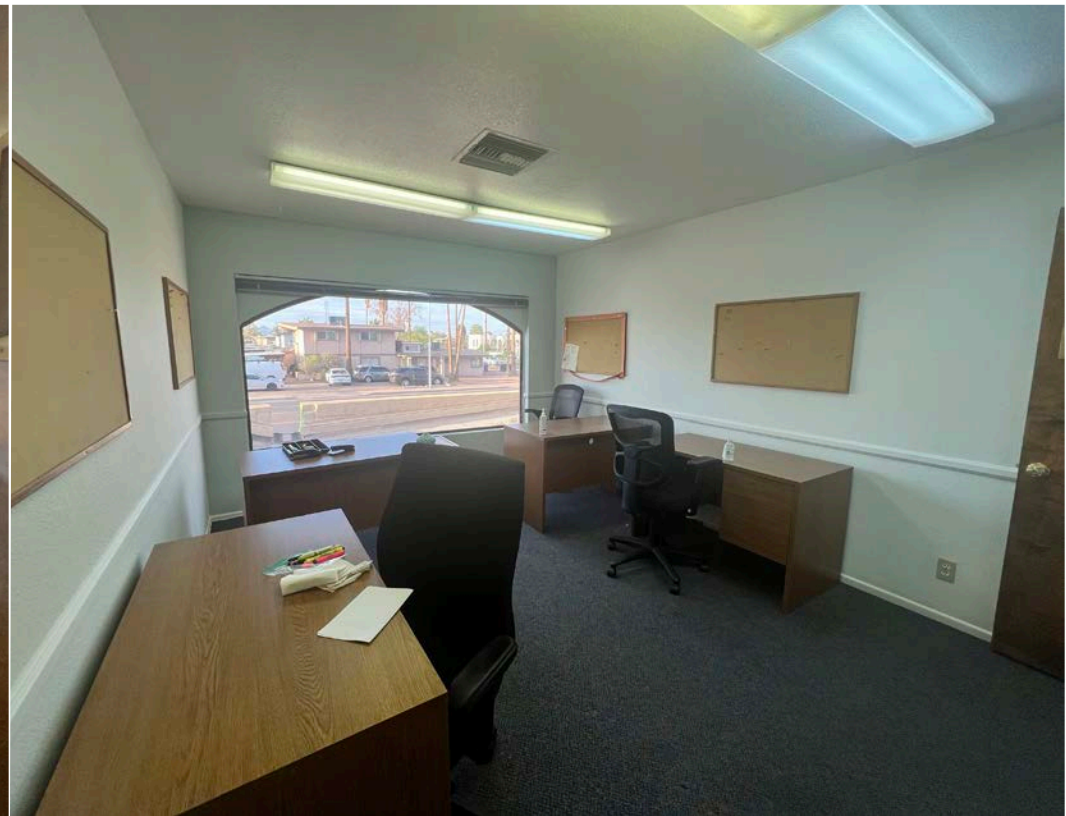
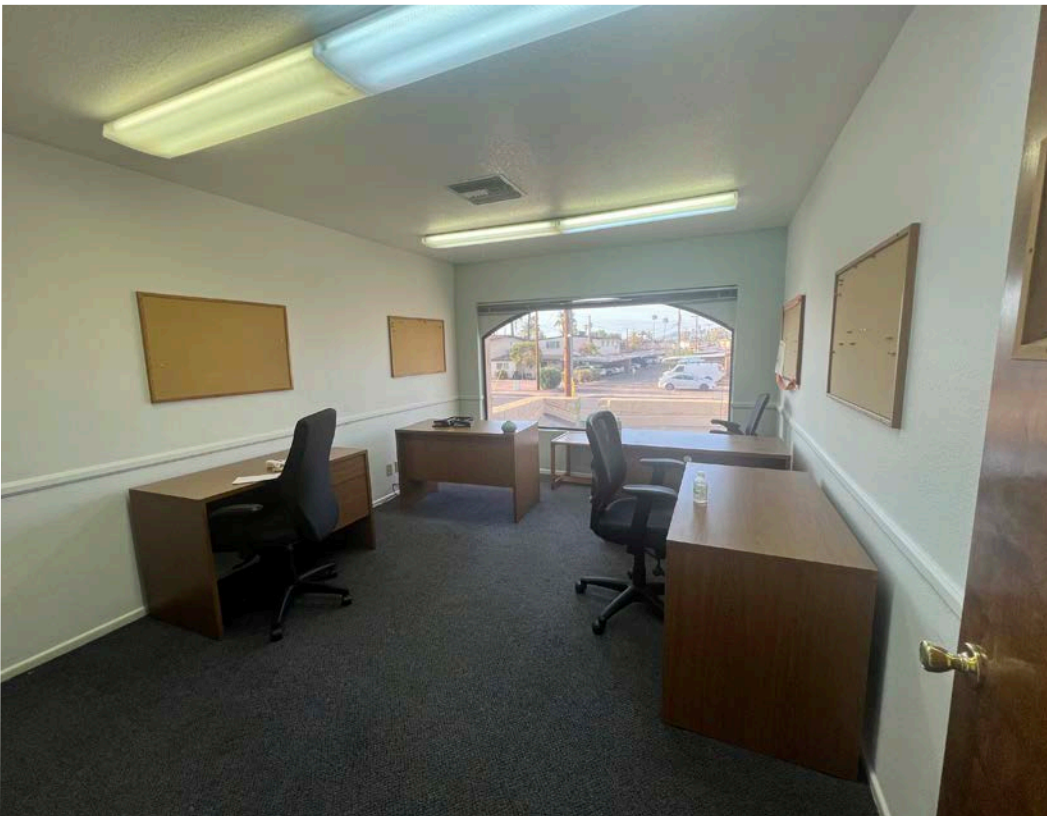


