

**RECENTLY REMODELED OFFICE SPACE AVAILABLE FOR LEASE**

**2260 E UNIVERSITY DR  
MESA, AZ 85213**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)

**DALLIN PACE**

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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 prior sale, lease, or withdrawal from the market without prior notice.

10.14.25

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MESA, AZ 85213

# BASEMENT OFFICE AVAILABLE FOR LEASE

**Address:** 2260 E University Dr.  
Mesa, AZ 85213

**Available Suites:** B4:  $\pm 200$  SF @ \$500.00 /Mo  
B5:  $\pm 1,026$  SF @ \$10.00 PSF  
B6:  $\pm 884$  SF @ \$10.00 PSF  
B7:  $\pm 714$  SF @ \$10.00 PSF

**Lease Type:** Full Service



## AMENITIES

- Remodeled Office Building (2022) with curb appeal
- High Visibility on University Drive
- Full Service Lease includes utilities
- Brand New Restrooms and Break Room
- Polished Concrete Floors
- Abundant Parking in Lot and on Street



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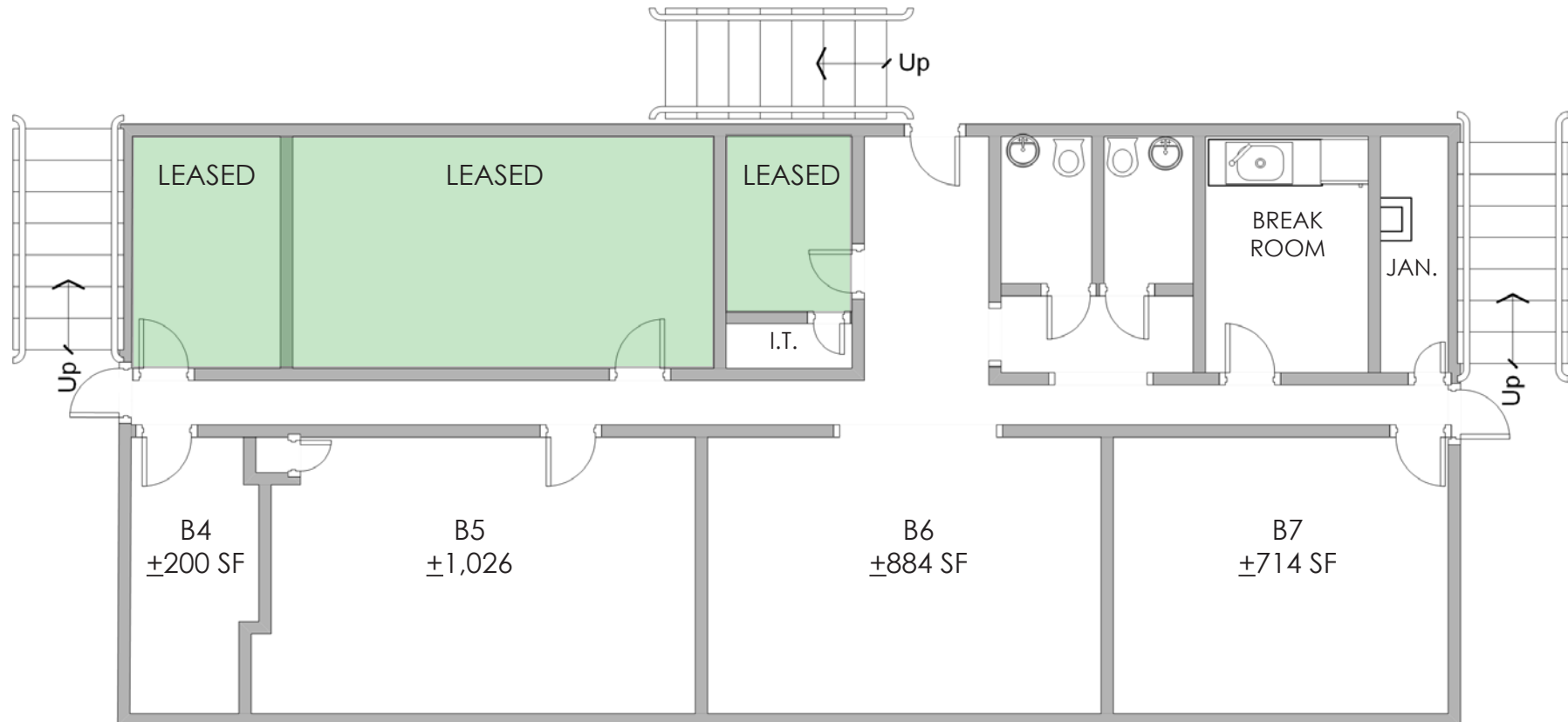
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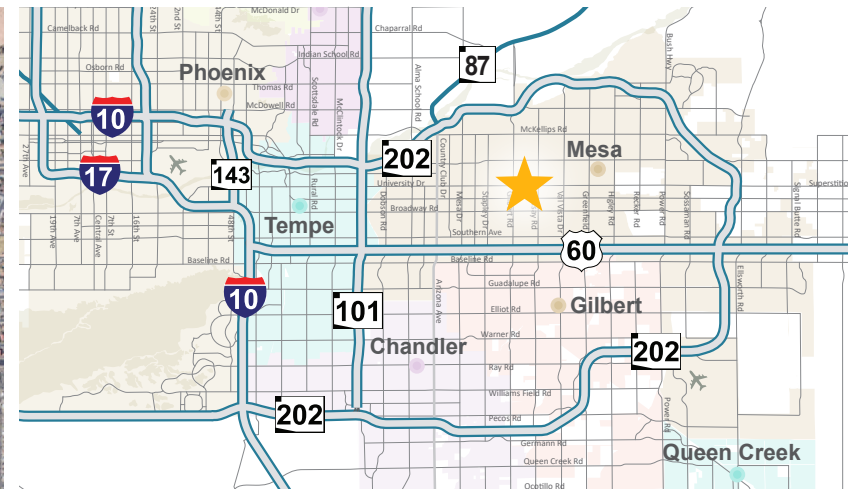
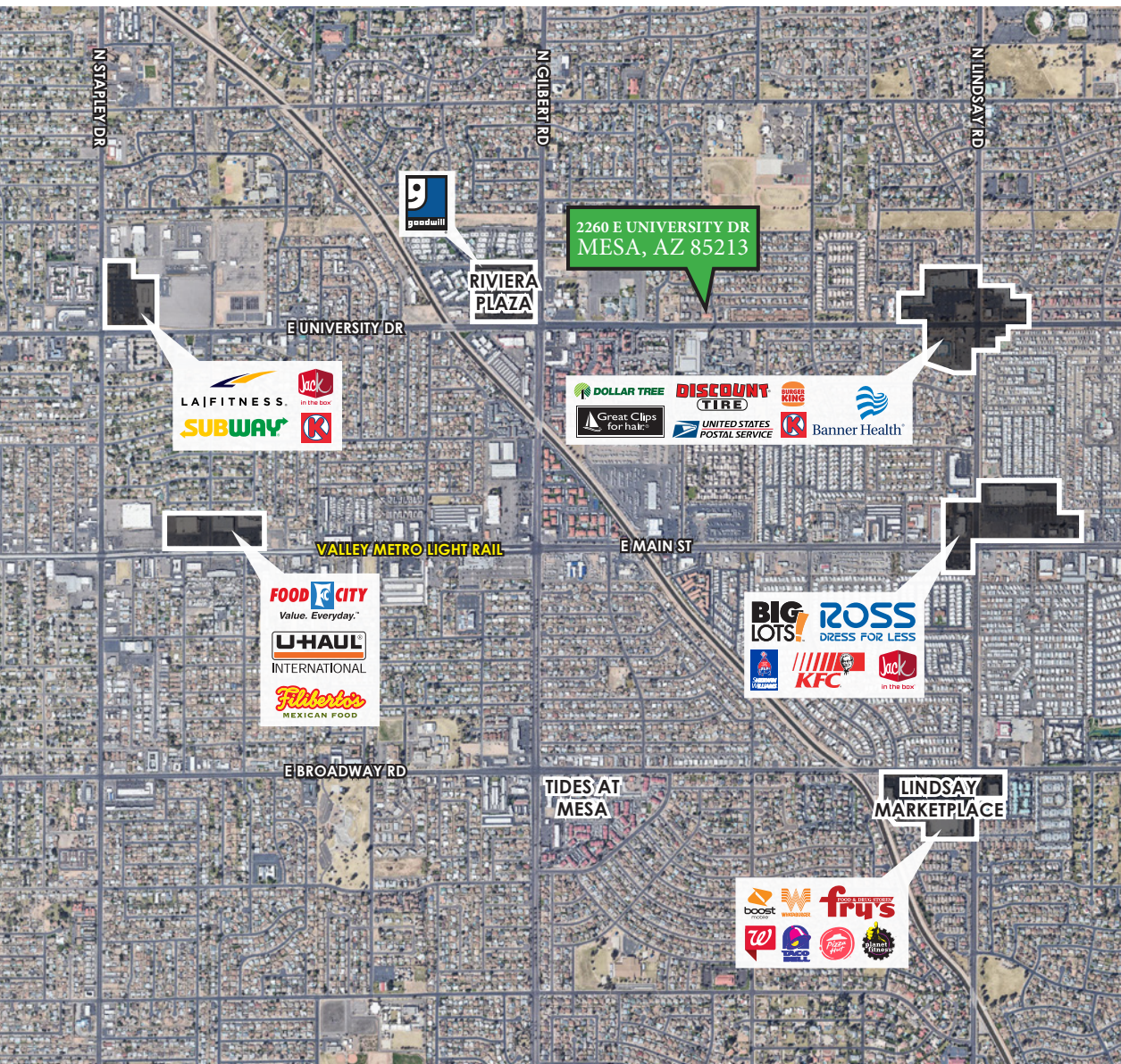
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## BASEMENT OFFICE FLOOR PLAN



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