

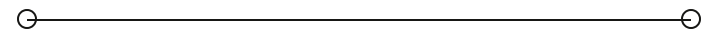
HYBRID
IT SERVICES

OWNER USER BUILDING FOR SALE

Hewson Dover Business Park

4320 E PRESIDIO ST #101

Mesa, AZ 85215



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY INFORMATION

SALE PRICE	\$2,100,000 \$340/SF
BUILDING SIZE	±6,164 SF
APNS	141-25-260 Through 141-25-263 141-25-276 Through 141-25-277
YEAR BUILT	2005
2024 PROPERTY TAXES	± \$11,101.32
PARKING	±5 Covered, Reserved Spaces
HVAC	±6 HVAC units
ROOF	Association
ELECTRICAL	Yes Salt River Project
SOLAR	Yes Roof mounted System
ADDITIONAL AMENITIES	Private Gym 4x private restrooms, 1x with shower 2 conference rooms



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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors as the exclusive representative of the owner is pleased to present to market this fully built-out office condo. Located in the Hewson Dover Office Condo development this space is plug-and-play for almost any office user. With over 6,000 SF of upscale space, the condo includes multiple large executive offices, conference rooms, bullpen areas, multiple restrooms, a break room, and a private gym the space is perfect for any business to come in and hit the ground running.

Additionally, should the buyer elect to continue it, the space has multiple subtenants producing additional income for a buyer and helping to offset any additional holding costs. Should the Buyer elect though, these leases can be canceled prior to the close of escrow, providing a fully vacant owner-user opportunity in the growing Falcon Field market of Mesa, Arizona.

LOCATION DESCRIPTION

Ideally located off of the Loop-202 Red Mountain Freeway in northern Mesa this beautifully built-out Office condo lies in the heart of the Falcon Field development zone. Located just west of Falcon Field the property lies close to multiple new developments and multiple national and international businesses in the aerospace, defense, and aviation industries, including Boeing, Orbital ATK, Daicel Safety Systems America, MD Helicopters, and Northrop Grumman. Additionally, the property benefits from being close to many retail and lifestyle amenities including Longbow Marketplace, Fatcats, Longbow Golf Club, Las Sendas Golf Club, and Wrigley Park West.

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INTERIOR PHOTOS



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FLOOR PLANS



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CITY OF MESA

Go big in Mesa, Arizona's third-largest city, where fan-favorite sports, art attractions, and outdoor adventure attract visitors on a large scale. The city's diverse economy spans across sectors such as healthcare, advanced manufacturing, aerospace, and technology, providing abundant job opportunities and career growth. Mesa's strategic location within the Phoenix metropolitan area offers easy access to major transportation networks and a thriving business ecosystem.



517,496+
PEOPLE LIVE IN
MESA, AZ



36th
LARGEST CITY IN
THE U.S.



2nd
LARGEST CITY IN
PHOENIX-METRO



1.58M
WORKFORCE POP.
WITHIN 30 MIN. DRIVE



MESA RANKINGS

GOLD & SILVER EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS

- IEDC

TOP 5 U.S. CITY FOR POST-PANDEMIC SMALL BUSINESS RECOVERY

- FOX 10 PHOENIX

PHOENIX-MESA NO. 1 IN NATION FOR MANUFACTURING GROWTH

- NEWMARK GROUP INC.

NO. 20 BEST RUN CITIES IN THE NATION

- WALLETHUB

2023 ECONOMIC DEVELOPMENT OF THE YEAR AWARD

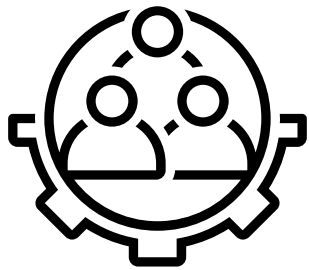
- AAED

TOP 5 BEST-IN-STATE GOVERNMENT EMPLOYERS

- FORBES

CITY OF MESA EMPLOYMENT & EDUCATION

The City of Mesa prides itself on having an abundant, affordable, and high-quality workforce. From 2010 to 2022 the labor force in the Phoenix-Mesa MSA has increased by 18.4% and currently has 2,548,913 workers. The city has a thriving healthcare sector with numerous hospitals, clinics, and medical centers, creating a high demand for healthcare professionals. Additionally, Mesa's strong presence in advanced manufacturing, aerospace, and technology industries provides ample job openings for engineers, technicians, and IT specialists. With its growing economy and diverse job market, Mesa presents promising prospects for individuals seeking employment in these sectors.