BLDG #101

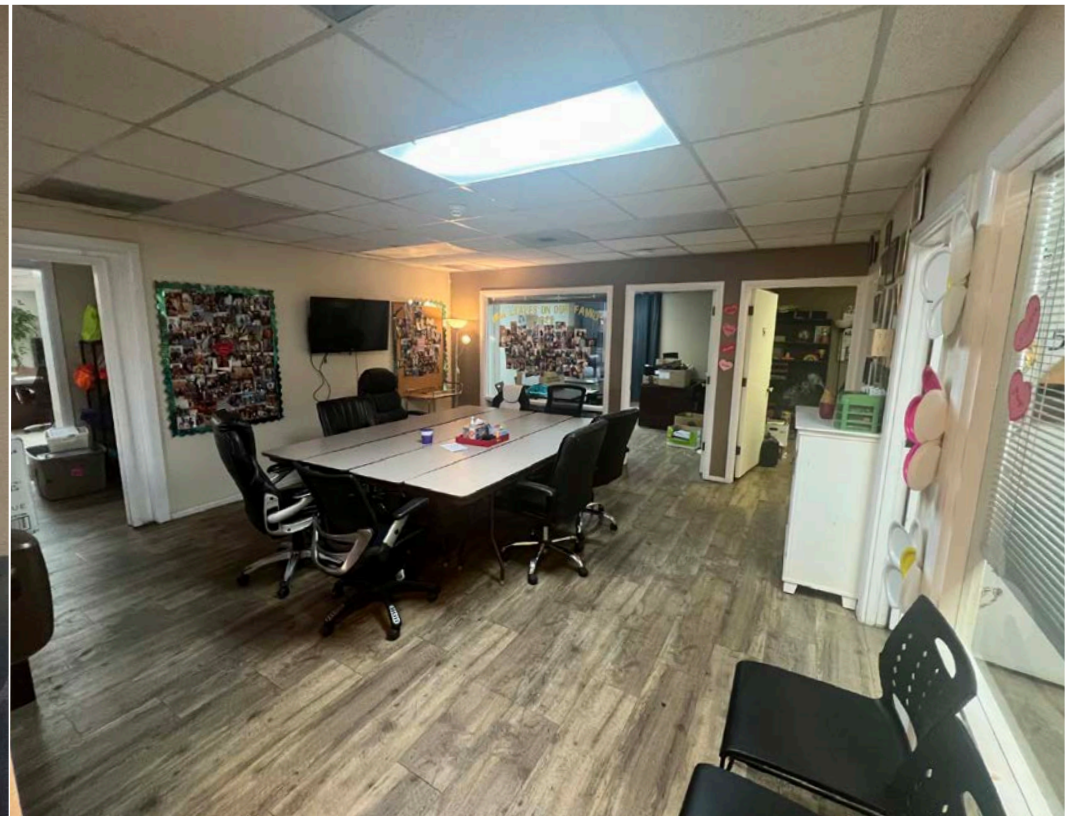
