



Great offices available in desirable West Mesa



Excellent frontage on Alma School Road



Convenient access to US-60 and Loop-101



Monument signage available



Three-story building featuring impressive atrium lobby with water feature



**For further
information**

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Availability

Suites	Square feet
Suite 100	±2,609 rsf
Suite 135	±2,436 rsf
Suite 145	±2,317 rsf
Suite 150	±4,106 rsf
Suite 205	±2,489 rsf
Suite 248	±1,229 rsf
Suite 285 <i>[Coming available 8/1/26]</i>	±1,141 rsf
Suite 325	±1,385 rsf
Suite 380	±4,434 rsf

Term

- 3 & 5 year

Building

- Size: ±69,916 sf

Load factor

- 13.5%

Parking

- Covered available

Rate

- \$24.00 - \$25.00/rsf (Full Service)
- Operating expenses: base year
- Tenant improvements: negotiable



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Photos

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210



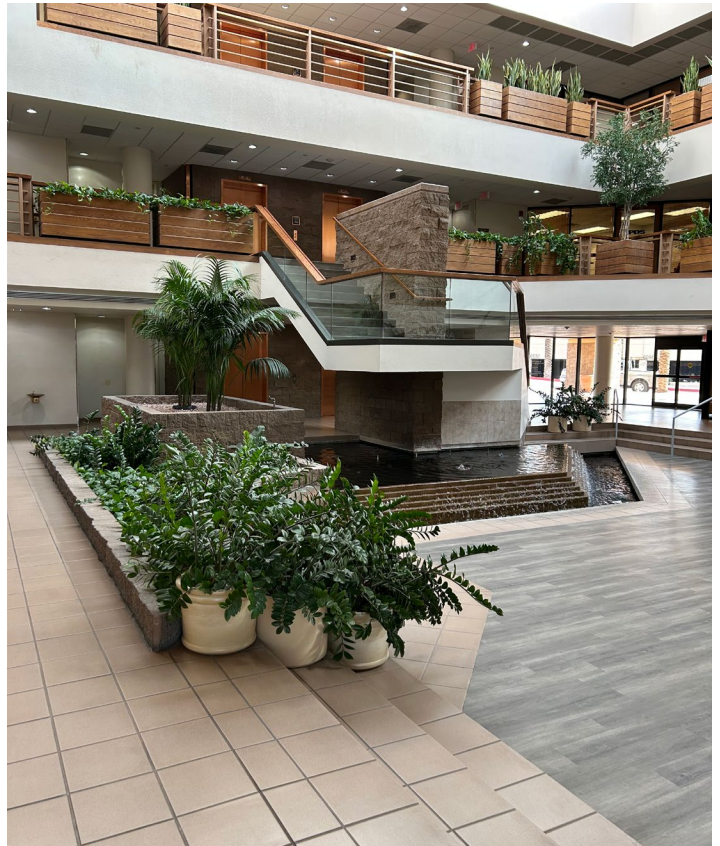
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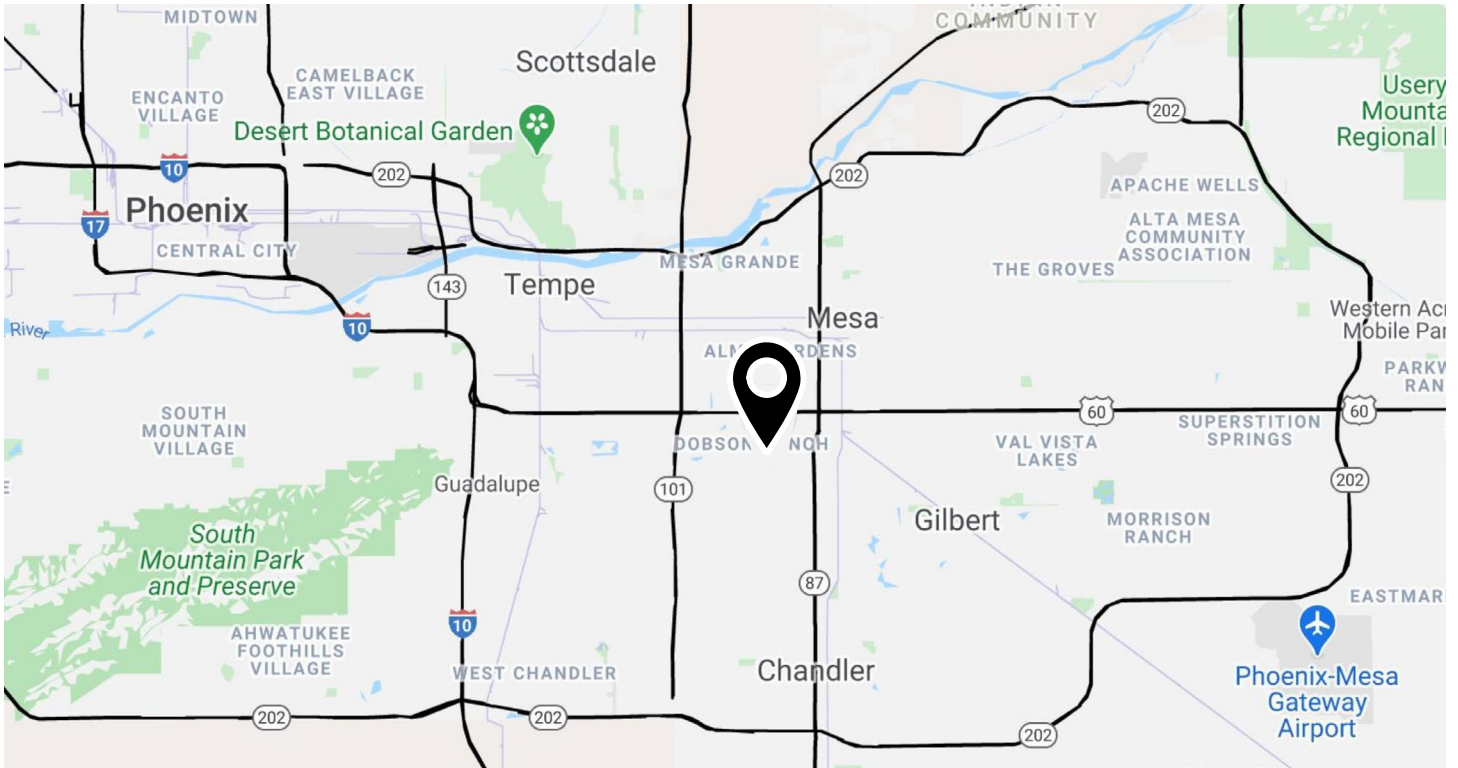
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Location

