

# Brown Road Pavilions

Professional Office/Medical Building for Sale/Lease



6245 E Brown Road | MESA, AZ 85205 | ± 14,141 SF

JAMES LIEBERTHAL, SIOR

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*Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the State of Arizona and are acting as owner/agents.*

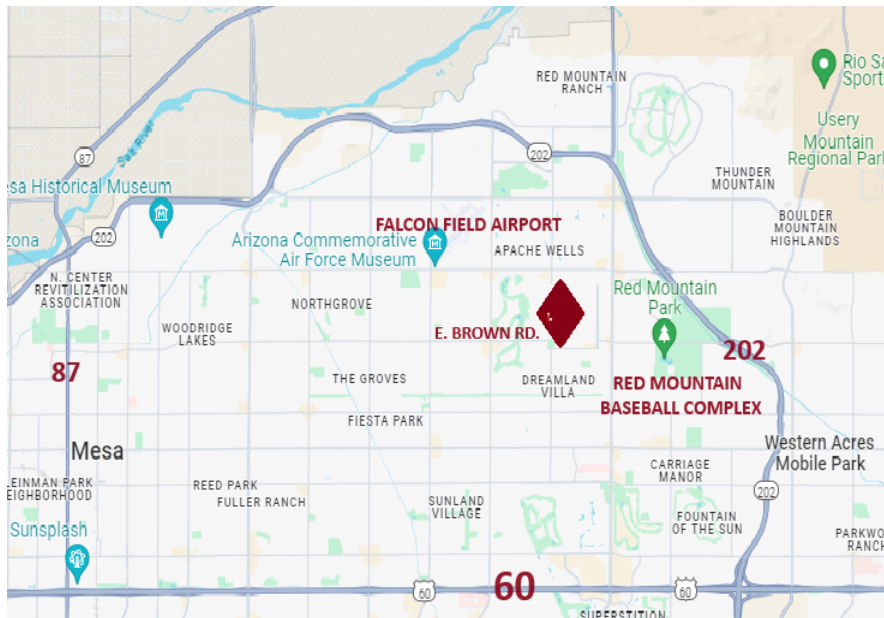


# Offering Summary



## Property Highlights

- ♦ ±14,141 SF
- ♦ Sale Price: \$2,050,000 | ±\$145 PSF
- ♦ Immediate Availability to Owner/User with Income from Current Long Term Tenant
- ♦ Just East of the SEC of Recker and Brown Roads
- ♦ Frontage Building of the Two Brown Road Pavilions Condominium Buildings
- ♦ Parking: ±4.39/1,000 SF (21 Covered, 41 Uncovered)



- ♦ Year Built: 2002
- ♦ Monument Signage on Brown Road
- ♦ Close Proximity to Highway 60, I-87 and Loop 202
- ♦ Ideal East Valley Location Near Banner Baywood Medical Center
- ♦ Nearby Amenities Include: Falcon Field Airport, Red Mountain Park & Baseball Complex, Golf, Retail & Restaurants
- ♦ Zoning: OC, City of Mesa

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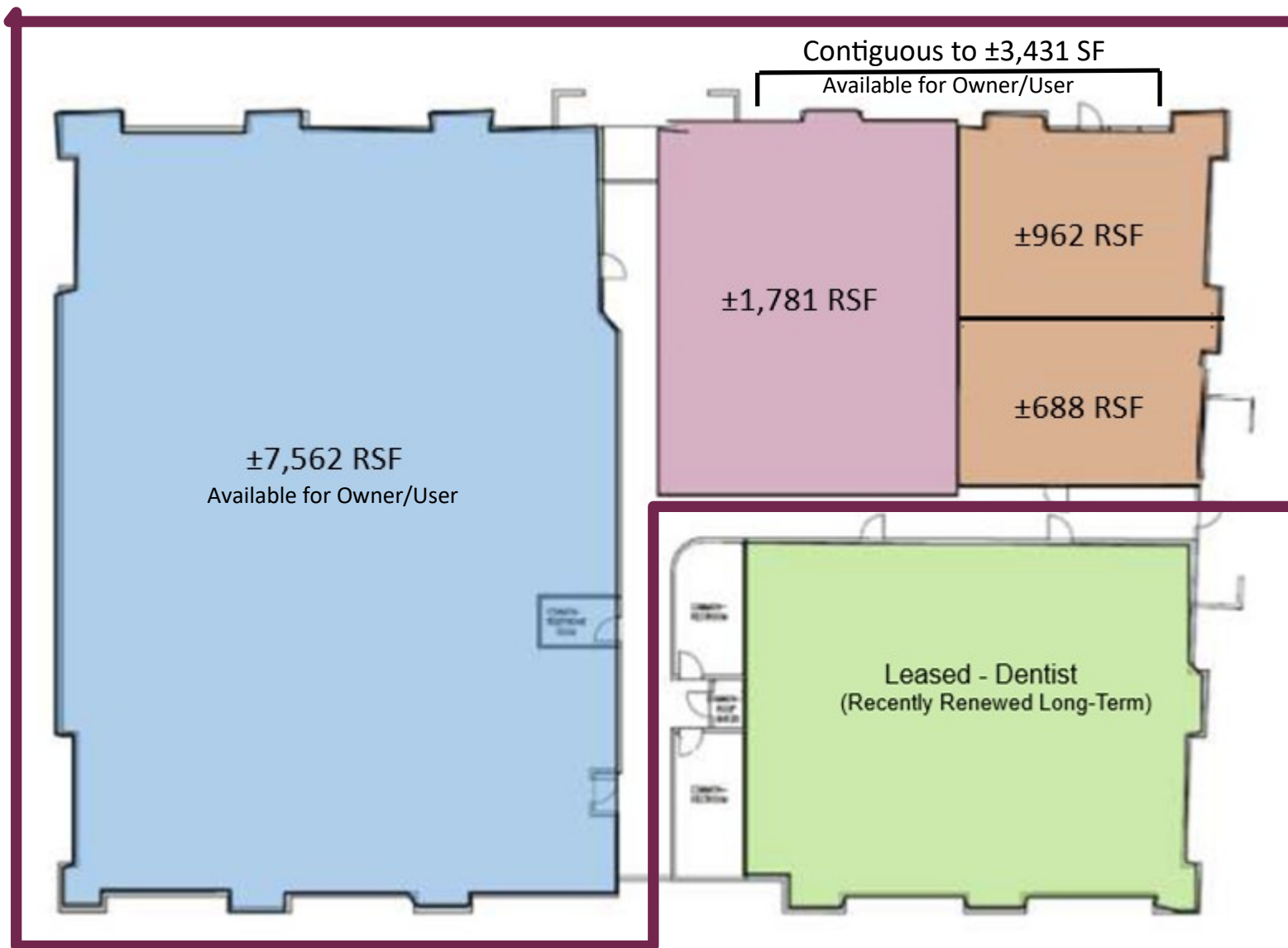
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# Leased Premises Floor Plan



*Rent Roll, Floorplan & Expenses Available Upon Request with a Signed NDA*

**TOTAL UP TO  $\pm 10,993$  SF AVAILABLE FOR OWNER/USER**

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# Property Photos



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