

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



4,420-rentable-square-foot building

Multi-Suite Investment

3035 SOUTH ELLSWORTH ROAD, BUILDING 4  
Mesa, Arizona 85212



**rencor**  
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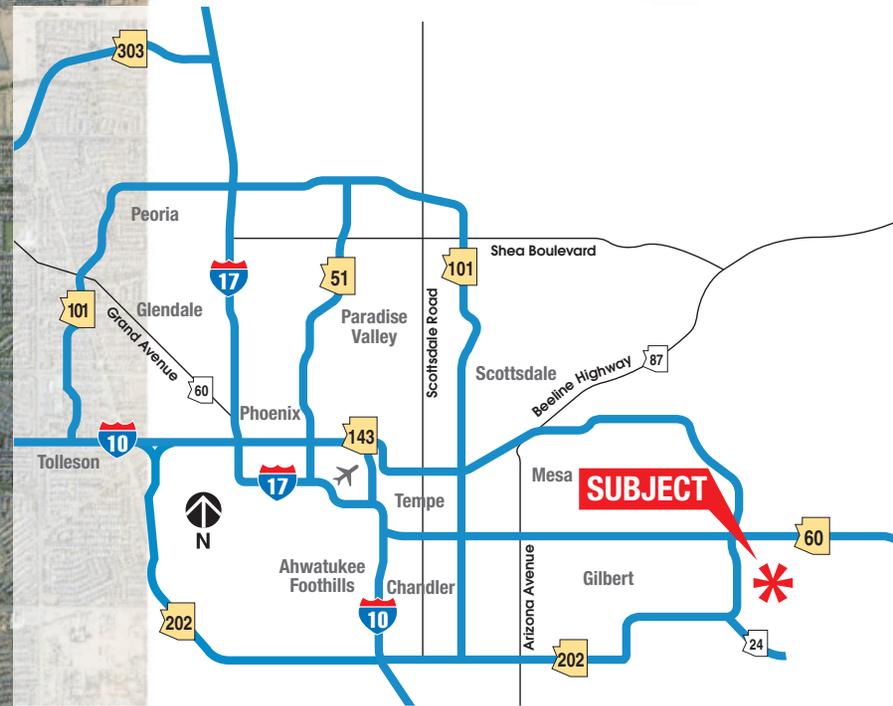


**SUBJECT**

ELLIOT ROAD TECHNOLOGY CORRIDOR

**EASTMARK**

3,200-Acre Masterplanned Community  
by DMB Associates



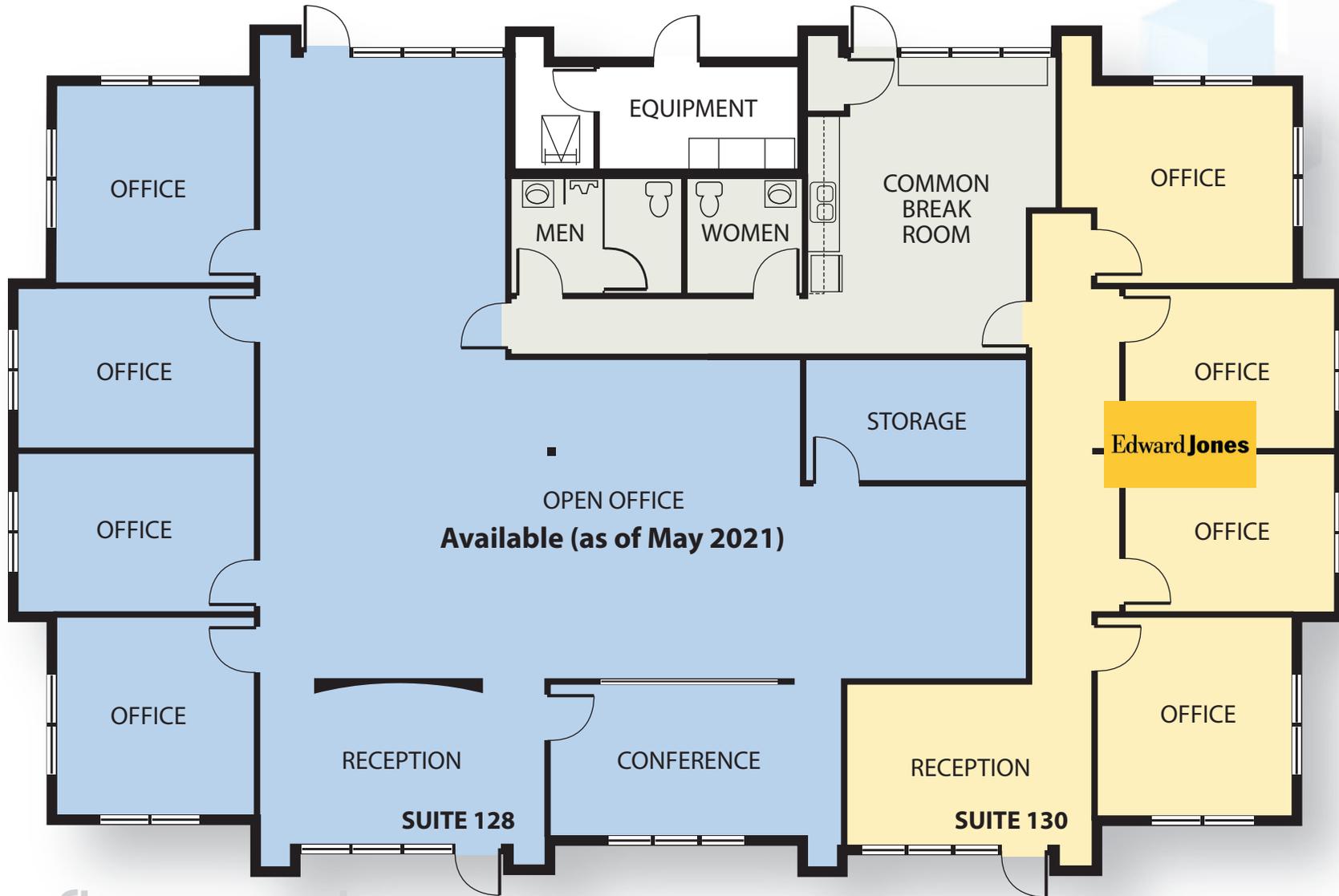
**SUBJECT**

# property details

- Owner/user could occupy 3,155 SF suite and collect rent from Edward Jones, OR Income-producing multi-tenant office investment property
- Thoughtfully designed 4,420 square foot building with many 10'-high windows, common break room & restrooms
- Leased to **Edward Jones** with Suite 128 available for lease (lease deal currently being negotiated)
- Estimated NOI for 2022 ±84,850 (assumes Suite 128 is leased at ±26.50/sf/year MG aka approximately ±18.36/sf/year net equivalent and Edward Jones remains leased)
- 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)
- 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): 2019 - \$10,015 (aka approximately \$2.26/sf)
- APNs: 304-02-858, 304-02-859, 304-02-860, 304-02-861 (one building containing four condos)



# site plan



floor plan



## suite 130

- Tenant: **Edward Jones**, a national full service Financial Investment advisor:
  - 13,000+ branch office locations across US & Canada,
  - #7 of Fortune 100 Best Companies to Work For 2019,
  - Serves nearly 7 million investors from more offices than any other investment firm in America,
  - Privately owned company,
  - Tempe Regional Headquarters @ 8640 S River Pkwy, Tempe,
  - **Edward Jones** reported records in **2018** in: total financial advisers, **net revenue** and **net income** before allocations to the firm's partners. Net income before allocations to the firm's partners totaled \$990 million in **2018**, a 14% increase over 2017,
  - \$7.6 billion in gross revenue for 2017.
- Well-designed 1,369 square foot office suite with: reception, four window offices, and shared access to breakroom and restrooms.
- Lease expiration 2022.