Office spaces for lease

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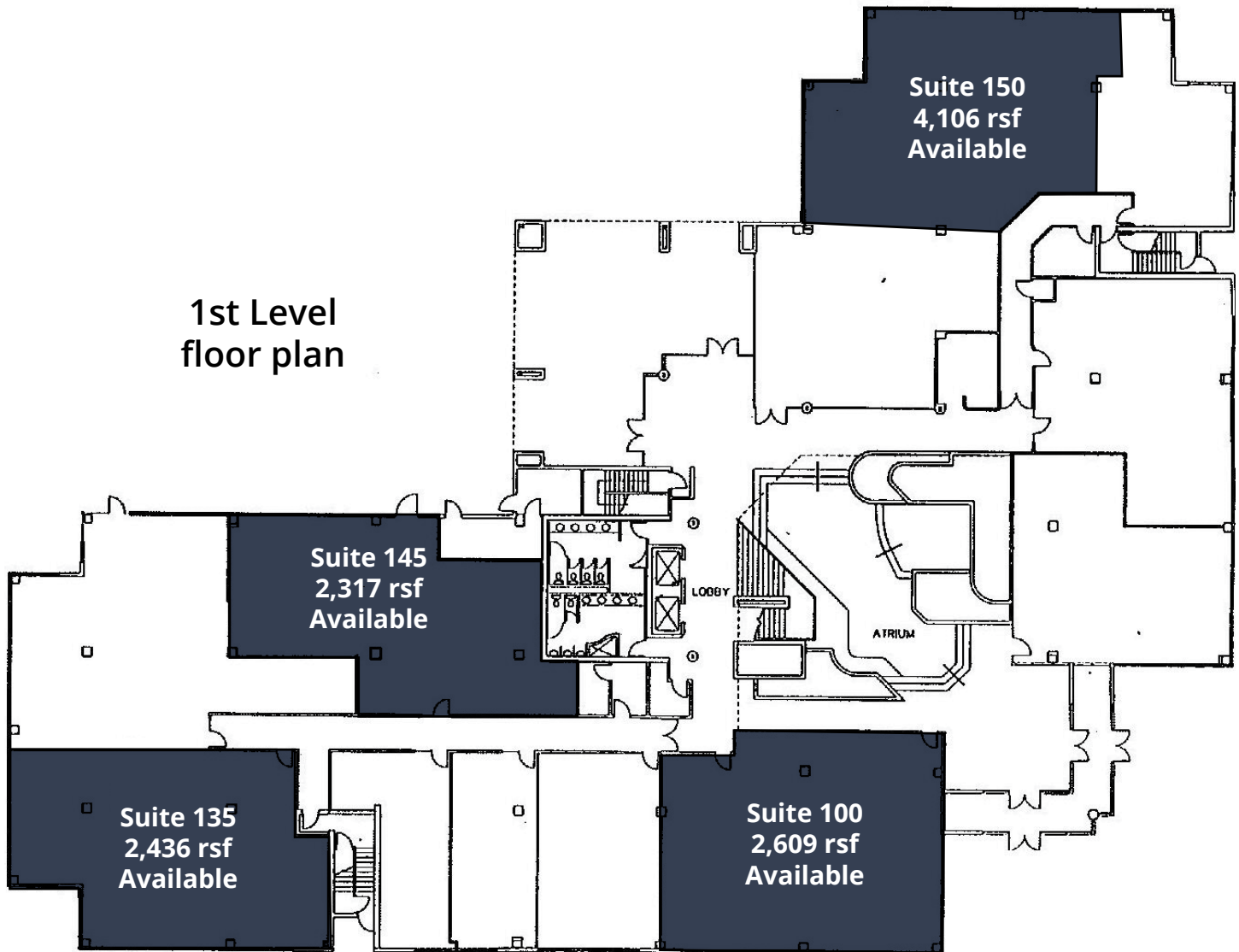
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Floor plan Level 1