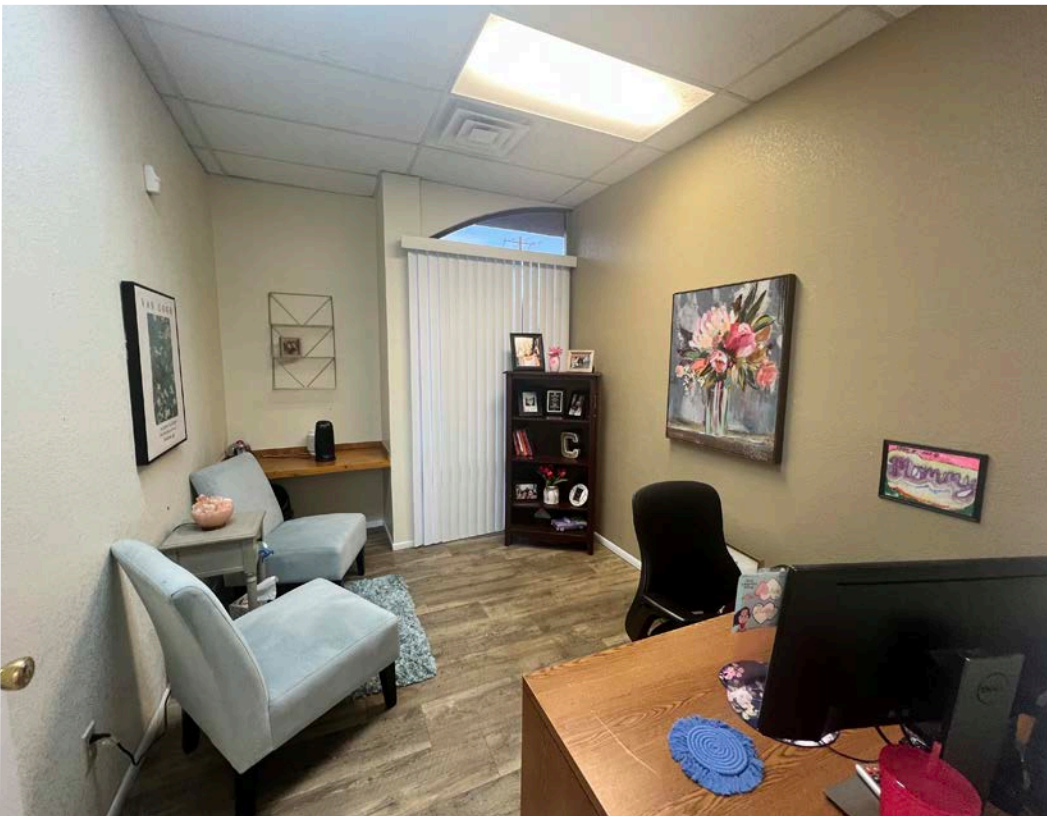
PROPERTY PHOTOS



