

# DOVER SHORES

2222 S. DOBSON ROAD, BLDG 11 | MESA, AZ

OWNER/USER OFFICE OPPORTUNITY AVAILABLE WITH INCOME



**SALE PRICE: \$3,600,000**

**Tyson Breinholt**

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

**Caleb Allen**

D 480.621.3290

M 480.622.4174

callen@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective 03/31/26

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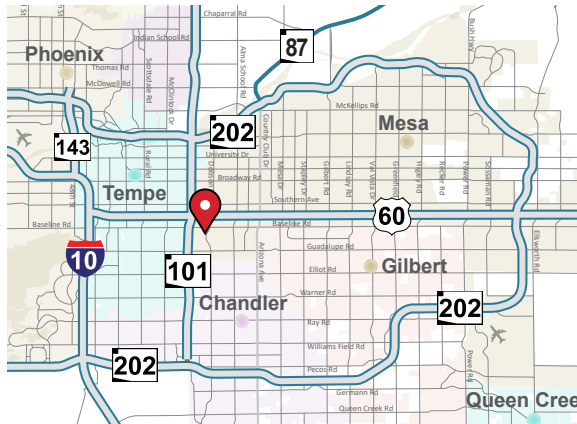
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## PROPERTY HIGHLIGHTS:

- ±12,872 SF
- 3.89:1,000 Parking Ratio
- Covered Parking Available
- Zoning: LC, City of Mesa
- Excellent Visibility and Access
- Frontage on Dobson Road
- Courtyards & Lakes
- Minutes From US-60 & Loop 101



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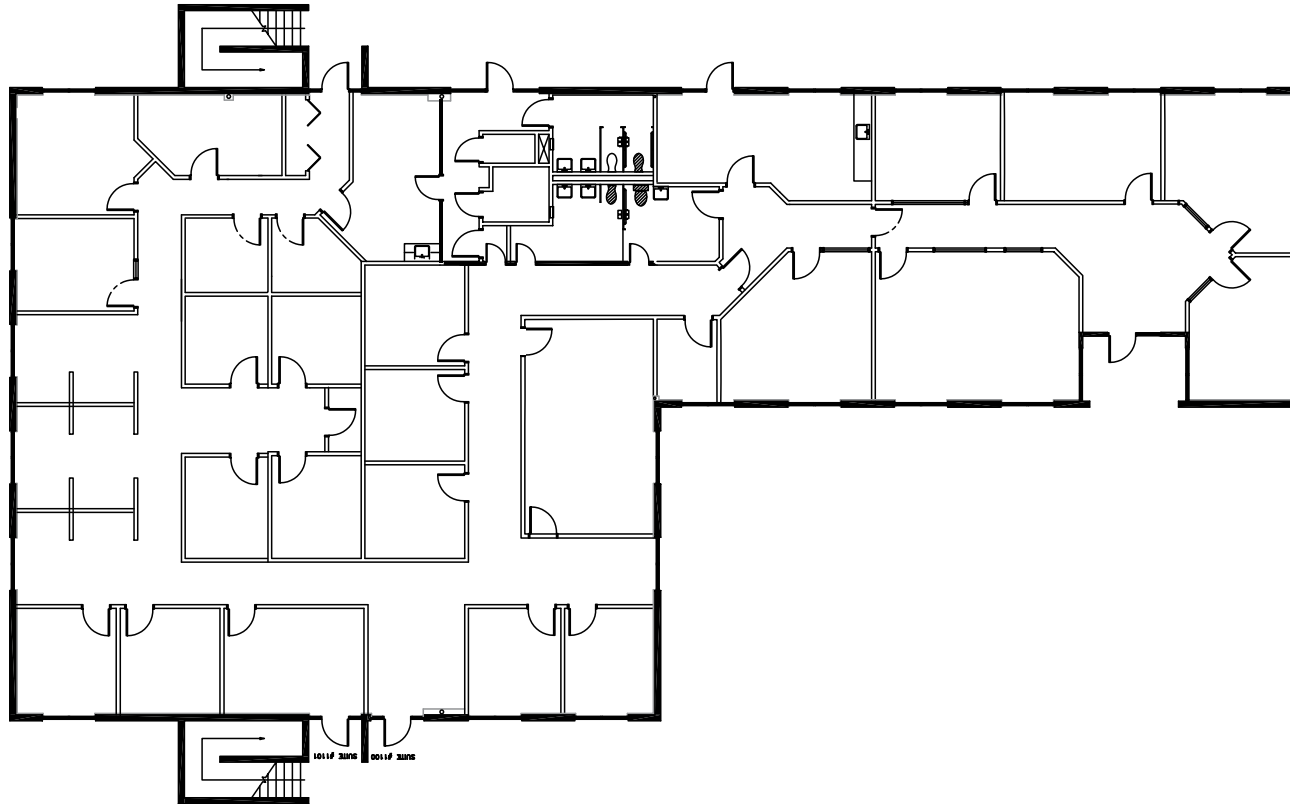
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## 1ST FLOOR FLOOR PLAN