Office spaces for lease
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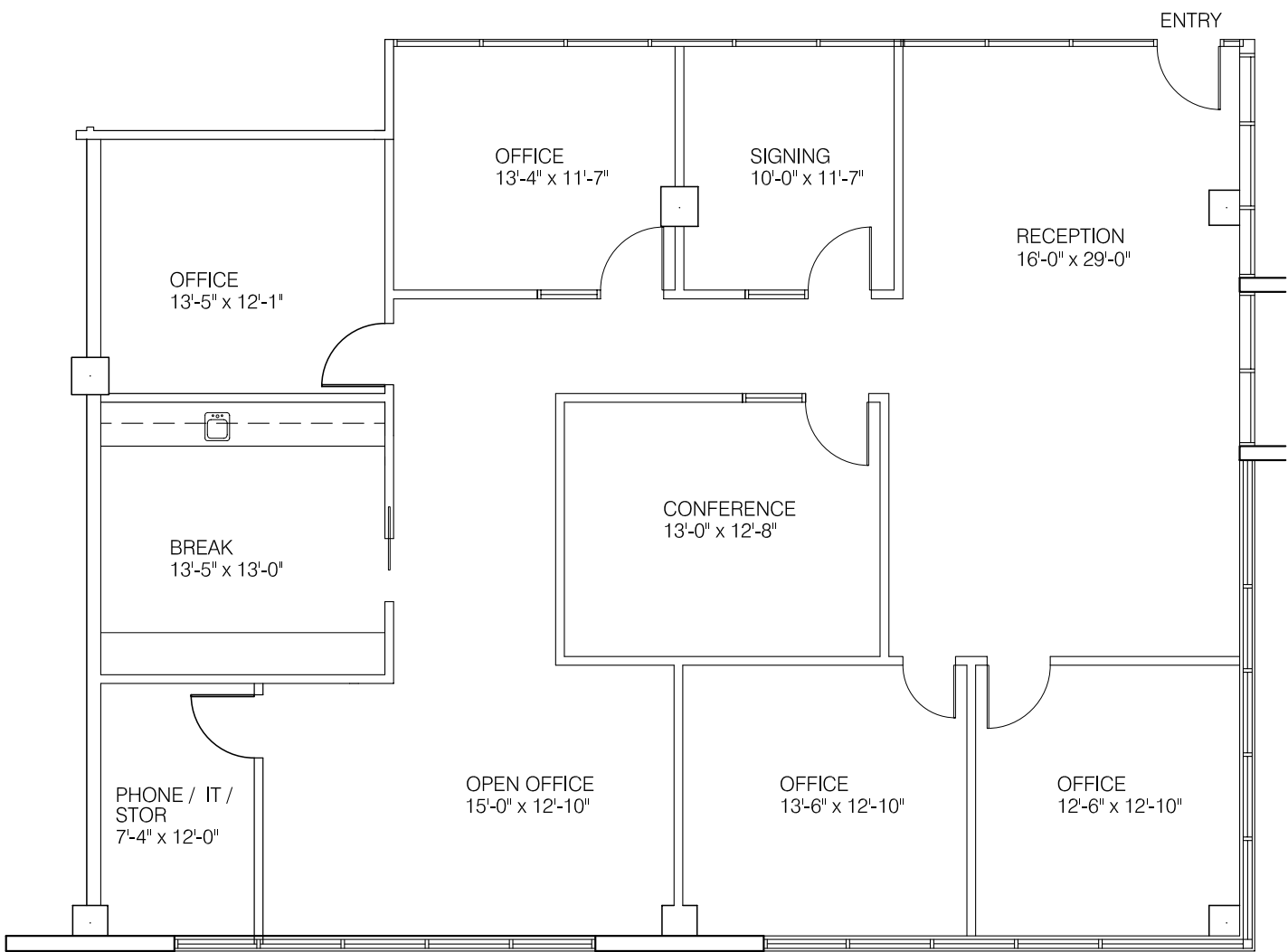
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Floor plan

Level 1

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Suite 100
±2,609 rsf



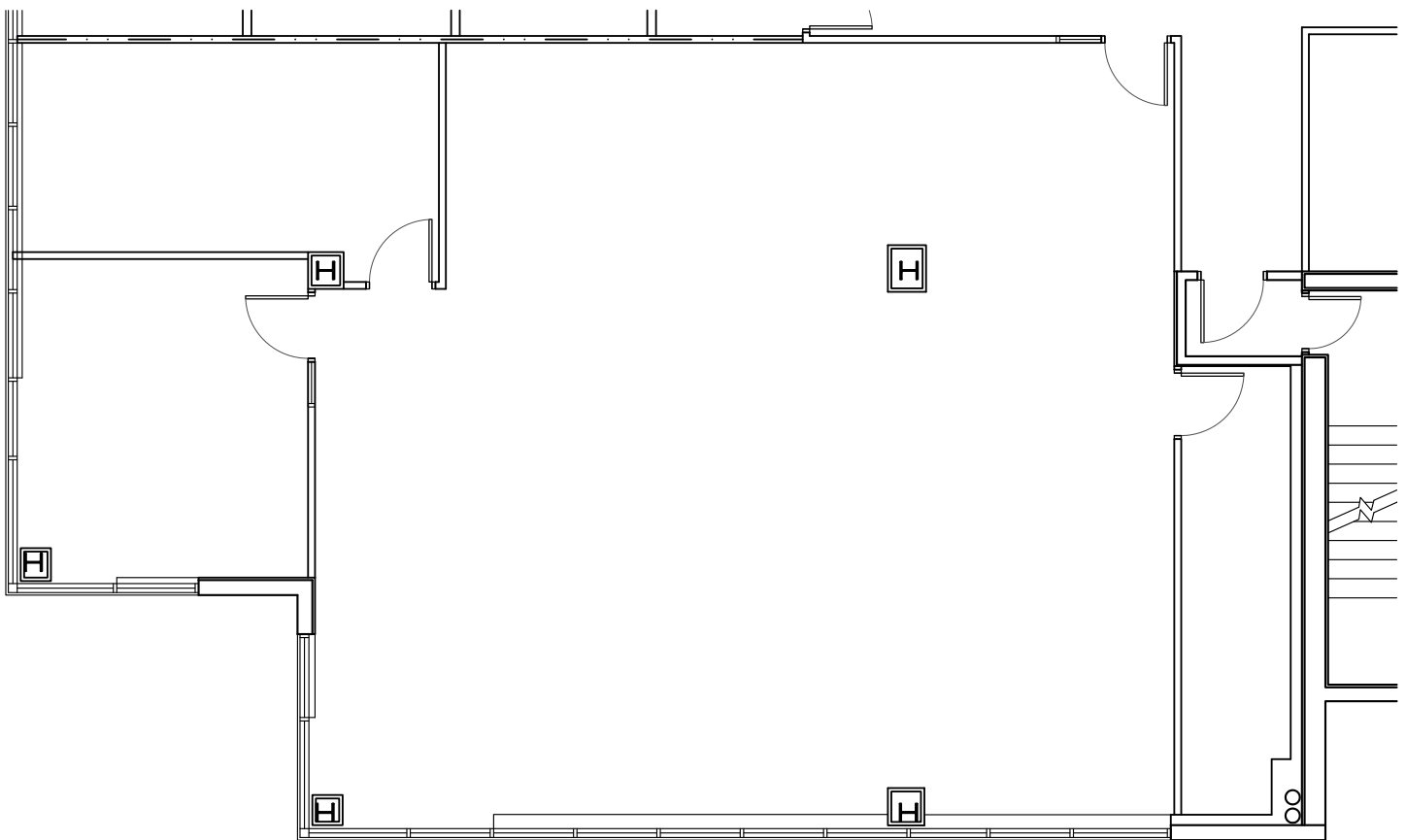
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Floor plan Level 1

