

just north of
Mesa's **Elliot Road
Technology
Corridor** with
access to **three
freeways**
(US-60, Loop 202
and SR-24)



1,238 square foot suite

3035 SOUTH ELLSWORTH ROAD, SUITE 101
Mesa, Arizona 85212

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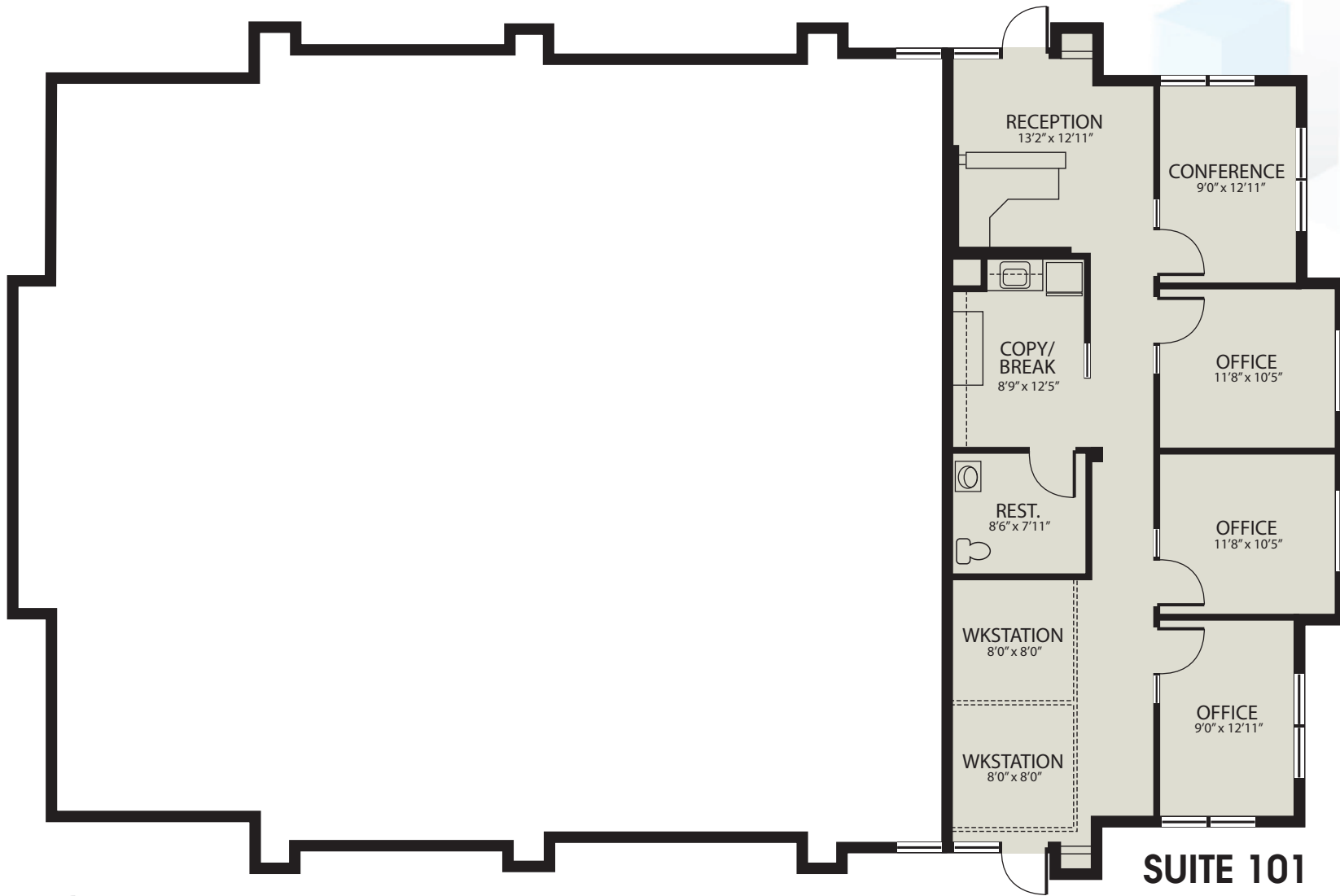




suite 101

- Well designed 1,238 rentable square foot office suite.
- Built in reception desk, with hard-surface transactional desk top and tiled floor reception.
- 12' high ceilings with architectural grade lighting and ceiling tile.
- Four (4) private window offices, two corner offices (windows on two walls) and the 2 middle offices have 10' windows that run down to the floor. All offices have side-light glass on hallway doors, allowing natural light into the interior of the suite.
- An open area perfect for: two 8'x8' cubicles, storage, etc.
- Breakroom.
- Private restroom.
- Rear entrance.
- Covered parking available.





floor plan

CLICK TO VIEW VIRTUAL TOUR!