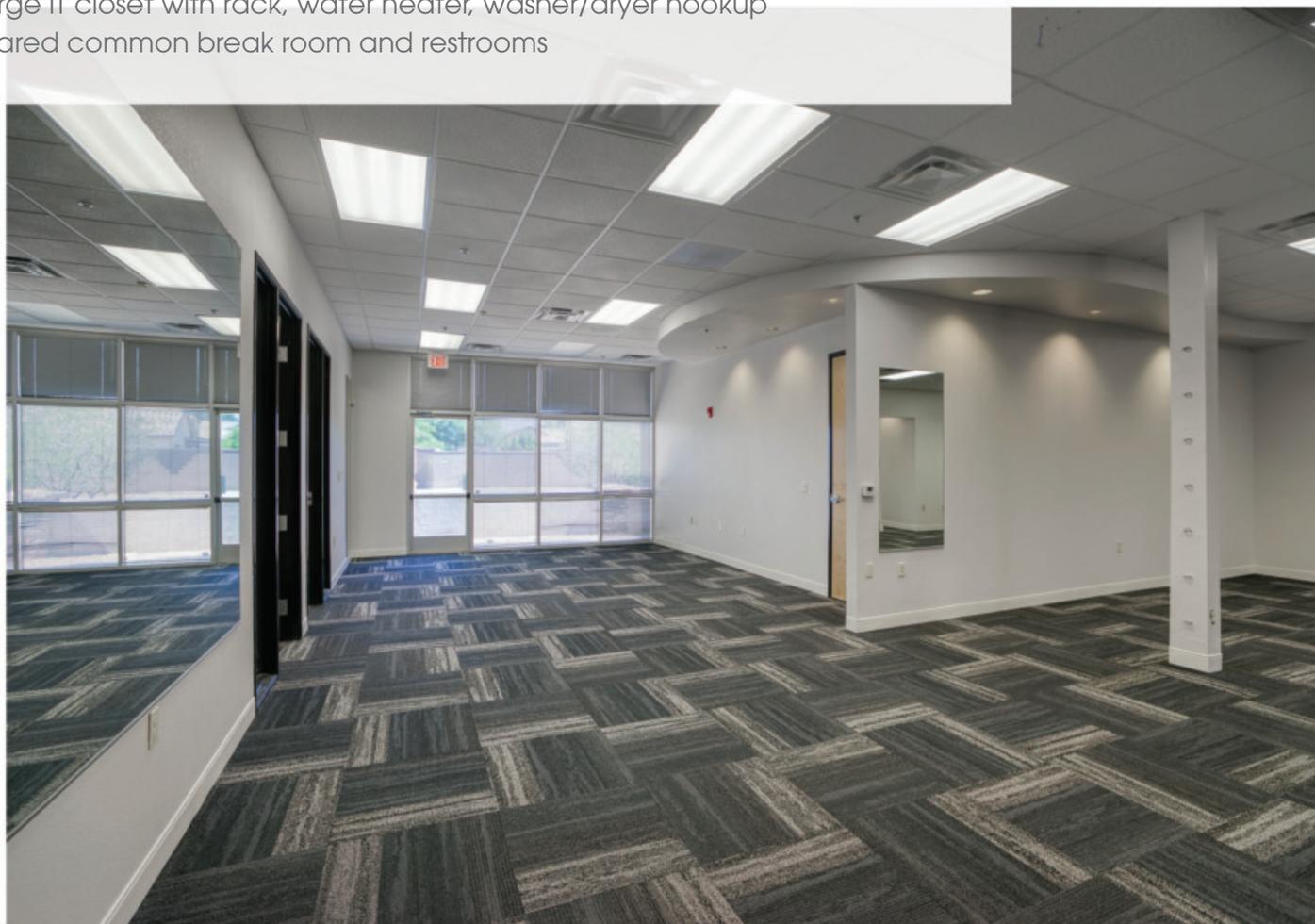


**Edward Jones**



# suite 128

- Reception area
- Conference room
- Four large window offices (two corner window offices)
- Large open bullpen area with 10' high north facing windows in one section, providing ample natural light
- Large IT closet with rack, water heater, washer/dryer hookup
- Shared common break room and restrooms



CLICK TO WATCH VIDEO



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