Office spaces for lease
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Suite 135
±2,436 rsf



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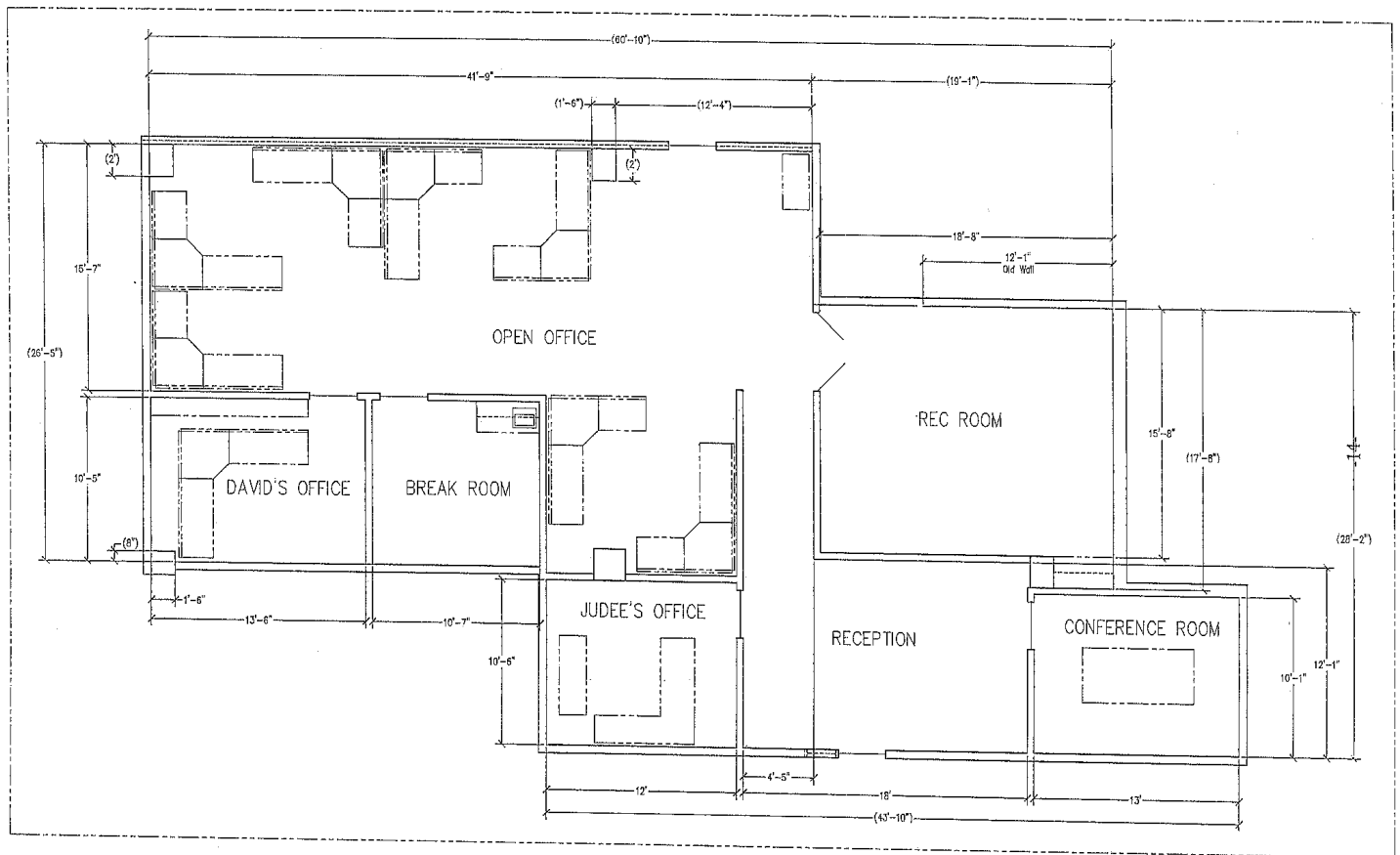
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Floor plan Level 1

