

# LIPOVIC PARK

Starting at

**\$12.60/SF/YR**

## OFFICE FOR LEASE

### Suite 204

A spacious, professional office suite designed to support a growing or established business.

Features:

- Functional open layout adaptable for multiple uses
- Private offices with abundant natural light
- Ideal for professional, service, or creative industries
- Convenient second-floor location with stairway access

A bright, versatile space that combines functionality and visibility within Lipovic Park's professional community.

\$2954.90/mo + 2.5% Mesa City Tax = \$3028.77/mo

\$1.30/sq ft/mo includes .25/sq ft/mo CAM



2273 Sq Ft



Five Offices



Near US 60



**480-235-5028**

# Suite 204



## What's Included

- Water service
- Trash removal
- Parking lot access
- Fire sprinkler system
- 3 parking spaces per suite

## Tenant Responsibilities

- Electricity
- A/C service after 30 days (offices/retail)
- Cooler maintenance after 30 days (warehouses)
- Plumbing (warehouses)
- Business insurance and liability coverage
- Certificate of Insurance naming Lipovic Park LLC as additionally insured, with \$1M liability coverage



## Improvements

Any tenant improvements or alterations must be approved by the landlord and the City of Mesa (including required permits).