



FOR LEASE | OFFICE

Desert Passage Suites

244 N Country Club Dr | Mesa, AZ 85201

PRESENTED BY:

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OFFERING SUMMARY

Lease Rate:	\$195 - 1,195 per month (Gross)
Building Size:	7,924 SF
Available SF:	200 - 852 SF
Lot Size:	0.49 Acres
Year Built:	1962
Renovated:	2018
Zoning:	DB-1, Downtown Business District 1
Market:	Phoenix
Submarket:	Mesa Downtown Corridor

PROPERTY OVERVIEW

Lease spaces, various sizes

LOCATION OVERVIEW

The subject property is located at 244 N Country Club Dr in the City of Mesa, Maricopa County, Arizona. The subject property is in the Downtown Business District, City Center and is a very good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Country Club Drive. St. Benedictine, Wilkes Universities are located in the downtown area. ASU (Arizona State University) is discussing a new campus in the City Center.

Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace,

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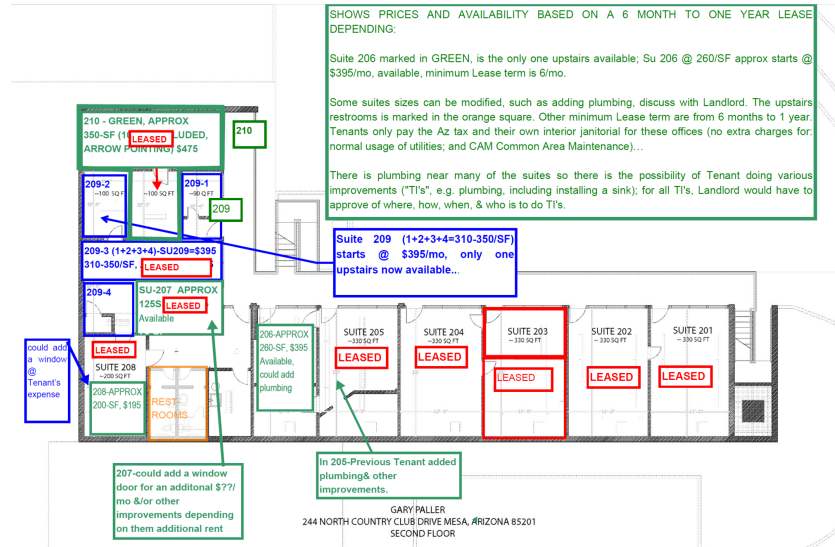
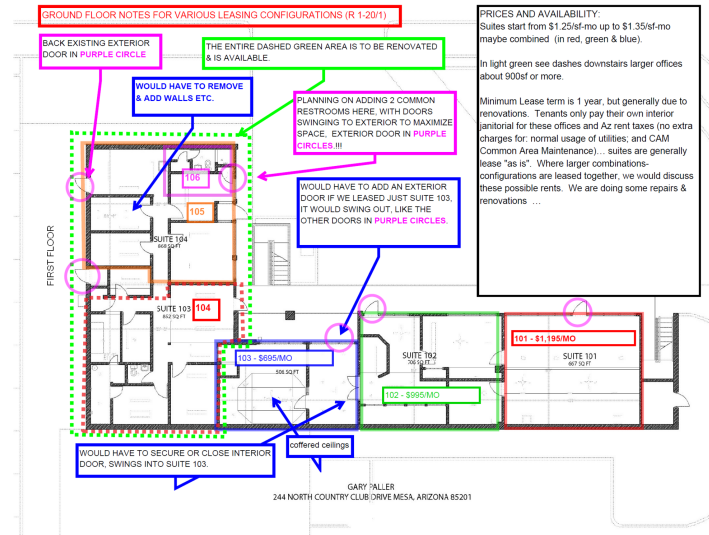