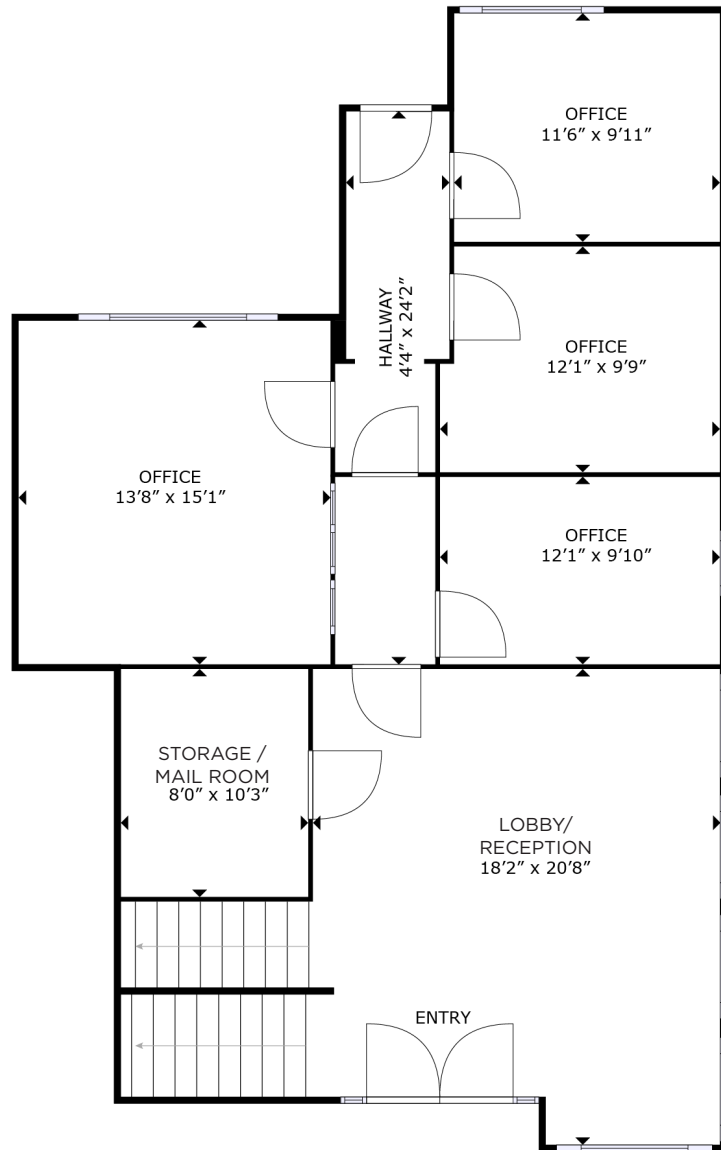
BLDG #100 PHOTOS



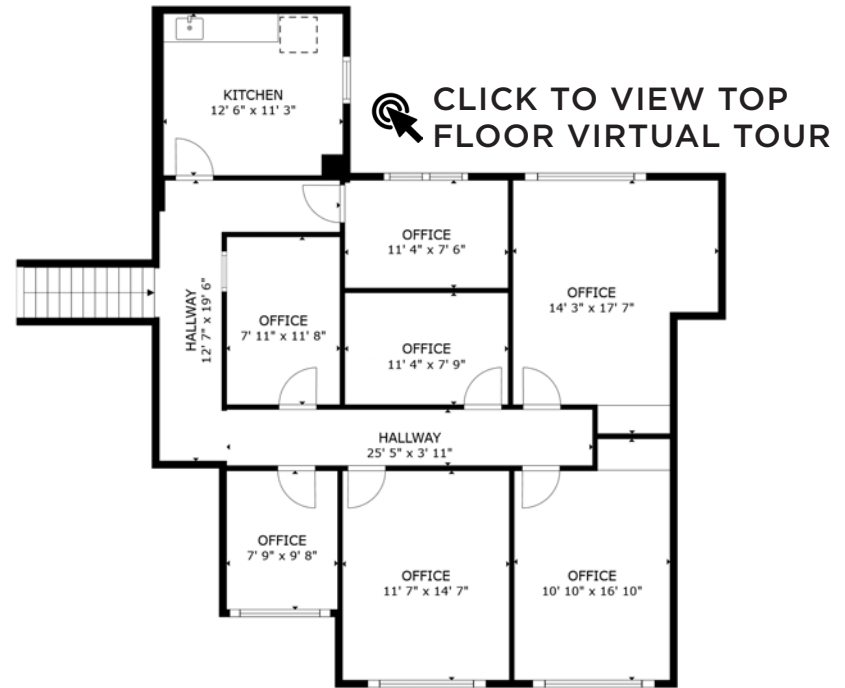
BLDG #101 PHOTOS



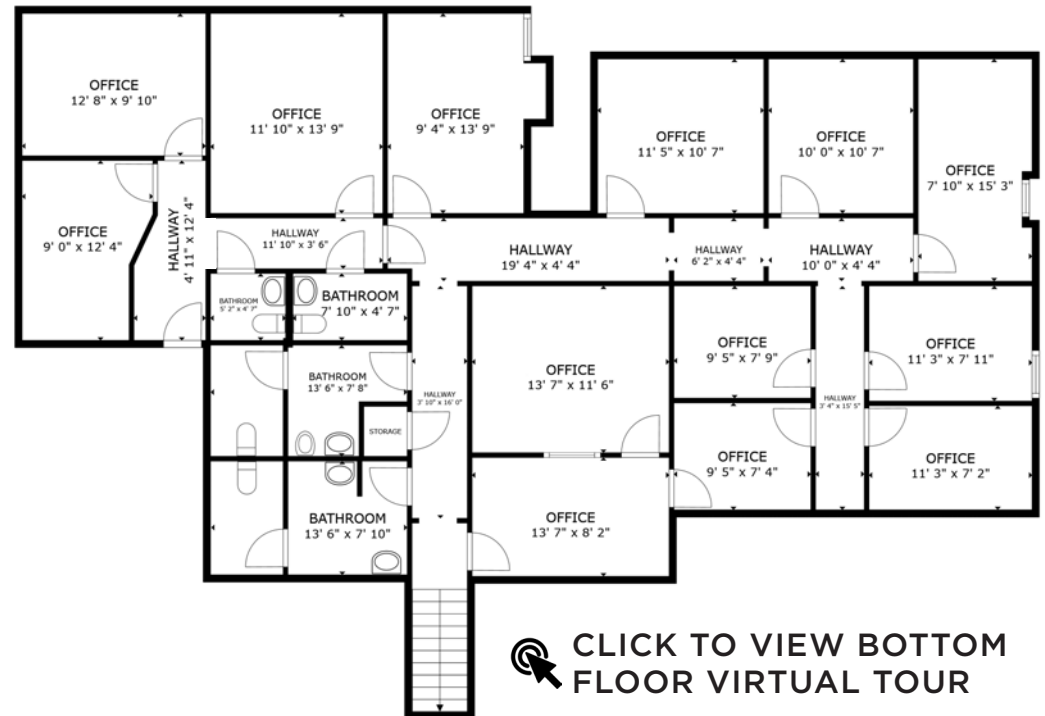
BLDG #100 FLOOR PLAN



[CLICK TO VIEW MAIN FLOOR VIRTUAL TOUR](#)



[CLICK TO VIEW TOP FLOOR VIRTUAL TOUR](#)



[CLICK TO VIEW BOTTOM FLOOR VIRTUAL TOUR](#)



LOCATION HIGHLIGHTS | 30 MIN DRIVE TIME



250+ HOTELS &
8,000+ HOTEL ROOMS



MORE THAN
2,000+ RESTAURANTS



CLOSE PROXIMITY TO
2,000+ RETAIL AMENITIES



2.4 MILLION PEOPLE VISIT
GLENDALE ANNUALLY

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	21,987	168,948	340,878
2029	23,693	183,897	368,434