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Suite 145
±2,317 rsf



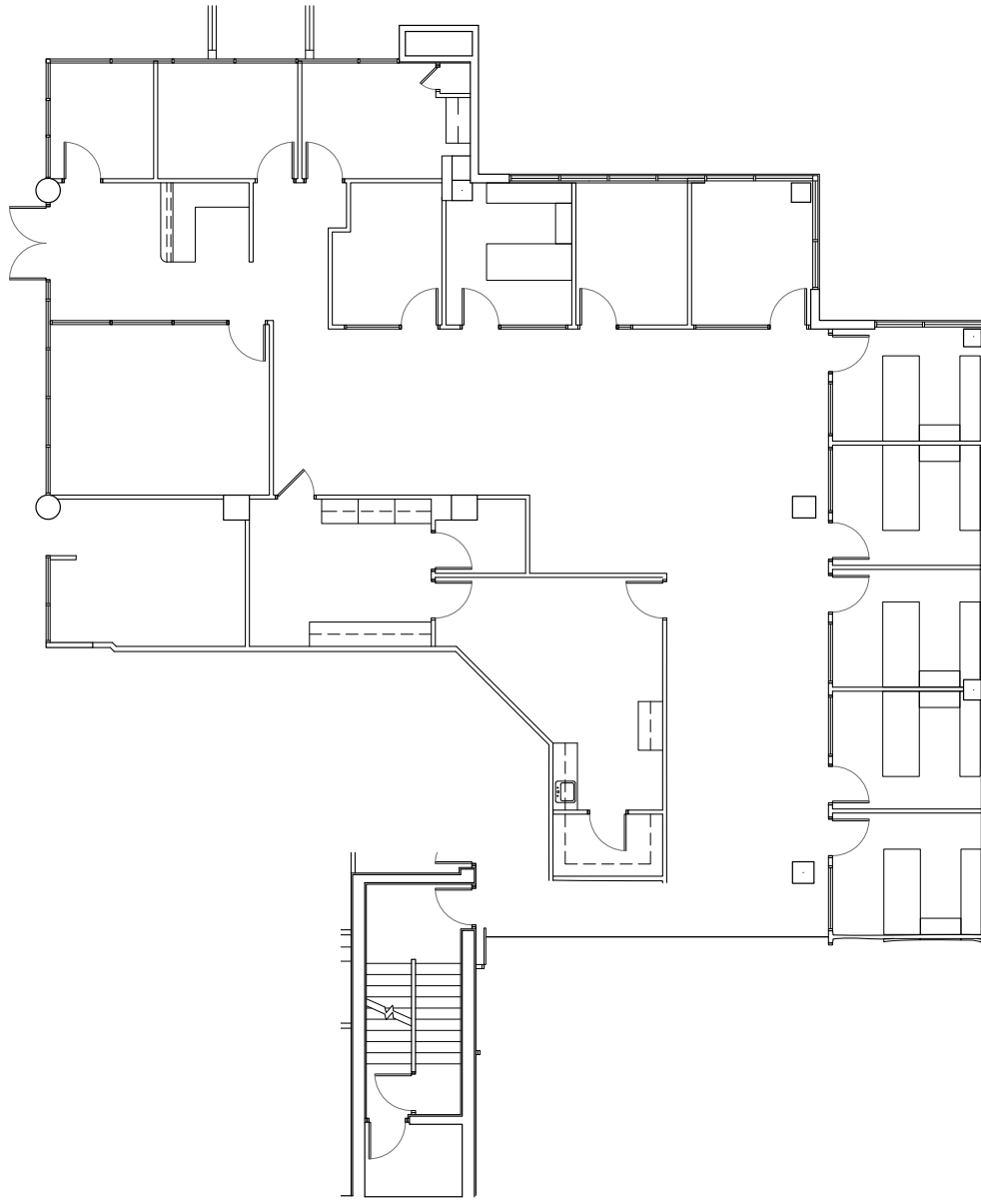
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Floor plan Level 1

Office spaces for lease
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Suite 150
±4,106 rsf



