

just north of
Mesa's **Elliot Road
Technology
Corridor** with
access to **three
freeways**
(US-60, Loop 202
and SR-24)



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4,420-rentable-square-foot building

Flexible Office Building

3035 SOUTH ELLSWORTH ROAD, BUILDING 4

Mesa, Arizona 85212



rencor
COMMERCIAL REAL ESTATE

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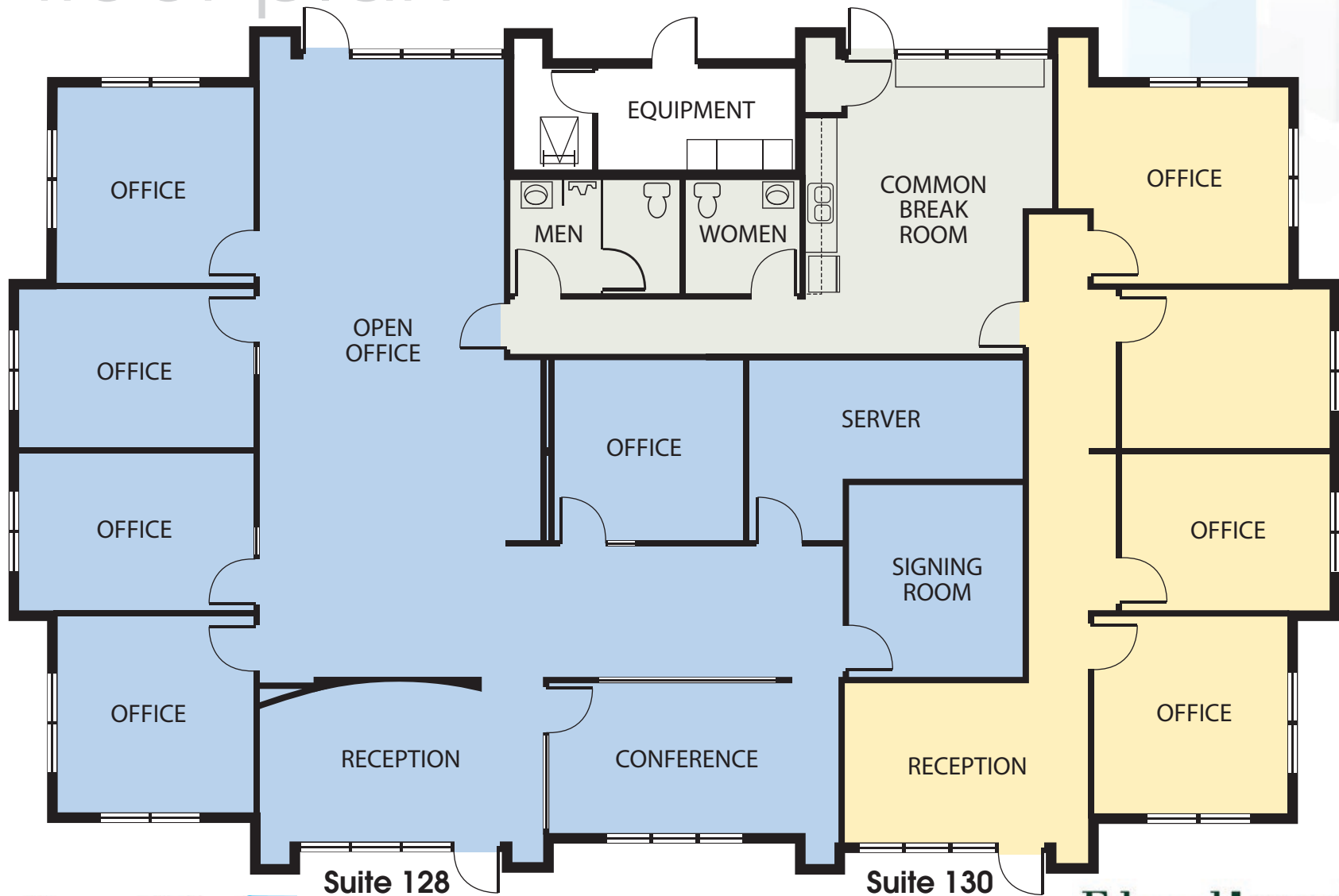
property details