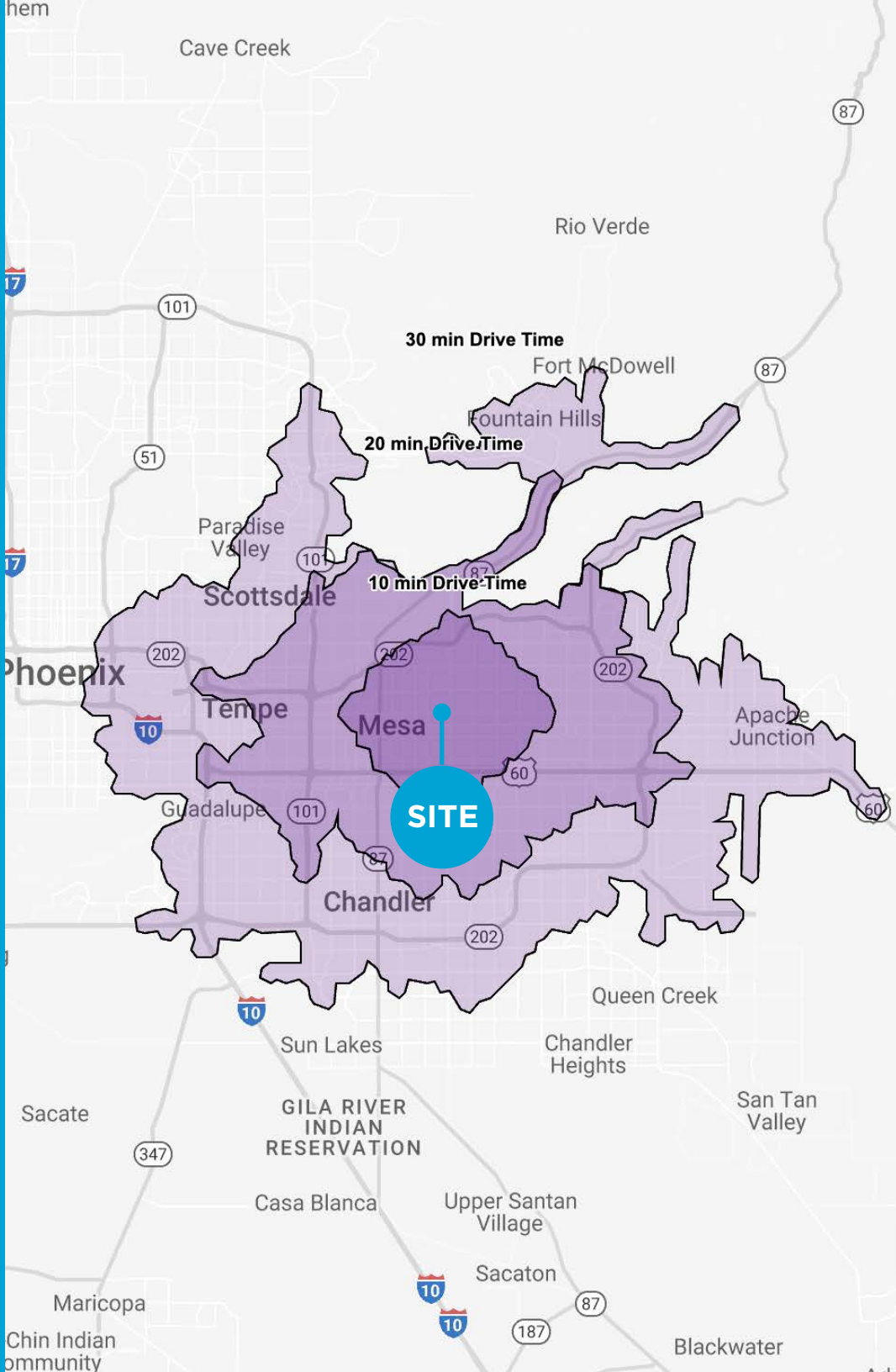
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	7,576	60,807	128,721
2029	8,175	66,064	139,58

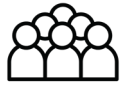


AVG. H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$74,675	\$79,276	\$83,119