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Floor plan Level 2

Office spaces for lease
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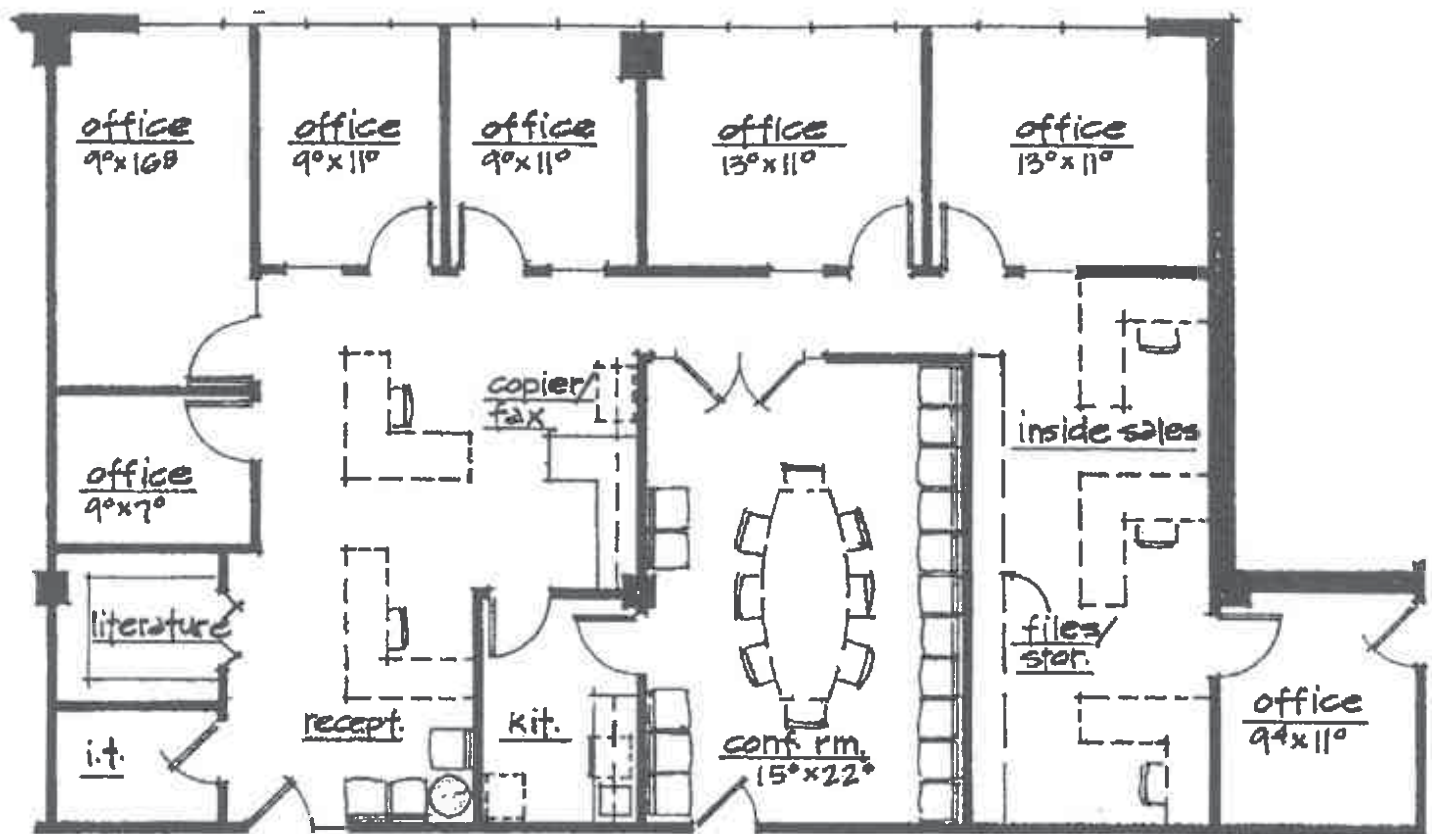
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Floor plan Level 2

Office spaces for lease
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Suite 205
±2,489 rsf



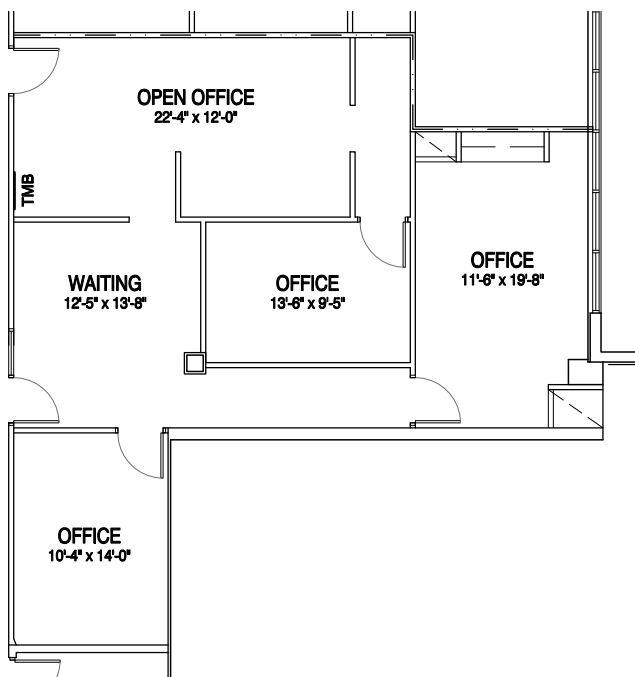
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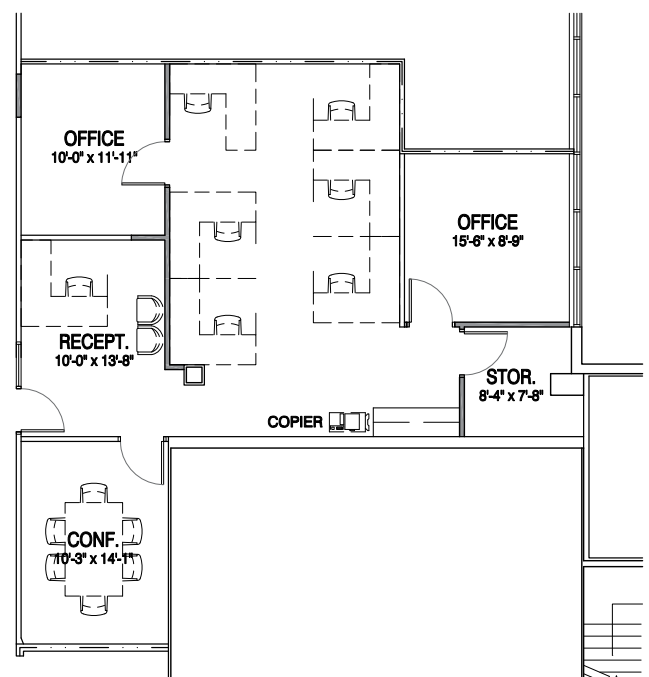
Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
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Suite 248
±1,229 rsf