SUITE 101



property details

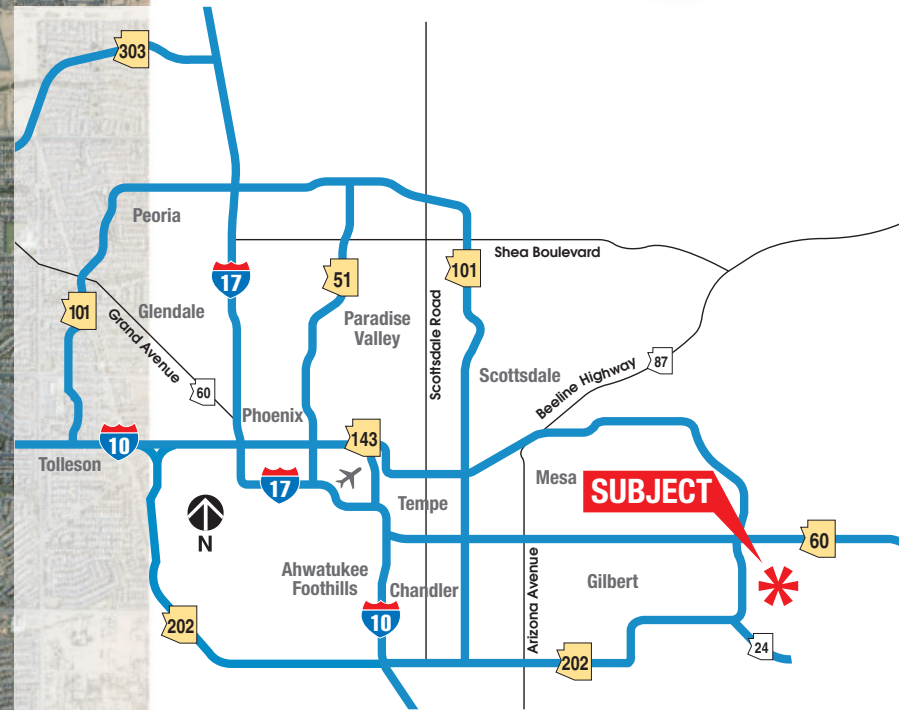
- Suite 101
- Multi-suite office/medical property.
- Thoughtfully designed 1,238 square foot office building with many 10' high windows.
- Located on Ellsworth Road, just east of the Loop 202 and north of Elliot Road Technology Corridor.
- Address: 3035 S. Ellsworth Road, Bldg 1, Mesa, AZ 85212.
- Built in 2007.
- Zoning: Office Commercial OC (City of Mesa).
- Building located within **Mesquite Canyon Professional Center** development,
- Parking ratio 6.1 : 1,000 (tons of parking for this type of property)
- 1 mile from **Dignity Health Arizona General Hospital – Mesa** - 50-bed hospital providing inpatient surgery services, 46 inpatient rooms, four operating rooms, four rooms for an

intensive-care unit an emergency room and helipad as part of a three-story building at the northwest corner of Ellsworth and Elliot roads.

- 3 miles from both **Apple's** data center, and **Google's** future data center.
- 7 miles from **Banner Gateway** – 60-acre hospital offering: 177 private rooms, nine operating suites and an Emergency department with 37 private treatment rooms.
- 7 miles from **Phoenix-Mesa Gateway Airport** (in 2017 averaged 796 aircraft per day).
- Ellsworth Road (turns into SR-24), one of only direct routes south through Queen Creek, which then merges into Hunt Highway. (Power Road & Ironwood/ Gantzel Road are the other two).
- Property Taxes (per Assessor): 2023 - \$2,923 (aka approximately \$2.36/sf).
- APN: 304-02-849.



site plan





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