MESA CITY OVERVIEW



504K +
TOTAL POPULATION



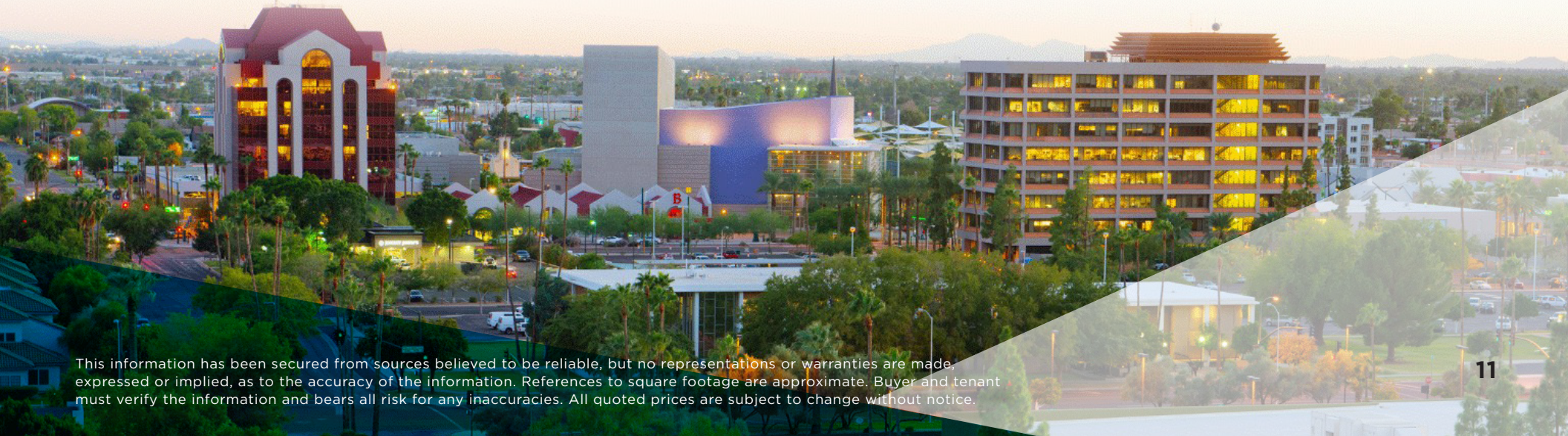
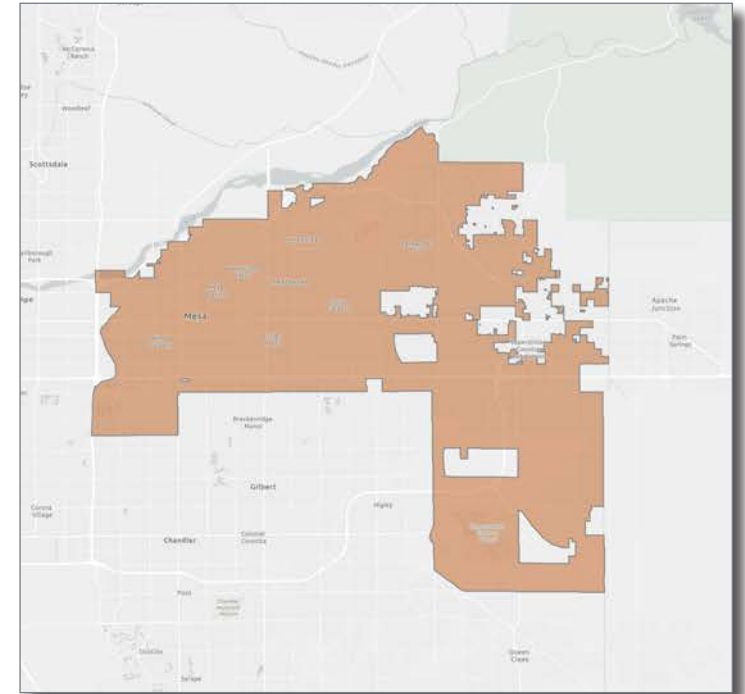
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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