260,767

LABOR FORCE



251,199

EMPLOYMENT



3.1%

UNEMPLOYMENT

MESA COMMUNITY COLLEGE

SOUTHERN & DOBSON CAMPUS

RED MOUNTAIN CAMPUS



16,948 students enrolled

—

MCC Nursing Program Ranked
Among Top 10 in Arizona

CITY OF MESA MAJOR EMPLOYERS

Banner Health System

4,680+

EMPLOYEES



3,840+
EMPLOYEES



1,700+
EMPLOYEES

Dexcom

1,000+
EMPLOYEES

DriveTime®
920+
EMPLOYEES

EMPIRE CAT
840+
EMPLOYEES

Santander
CONSUMER USA
800+
EMPLOYEES

ups
710+
EMPLOYEES

ATSU
A.T. Still University
FIRST IN WHOLE PERSON
HEALTHCARE
650+
EMPLOYEES

TRW
590+
EMPLOYEES

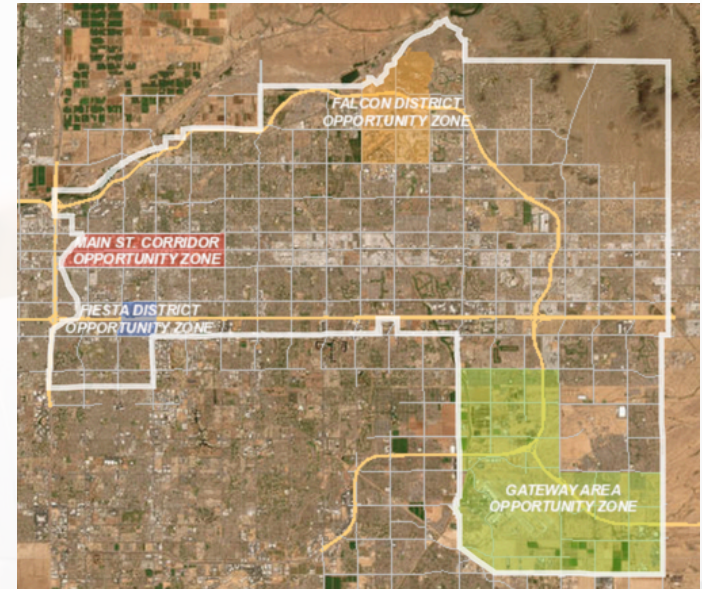
TOP 10 EMPLOYERS

Leading employers like Banner Medical Centers and Boeing benefit from Mesa's well-educated workforce, more than 51% of whom have an associate's degree or higher.

CITY OF MESA ECONOMIC DEVELOPMENT

OPPORTUNITY ZONES

The Opportunity Zones program is a federal program designed to spur community investment by providing tax benefits to investors. The City of Mesa has 11 census tracts that have been designated Opportunity Zones by the U.S. Department of the Treasury. The map below highlights these tracts within the city boundaries.



MESA FOREIGN TRADE ZONE #221

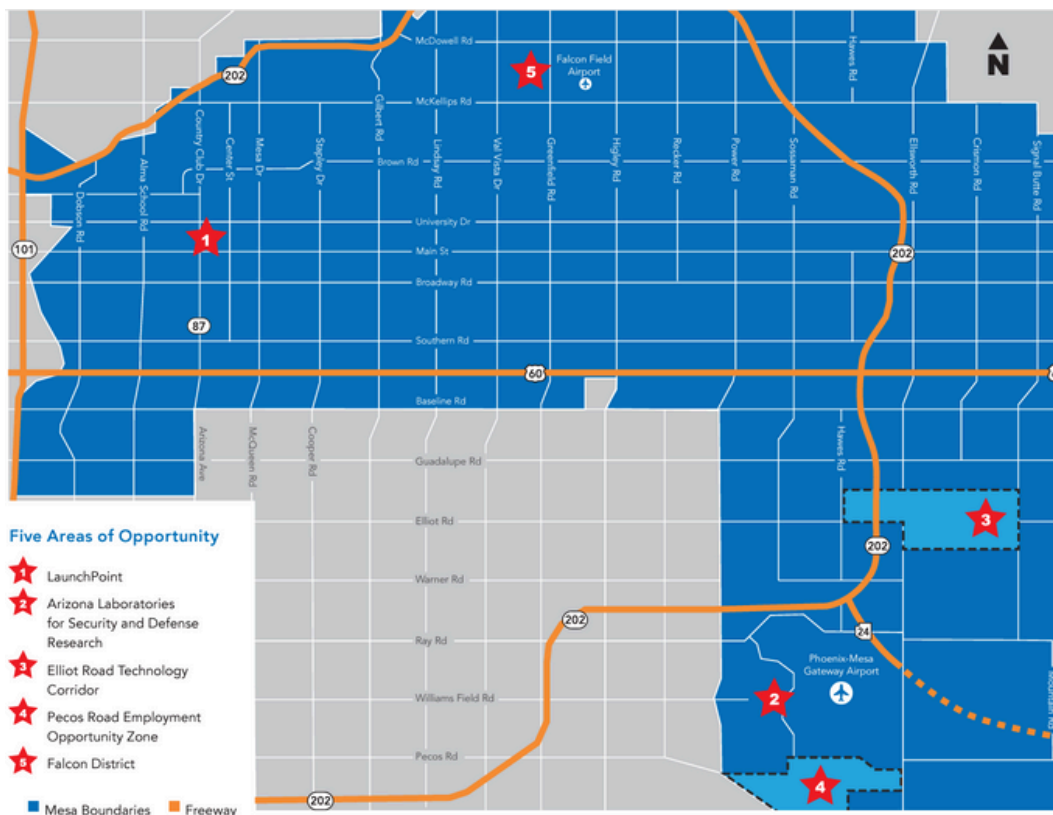
The Foreign Trade Zone (FTZ) Program is a federal program administered by the U.S. Foreign Trade Zones Board, a division of the U.S. Department of Commerce. The FTZ program helps encourage activity and value-added at U.S. facilities in competition with foreign alternatives by allowing delayed or reduced duty payments on foreign merchandise, as well as other savings.



