

# Office Space for Sale

| 422 W Ivyglen St, Mesa, AZ 85201



WATCH FULL VIDEO  
OF PROPERTY



**PRICE REDUCTION**  
**\$700,000**



# PROPERTY FEATURES

422 W IVYGLEN ST  
MESA, AZ 85201

## The Offering

This recently renovated office space is located only two minutes from Loop 202, making it an ideal location for a wide range of businesses. The space comes with numerous offices, conference rooms, a kitchen, bullpen area, and has ample parking.

## Overview



SALE PRICE

**\$700,000**

\$199.54/SF



BUILDING SIZE

**3,508 SF**



YEAR BUILT

**1996**



ZONING

**LC**



**RECENTLY  
RENOVATED**

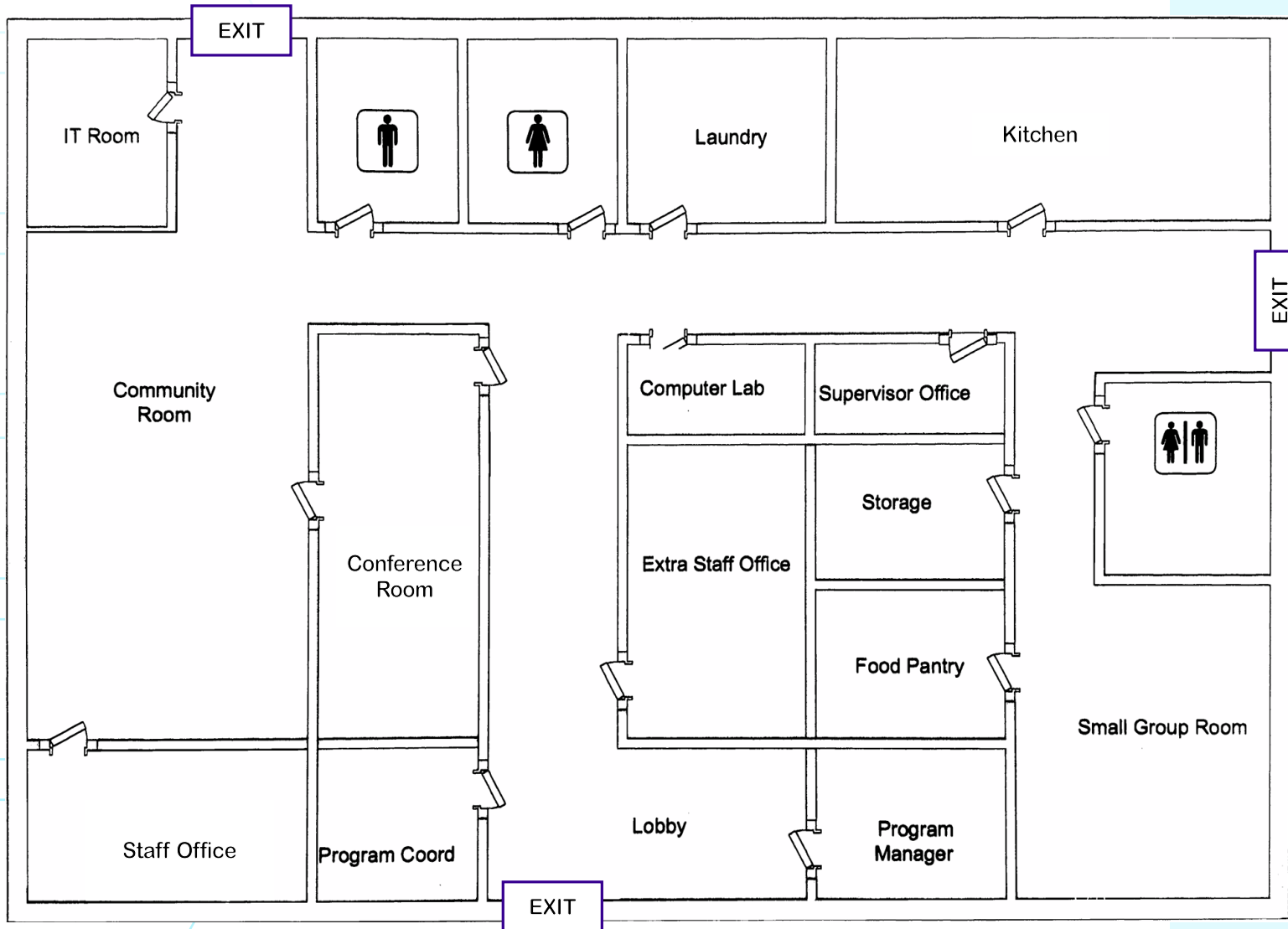


**FULLY BUILT-OUT  
OFFICE SPACE**



# FLOOR PLAN

422 W IVYGLEN ST  
MESA, AZ 85201



PARCEL NUMBER  
**135-11-007E**



LOT SIZE  
**.42 AC**



PARKING  
**14 Spaces**



# POTENTIAL USES

422 W IVYGLEN ST  
MESA, AZ 85201

## LC (Limited Commercial) Zoning

LC zoning in Mesa is designed for limited commercial uses that are compatible with surrounding residential areas. This zoning classification creates a compelling opportunity by providing versatility for various commercial tenants while maintaining compatibility with the surrounding community. This zoning classification typically allows for:



