



AZLAAN
PROPERTIES

**4320 E Presidio
St Mesa, AZ 85215**

Hewson Dover Bldg B · Office Property For Lease



CONTACT:
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Executive Office / Suites & Floor Plan

Our executive office suites offer versatile spaces tailored to your needs. Our floor plan optimizes workflow and collaboration, ensuring seamless operations within your office environment



Navigate with Ease Your Guide to Our Office Space

Navigate Excellence Your Guide to Our Office Building – Discover Our Dynamic Workspace



PROPERTY OVERVIEW

Premier Workspace a Pinnacle of Modern Professionalism and Innovation - Your Gateway to Productivity and Excellence

Built-out office condo space with high-end finishes available for lease in whole or divisible with secure access to the building and each office. The 6,164 sq.ft. office condo enjoys years of low electrical billing because of the solar electric panes above their space. The building is located approx. less than a mile from the 202 (RMF). And is just North of Falcon Field Airport, this space offers an ideal location within close proximity to business and retail amenities. Common area access includes an equipped gym, private shower, 2 conference rooms, and a large kitchen/break room. Signage and ample parking are available.



PROPERTY FACTS

Office Oasis Unveiling Essential Property Facts for a Productive Workspace

Building Type	Office
Year Built/Renovated	2005/2023
Building Height	1 Story
Building Size	15,335 SF
Building Class	B
Typical Floor Size	15,335 SF
Parking	12 Surface Parking Spaces 4 Covered Parking Spaces