- Fully leased, multi-tenant office building.
- Thoughtfully designed 4,420 square foot building with many 10'-high windows, common break room & restrooms.
- Leased to **Edward Jones** and **Clear Title**.
- Estimated NOI for 2025: ±\$77,964.
- Located on Ellsworth Road, just east of the Loop 202 and north of the **Elliot Road Technology Corridor**.
- Address: 3035 S. Ellsworth Road, Bldg 4, Mesa, AZ 85212.
- Built in 2005, Suite 128 remodeled in 2016, again in 2021.
- Zoning: Office Commercial OC (City of Mesa).
- Building located within **Mesquite Canyon Professional Center** development.
- Parking ratio ±6.1 : 1,000 (tons of parking for this type of property).
- 1 mile from **Phoenix-Mesa Gateway Airport** (in 2017 averaged 796 aircraft per day).
- **Traffic count:** ±22,761 vehicles per day on Ellsworth Road in 2023.
- 1 mile from **Dignity Health Arizona General Hospital** – Mesa - 50-bed hospital providing inpatient surgery services, 46 inpatient rooms, four operating rooms, four rooms for an intensive-care unit an emergency room and helipad as part of a three-story building at the northwest corner of Ellsworth and Elliot roads.
- 3 miles from both **Apple's** data center, and **Google's** future data center.
- 7 miles from **Banner Gateway** – 60-acre hospital offering: 177 private rooms, nine operating suites and an Emergency department with 37 private treatment rooms.
- Ellsworth Road (turns into SR-24) one of only direct routes south through Queen Creek then merges into Hunt Highway. (Power Rd & Ironwood/ Gantzel Rd other two).
- Property Taxes (per Assessor): 2024 - \$10,034 (aka approximately ±\$2.27/sf).
- APNs: 304-02-858, 304-02-859, 304-02-860, 304-02-861 (one building containing four condos).



site plan

floor plan





■ Tenant: **Edward Jones**, a national full service Financial Investment advisor:

- 15,000+ branch office locations across US & Canada.
- 20,000 advisors serving 7 million investors from more offices than any other investment firm in America.
- Privately owned company.
- Tempe Regional Headquarters @ 8640 S River Pkwy, Tempe.
- \$2.2 trillion dollars in client assets under care.
- \$10.1 billion in net revenue in 2020.
- #7 of Fortune 100 Best Companies to Work For 2019.

■ Well-designed 1,369 square foot office suite with: reception, four window offices, and shared access to breakroom and restrooms.

■ Tenant in this building since 2009.

Edward Jones®
MAKING SENSE OF INVESTING®





suite 128

- Tenant: **Clear Title:**

- Nine locations throughout Phoenix Metropolitan area.
- 82 employees.
- Revenues in excess of \$20M dollars annually.
- Inc. 5000 Fastest Growing Companies and AZ Central Top Companies to Work For in Arizona.
- Since 2002, on behalf of our underwriters, have issued nearly \$25B twenty-five billion dollars in title insurance policies.
- **Clear Title's** residential real estate division has been rated in the TOP 3 for the State of Arizona by The Business Journal in 2013.
- Unparalleled agency relationship with **Chicago Title** and **Old Republic Title**.
- Partnered with **ALTOS Research** to provide real estate agents with weekly reports that include the latest market trends, real time market profiles, and snapshots tracked from listings all throughout the valley.

- Occupies the larger 3,155 square foot suite. Well-designed office suite with: reception, four window offices, two interior offices, and shared access to breakroom & restrooms.
- Lease expiration end of 2025.



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