

Fully NNN Cash-Flowing MOB

1818 E Baseline Rd, Mesa, AZ 85204

Presented By:
DeCommercial DeLex Realty
De Lex Realty



Fully NNN Cash-Flowing MOB

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Property Details

Price: \$2,352,746

- 1818 E Baseline includes two renovated office buildings that are 100% leased on NNN agreements, providing a cash-flowing, low maintenance investment.
- Spanning 9,100 SF, the buildings offer modern suites with glass offices, reception areas, break rooms, and ADA-compliant restrooms.
- Recent upgrades include new HVAC, paint, lighting, asphalt, and signage, enhancing value and reducing near-term capital expenditures.
- Located near top medical centers, the site is ideal for healthcare users seeking referrals and collaboration with the regional medical network.
- Just minutes from major freeways and retail, the property ensures simplified commutes and an improved work-life balance for employees.

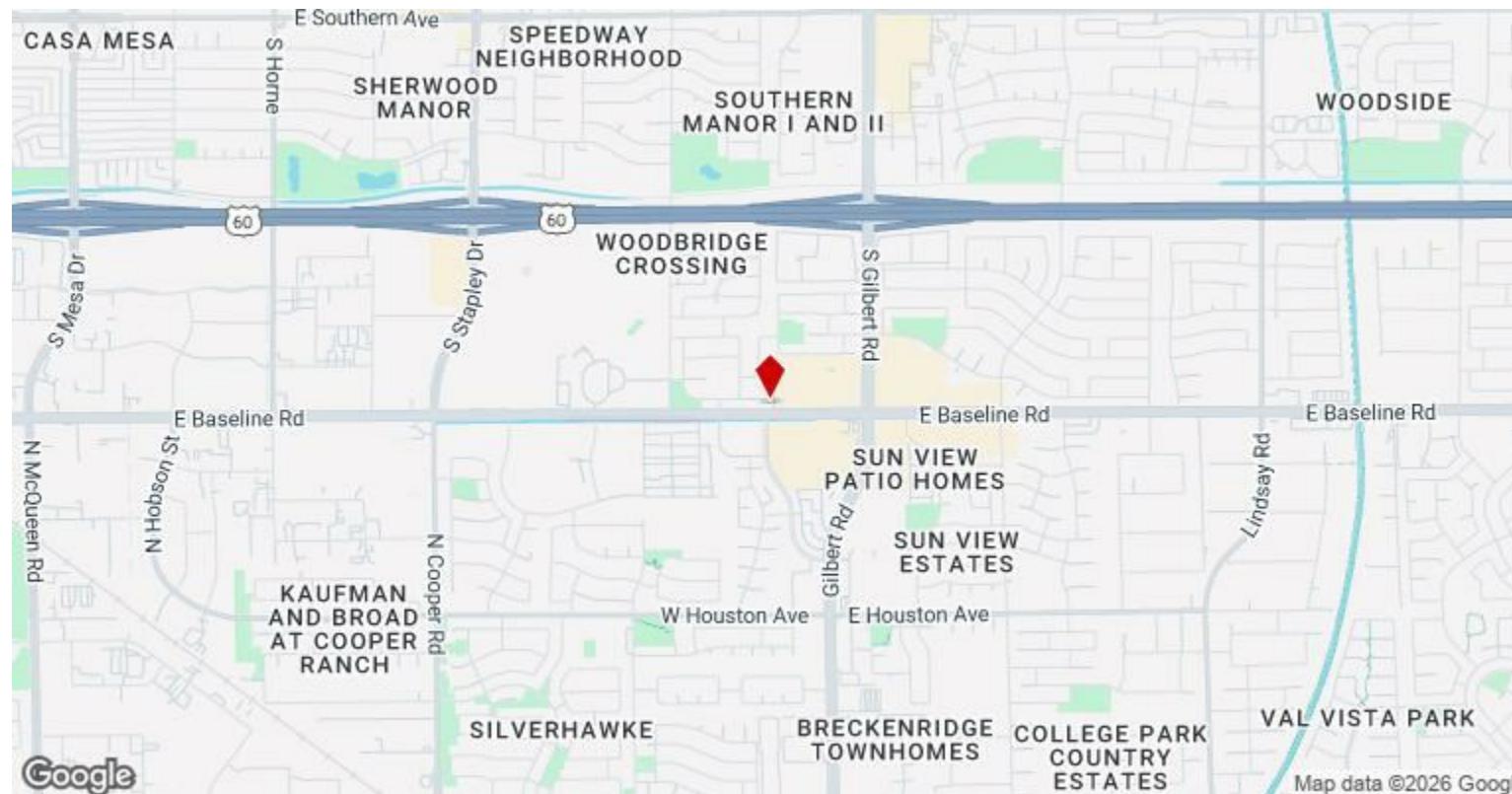
View the full listing here: <https://www.loopnet.com/Listing/1818-E-Baseline-Rd-Mesa-AZ/33613841/>

Price:	\$2,352,746
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.39%
Lot Size:	1.24 AC
Gross Building Area:	4,300 SF
Rentable Building Area	9,101 SF
:	
No. Stories:	2
Year Built:	1996
Tenancy:	Multi
Parking Ratio:	7.25/1,000 SF
Zoning Description:	C-N
APN / Parcel ID:	139-09-003A

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Location



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Property Photos



1818 E Baseline Road



Fully NNN Office Investment

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Property Photos



Building A Entryway



Unique Points of Access

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Building B Medical Office



Building B Entryway

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Education Facility Buildout



Classroom Spaces

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Recessed Lighting



ADA-Compliant Restrooms

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Building A Basement



Exposed Brick

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Property Photos



Open Space



Building A Basement Kitchenette

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Building A Basement Restroom



Building B Lobby Seating

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Property Photos



Building B Exam Rooms



Building B Operations Space

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Property Photos



Building B Care Spaces with Large Windows



Building B Basement Break Area

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Building B Basement Offices



Building B Basement Storage

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Property Photos



1818 E Baseline Road Monument Signage

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