TRANSPORTATION

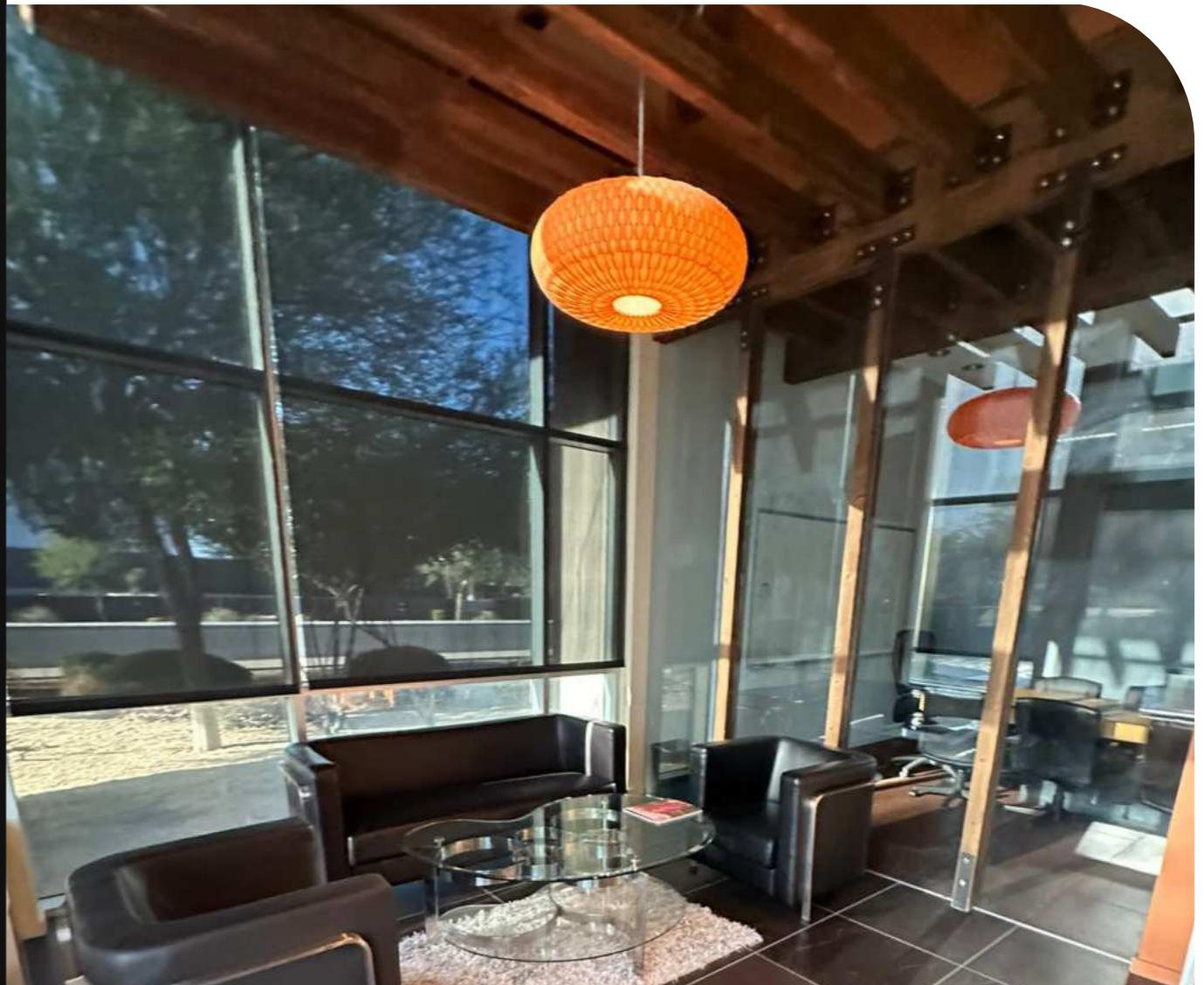
TRANSIT/SUBWAY

Sycamore/Main Street Transit Stop	Valley Metro (METRO Light Rail)	17 min drive	11.8 mi	
Price-101 Fwy/	Apache Blvd Transit Stop	Valley Metro (METRO Light Rail)	18 min drive	12.4 mi
Smith-Martin/	Apache Blvd Transit Stop	Valley Metro (METRO Light Rail)	20 min drive	13.0 mi
McClintock Dr/	Apache Blvd Transit Stop	Valley Metro (METRO Light Rail)	21 min drive	13.4 mi
Dorsey Ln/	Apache Blvd Transit Stop	Valley Metro (METRO Light Rail)	21 min drive	13.9 mi



AIRPORT

Phoenix-Mesa Gateway Airport	27 min drive	19.6 mi
Phoenix Sky Harbor International Airport	25 min drive	17.9 mi