Google

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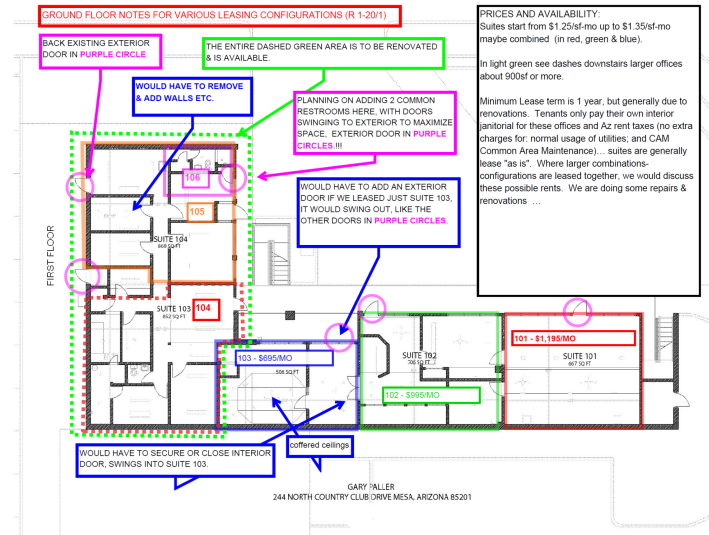
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LEASE INFORMATION

Lease Type: Gross Lease Term: 12 months

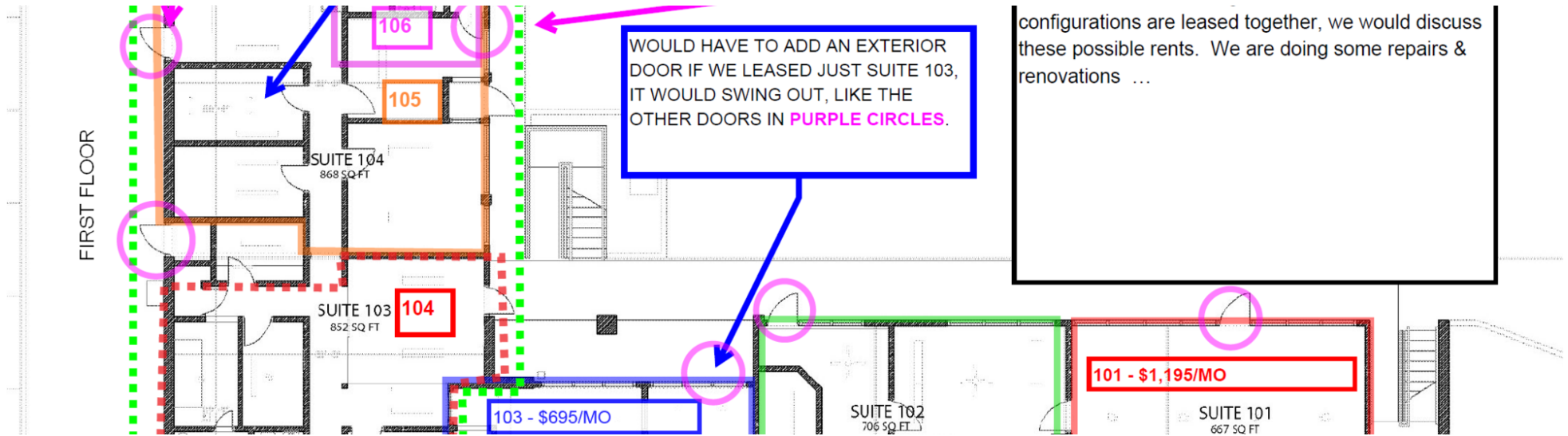
Total Space: 200 - 852 SF Lease Rate: \$195 - \$1,195 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	667 SF	Gross	\$1,195 per month	Suite Available
Suite 102	Available	706 SF	Gross	\$995 per month	Suite Available
Suite 103	Available	506 SF	Gross	\$695 per month	Suite Available
Suite 104	Available	852 SF	Gross	\$1,065 per month	Suite Available
Suite 105	Available	800 SF	Gross	\$1,000 per month	Suite Available