CITY OF MESA ECONOMIC DEVELOPMENT

AREAS OF OPPORTUNITY - TECHNOLOGY

The City of Mesa has a longstanding history of encouraging the growth of technology-focused companies across numerous industry sectors. Many high-technology companies such as Apple, AT&T, Boeing, Dexcom, Waymo, Bridgestone, FUJIFILM, Mitel, Infineon, and many others have chosen Mesa. Economic Development priorities are guided by Mesa's industries of opportunity, building on Mesa's strengths, quality infrastructure, talented workforce, projected growth and global market trends.



LAUNCHPOINT

The Mesa technology incubator, located in the heart of downtown mesa.

ARIZONA LABORATORIES FOR SECURITY AND DEFENSE RESEARCH

A 92,000-square-foot, full-service research facility.

THE ELLIOT ROAD TECHNOLOGY CORRIDOR

Offers more than 700 acres of shovel-ready sites with robust infrastructure and a streamlined entitlement process.

THE PECOS ROAD EMPLOYMENT OPPORTUNITY ZONE

The planned campus-type setting is set for advanced manufacturing companies.

THE FALCON DISTRICT

A high-tech hub for aerospace/ aviation, defense, advanced manufacturing, and technology companies.

CITY OF MESA ATTRACTIONS

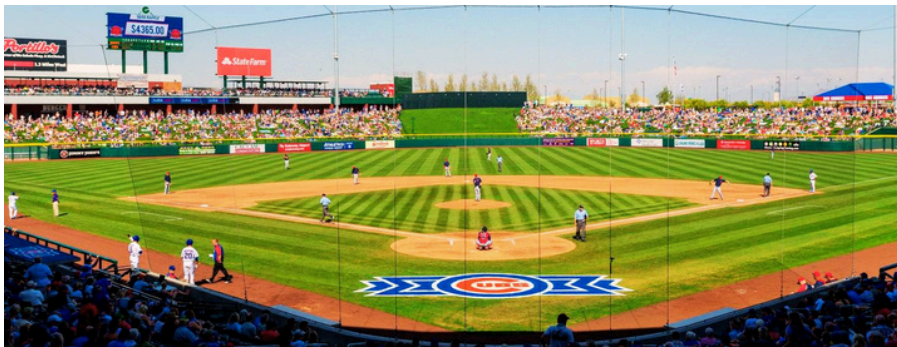
OUTDOORS & ENTERTAINMENT

Situated along the banks of the Salt River, Riverview Park offers a picturesque setting for outdoor recreation and family gatherings. At the edge of the Tonto National Forest, the Userly Mountain Regional Park features miles of scenic trails for hiking, mountain biking, and horseback riding. Or spend a day of family fun at Golfland Sunsplash.



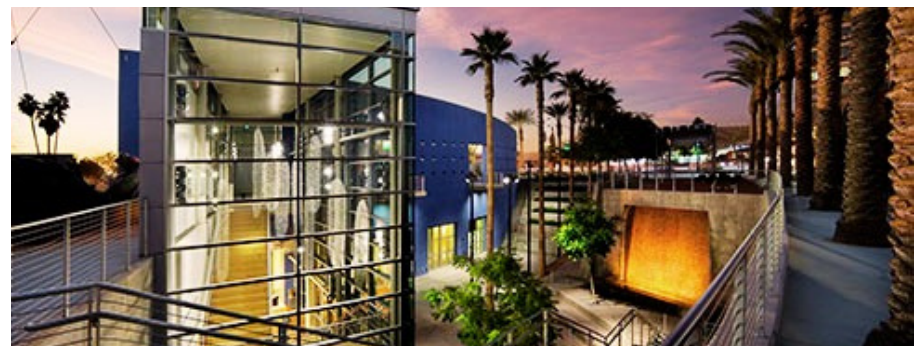
MLB SPRING TRAINING

For more than 70 years, baseball fans have converged upon Mesa each spring to catch Major League Baseball Spring Training. The Chicago Cubs, who play at Sloan Park, and the Oakland A's, at Hohokam Stadium, host more than 200 Cactus League practice games during the month-long season.