As-built



Conceptual

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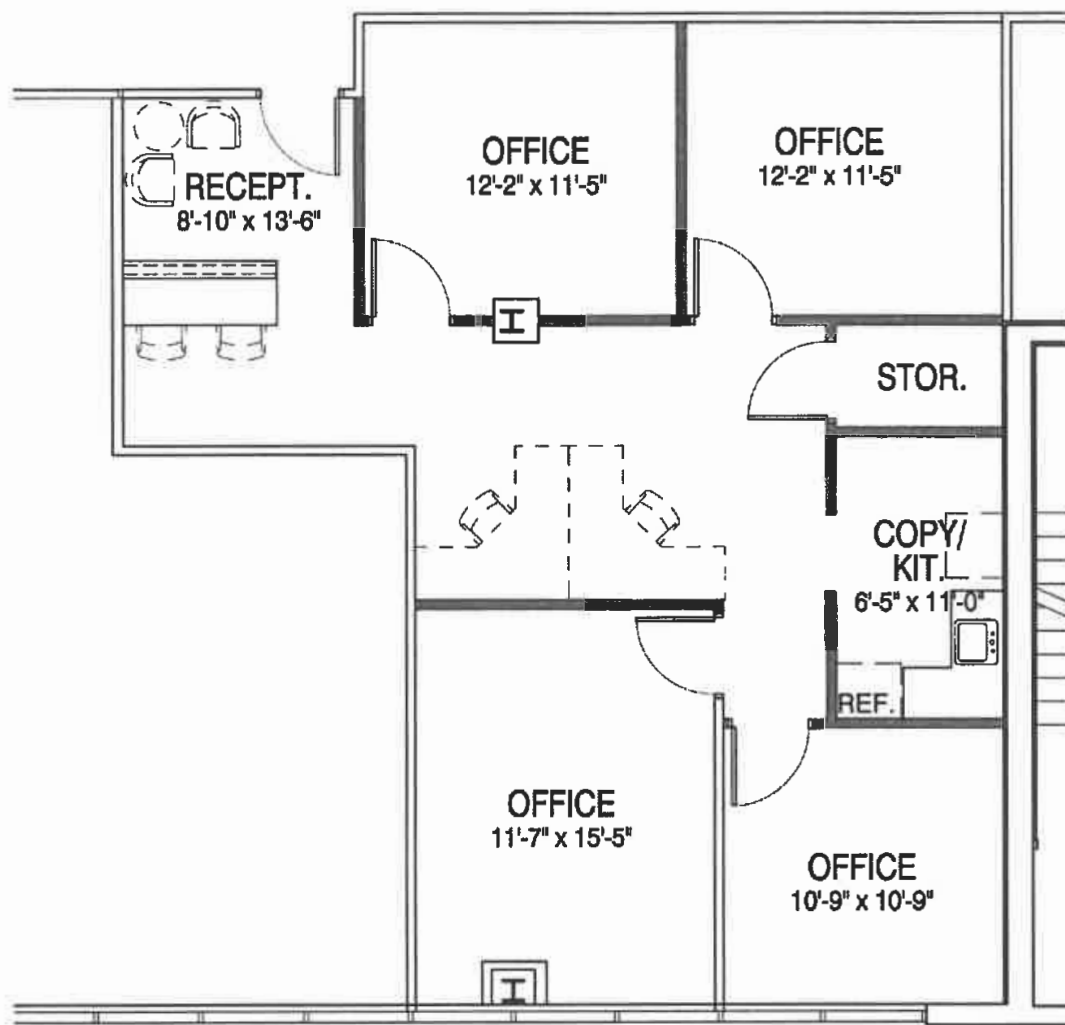
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Floor plan Level 2

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Suite 285 *[Coming available 8/1/26]*

±1,141 rsf



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Floor plan

Level 3

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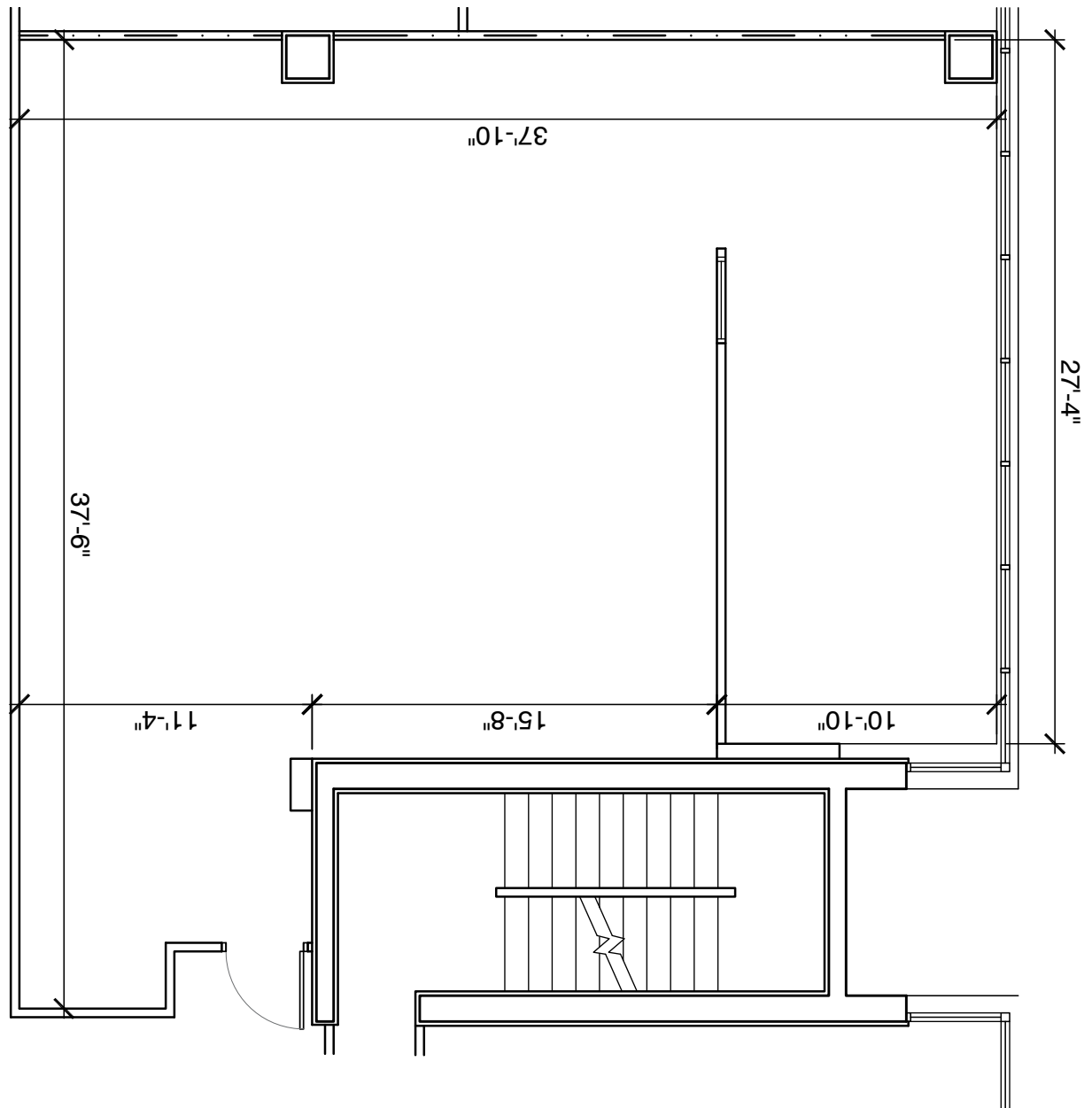
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Floor plan Level 3