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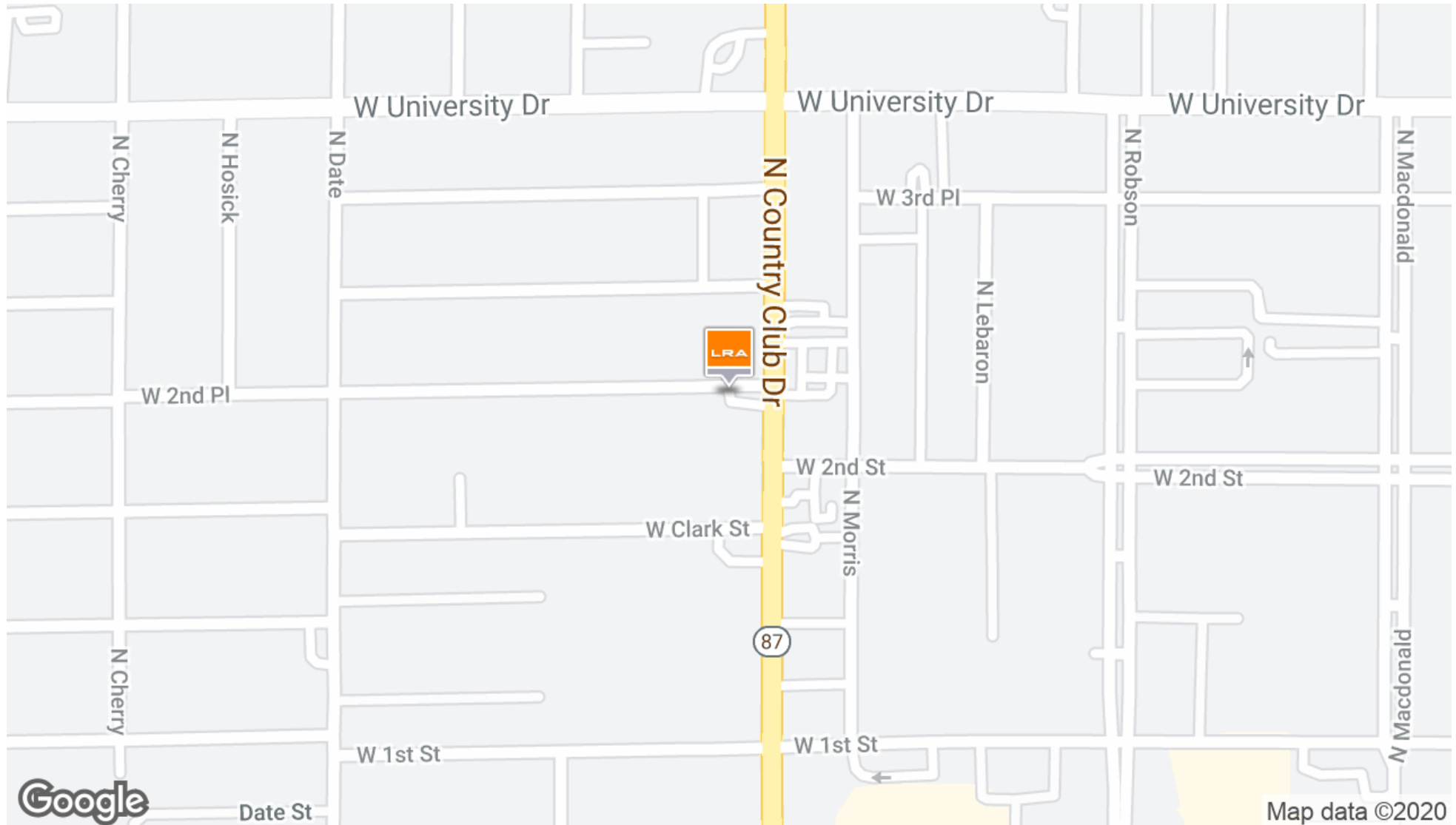
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106	Available	200 SF	Gross	\$250 per month	Suite Available
Suite 206	Available	260 SF	Gross	\$395 per month	Suite Available
Suite 208	Available	200 SF	Gross	\$195 per month	Suite Available



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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	18,381	77,370	148,505
Average age	30.4	29.6	29.4
Average age (Male)	28.7	29.2	29.0
Average age (Female)	33.3	30.3	30.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,499	27,368	54,210
# of persons per HH	2.8	2.8	2.7
Average HH income	\$46,970	\$48,053	\$48,141
Average house value	\$165,135	\$155,221	\$159,492

* Demographic data derived from 2010 US Census