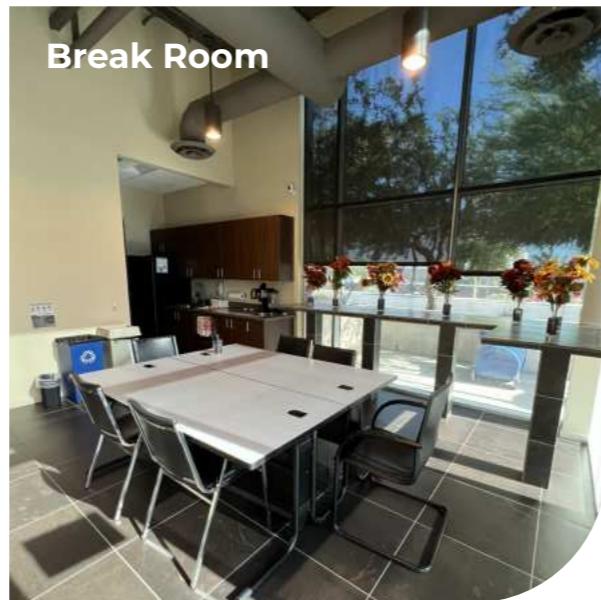
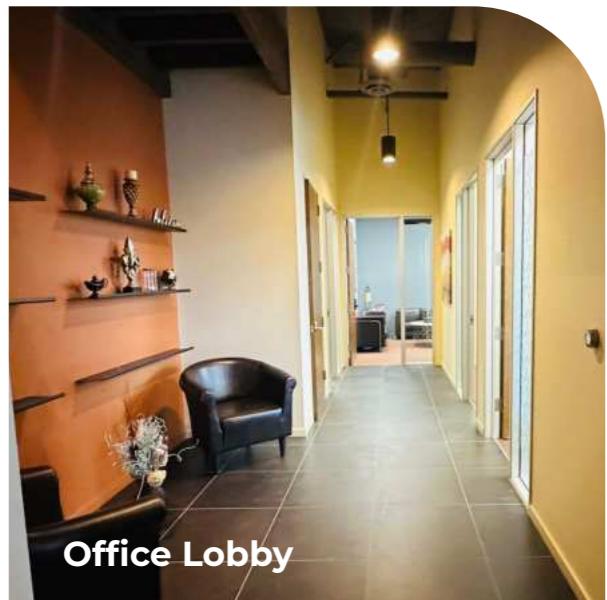
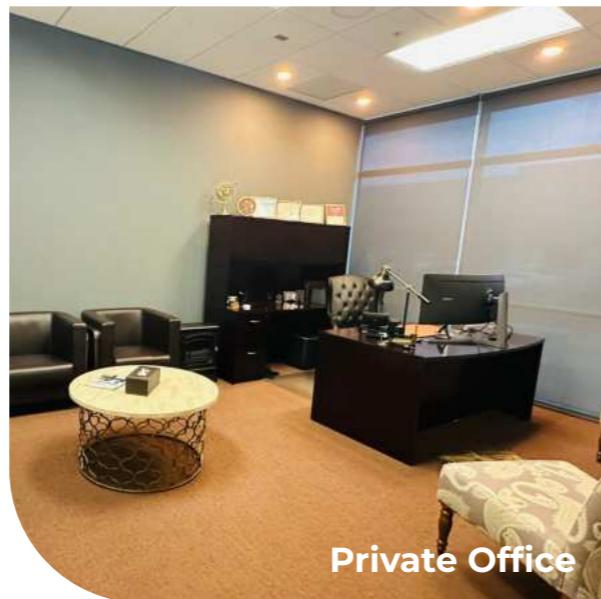
ALL AVAILABLE SPACE

Explore Endless Possibilities: All Available Space at Our Office Hub

SPACE	SIZE	TERM	RENTAL RATE
1st Floor, ste 101	6,164	Negotiable	\$24.00/SF/YR
SPACE USE	CONDITION	AVAILABLE	
Office	Full Build-Out	Now	



- ◆ Lease rate does not include utilities, property expenses or building services.
- ◆ 15 Private Offices
- ◆ 2 Conference Rooms
- ◆ Central Air and Heating
- ◆ Reception Area
- ◆ Kitchen
- ◆ Wi-Fi Connectivity
- ◆ Secure Entry on Exterior & Interior Doors
- ◆ Private Restrooms
- ◆ High Ceilings
- ◆ Corner Space
- ◆ 1 Mile from Loop 202 Fwy; Adjacent to Falcon Field
- ◆ Recessed Lighting
- ◆ Natural Light
- ◆ After Hours HVAC Available
- ◆ Built Out Office Space with High-End Finishes
- ◆ Print/Copy Room
- ◆ Security System
- ◆ Solar Electric Panels
- ◆ Fourteen (14) Private Offices
- ◆ Closed circuit Television Monitoring (CCTV)
- ◆ Recessed Lighting
- ◆ Two (2) Conference Rooms



Welcome to this exceptional property, where luxury meets functionality in perfect harmony. This meticulously designed residence offers a seamless blend of contemporary elegance and timeless charm. Boasting an array of high-end features and thoughtfully curated spaces, this property provides a unique living experience. From the stylish interiors to the meticulously landscaped surroundings, every detail has been carefully considered to create an inviting and sophisticated atmosphere. Whether you seek a tranquil retreat or a vibrant entertaining space, this property offers a rare combination of comfort and sophistication, making it a truly distinguished and desirable home.



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