ART & CULTURE

Visit the largest arts center in Arizona, Mesa Arts Center, offering an array of captivating performances, including theater, music, dance, and comedy shows. History buffs and archaeology enthusiasts will appreciate a visit to Mesa Grande Cultural Park, an ancient Hohokam site. Or they can take a trip to the Arizona Museum of Natural History & the Commemorative Air Force Museum.



DEMOGRAPHICS MAP & REPORT

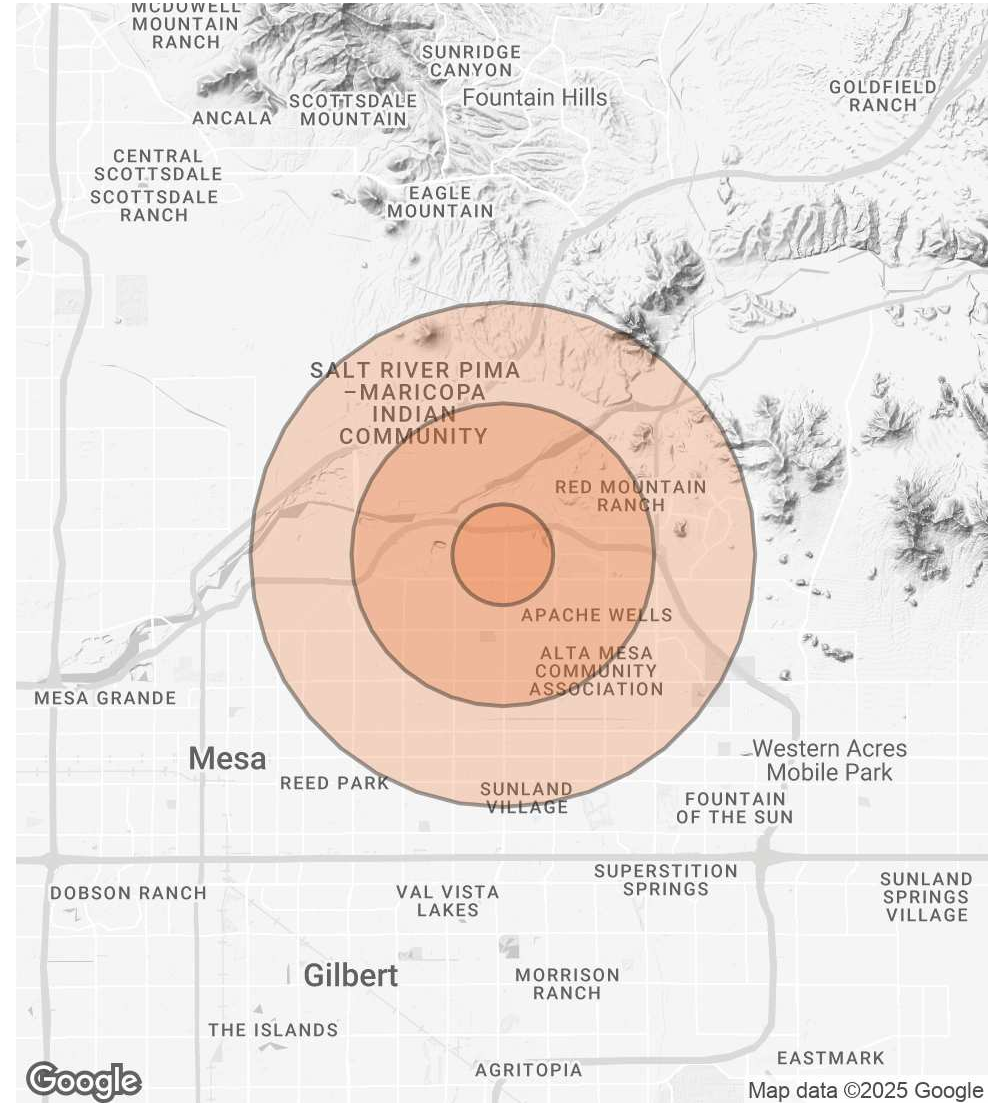
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	599	44,032	157,139
AVERAGE AGE	43	44	43
AVERAGE AGE (MALE)	41	43	42
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	178	16,625	61,676
# OF PERSONS PER HH	3.4	2.6	2.5
AVERAGE HH INCOME	\$222,949	\$152,244	\$118,856
AVERAGE HOUSE VALUE	\$1,049,510	\$602,995	\$482,717

Demographics data derived from AlphaMap



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