Office spaces for lease
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Suite 325
±1,385 rsf



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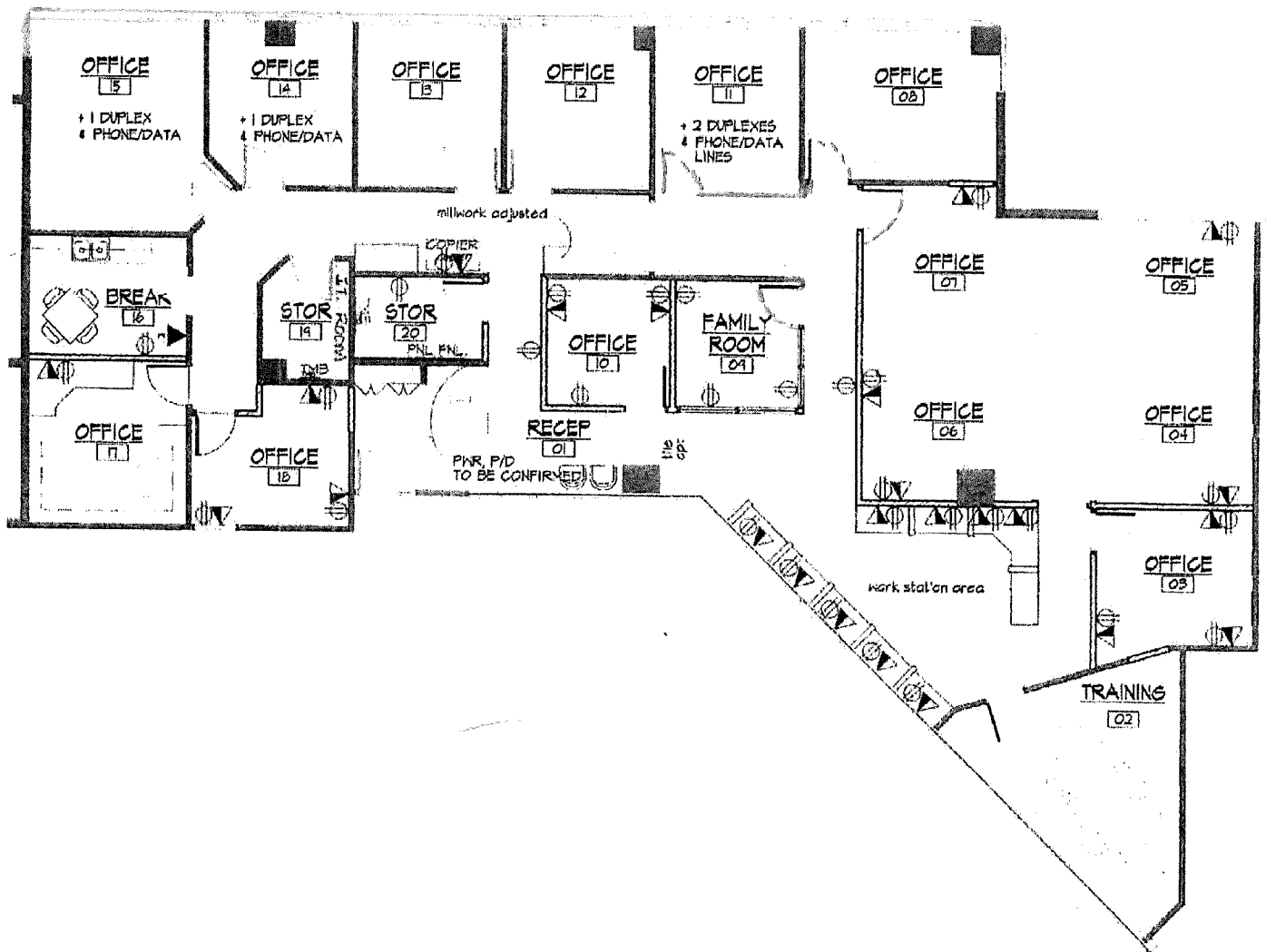
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Floor plan Level 3

Office spaces for lease
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Suite 380
±4,434 rsf



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