

# \$1,500,000



**625 W. SOUTHERN AVE - MESA, AZ 85210**



**5,157 S.F. 1-Story**

**26 Offices w/ Main Reception Area**

**Conference Room**

**Kitchen / Coffee Stations**

**4 Bathrooms**

**50 Parking Spaces**



Great income producing property zoned OC with a CAP Rate of 5.86% for the life of the current 84-month NNN Lease!

The Tenant is into their 3yrd year of the current lease and there are (2) 5yr extensions available, each at a market rent rate determined at the time of renewal. The Tenant acts as the property manager, taking all the headaches away. If you are looking for an office building to occupy as an owner/operator, the Tenant is willing to terminate the lease and move.

Excellent frontage to Southern Ave.

Do not disturb the current tenant, all showings must be coordinated with the listing agent.



**BO KAPELKE**

American Realty Brokers

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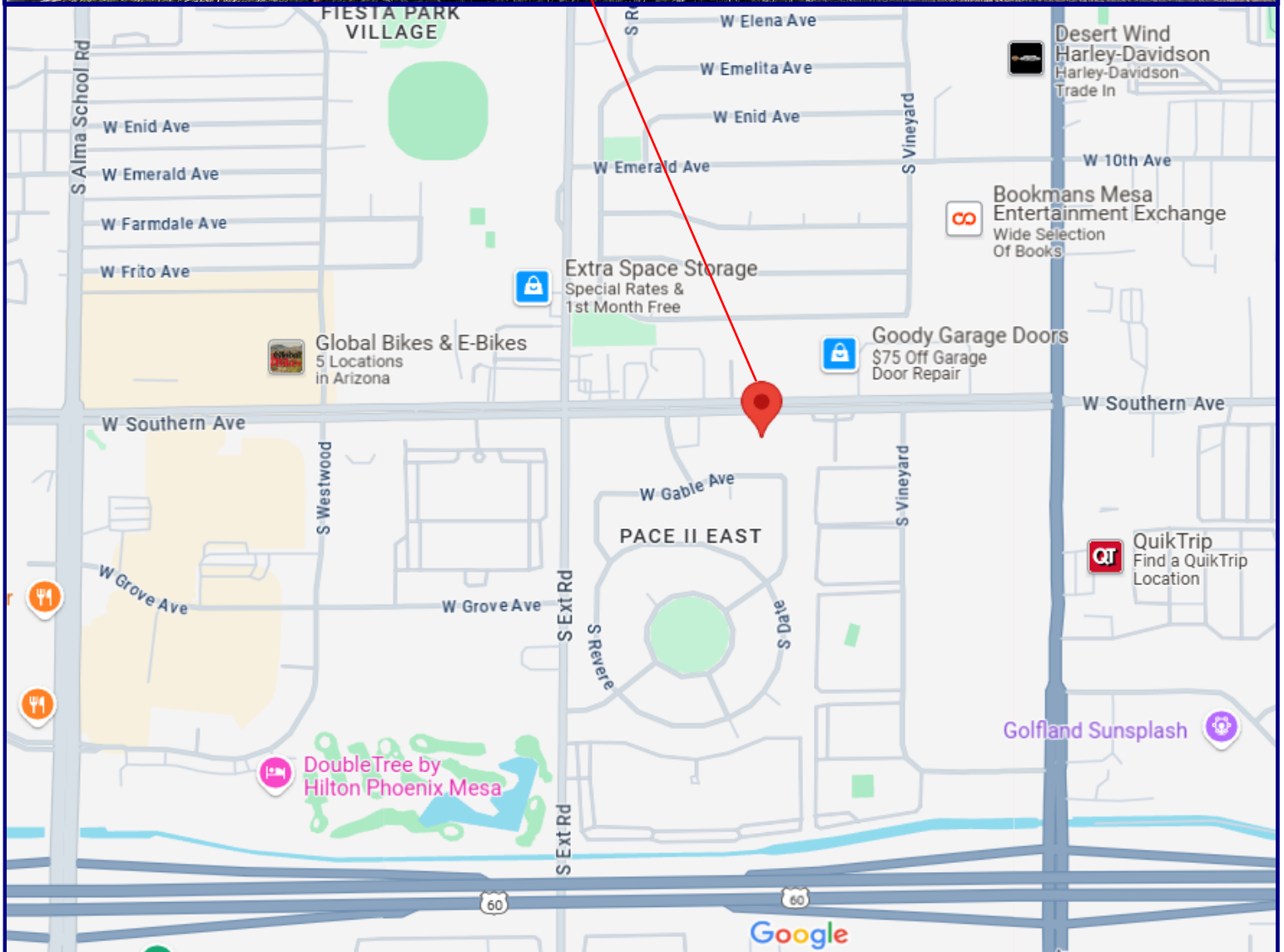


Experience You Can Trust

Buyer to verify all information.



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