### Professional Offices

Medical, Dental, Legal, and other Professional Services



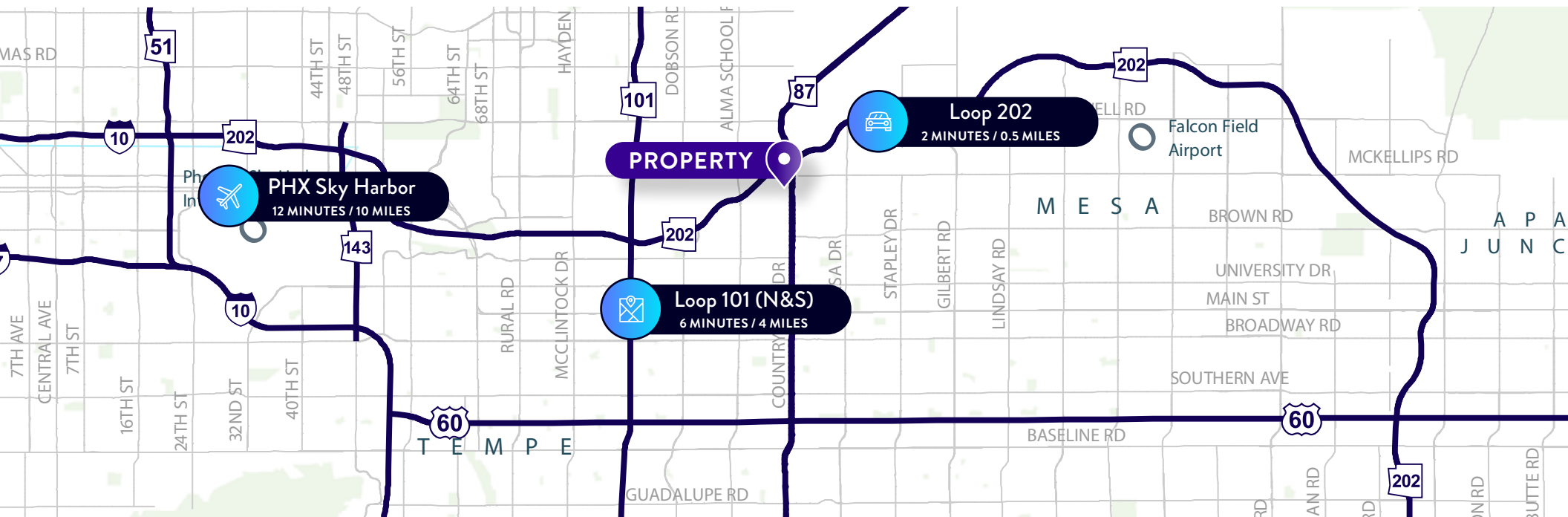
### Personal Services

Salons, Dry Cleaning, Small Retail Services



### Business Support

Real Estate Offices, Insurance Agencies, & Similar Low-Impact Commercial Uses





# LOCATION OVERVIEW

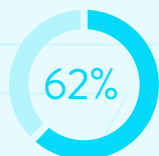
422 W IVYGLLEN ST  
MESA, AZ 85201

## NEIGHBORHOOD

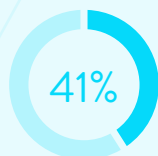
Located in Mesa's established healthcare corridor, 422 W Ivyglen Street sits within a thriving medical district serving the growing East Valley community. The property benefits from proximity to major healthcare institutions and provides convenient access to the Red Mountain Freeway (Loop 202) for both patients and medical professionals.

## DEMOGRAPHICS

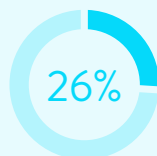
	3 MILES	5 MILES	10 MILES
Population	94,384	294,234	1.05 M
Households	36,116	116,953	434,327
Avg HH Income	\$95,032	\$98,327	\$123,272
Total Businesses	4,205	14,084	62,555
Total Employees	33,912	108,282	534,287



Workforce in  
Office Jobs



Associates Degree  
or Higher



Households Earn  
100K +





## Contact

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# Thank You

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