

# DOVER SHORES

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

OWNER/USER OFFICE OPPORTUNITY FOR SALE



**SALE PRICE: \$3,600,000 (\$279.68 PSF)**

**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

**Jack Elder**  
D 480.968.9618  
M 602.573.3210  
jelder@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

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 07/01/26

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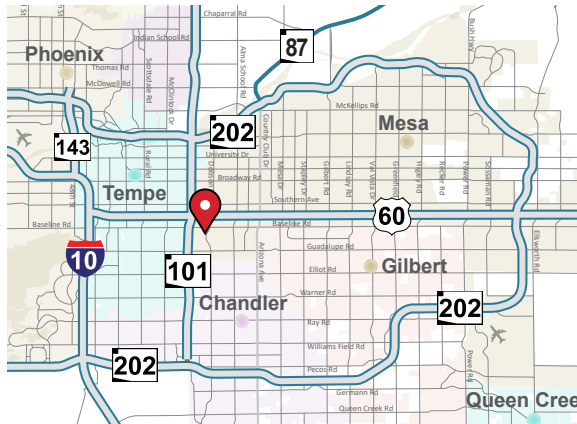
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## OWNER/USER OFFICE OPPORTUNITY FOR SALE

### 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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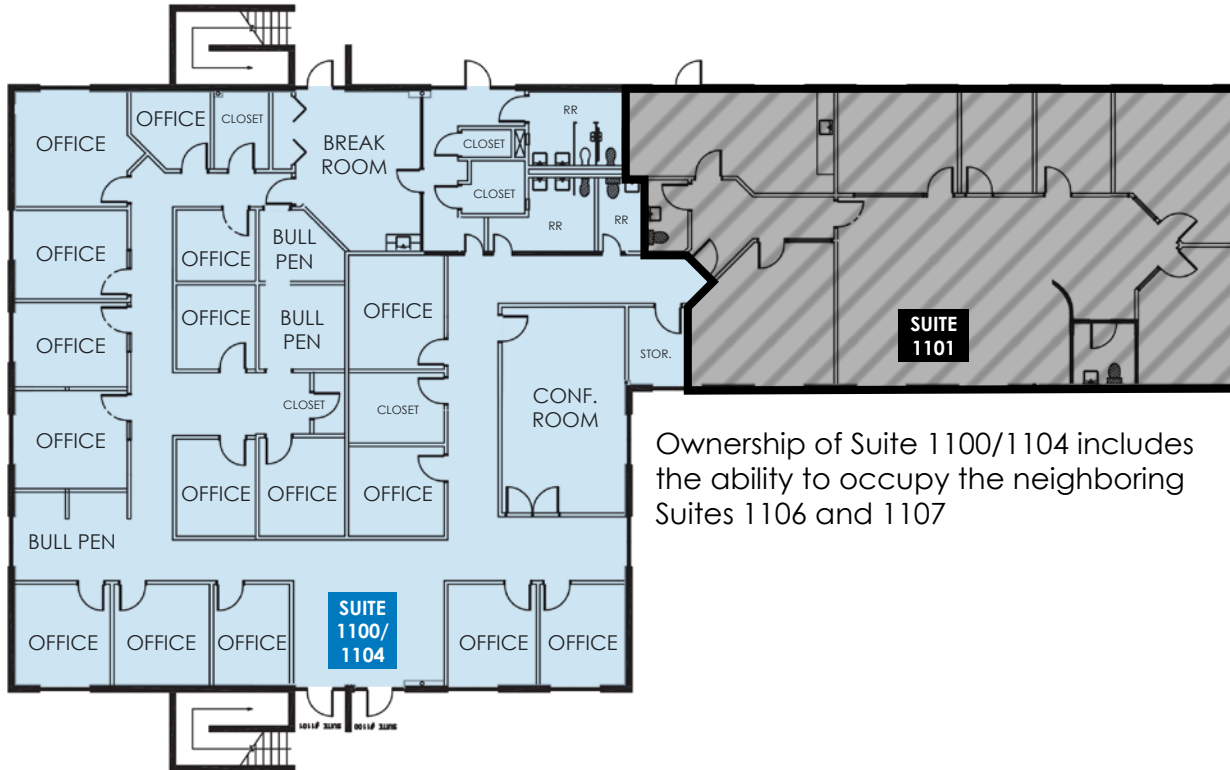


## OWNER/USER OFFICE OPPORTUNITY FOR SALE

### 1ST FLOOR

1,838 SF LEASED

6,629 SF  
AVAILABLE OWNER/USER SPACE  
Reception, Conference Room,  
17 Offices, Bull Pen, & 3 Restrooms



Ownership of Suite 1100/1104 includes the ability to occupy the neighboring Suites 1106 and 1107

### 2ND FLOOR

2,953 SF LEASED

SUITE 1106 - 555 SF  
SUITE 1107 - 897 SF  
AVAILABLE  
OWNER/USER SPACE



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## UPDATED IMPROVEMENTS THROUGHOUT THE OWNER/USER SPACE!

- 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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