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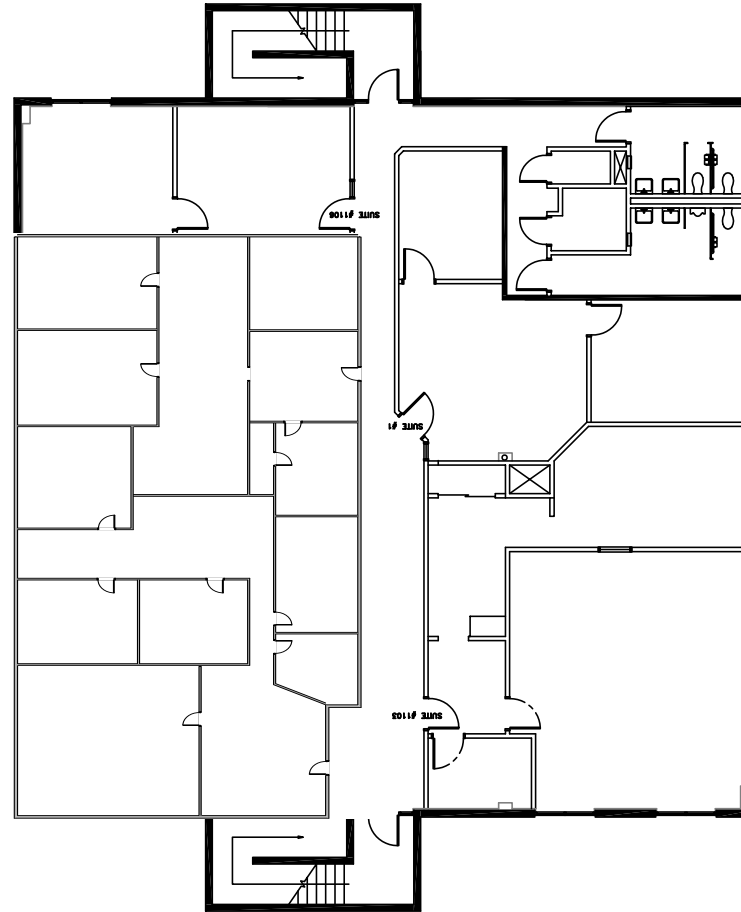
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## 2ND FLOOR FLOOR PLAN



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## OVER \$400,000 IN TENANT IMPROVEMENTS ON FIRST FLOOR:

- Two New HVAC Units With Smart Digital Programmable Thermostats
- Revised Floorplan For Improved Flow
- Updated Restrooms
- New Ceiling Tiles Throughout
- New High-End Flooring Throughout
- LED Lighting
- Upgraded Hardware on Freshly Painted Doors & Trim



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