

BROADWOOD BUSINESS PARK | MESA



FOR MORE INFORMATION

2450 W. BROADWAY RD | 2451-2452 W. BIRCHWOOD AVE., MESA, AZ

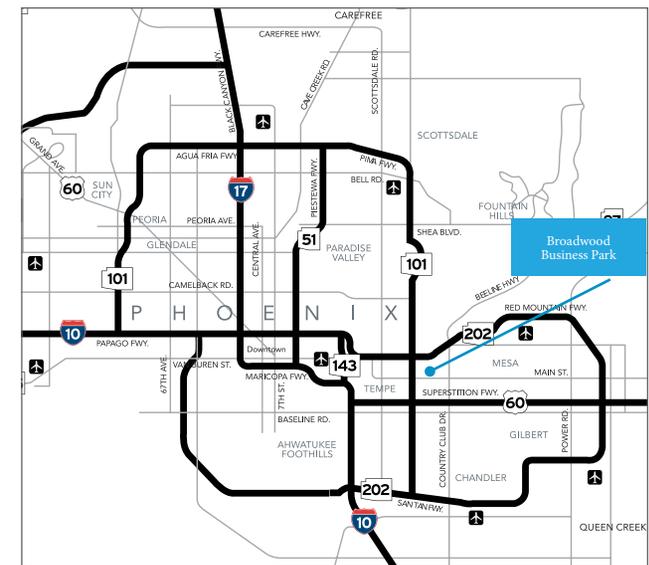


Golden St. John
602.692.7615

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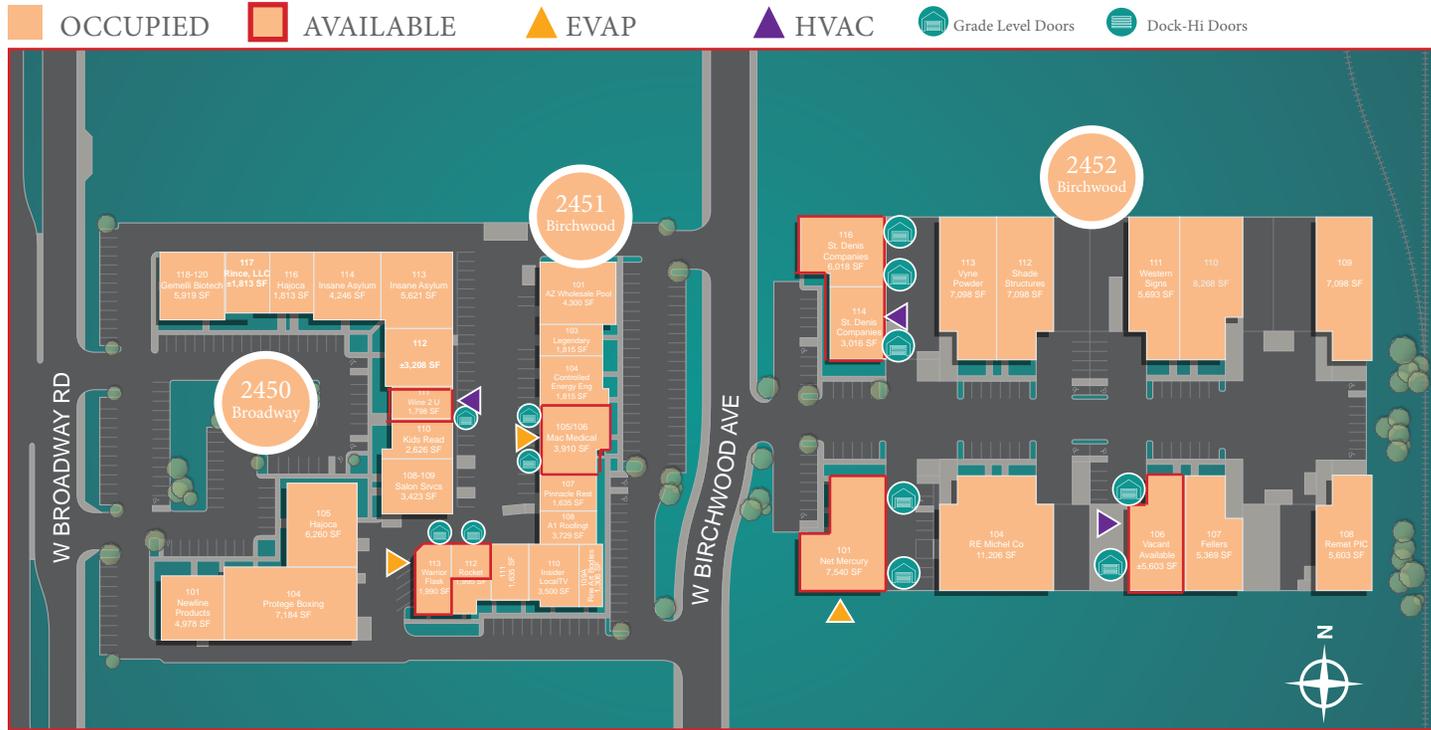
PROPERTY FEATURES

- » 2450 & 2451 Bldgs: 10x10 Grade Level Loading
- » 2452 Bldgs: 10x10 Grade & Some have Dock Loading
- » Built in 1987
- » Close proximity to 101, 202 & US-60
- » Fully sprinklered
- » LI (M-1), City of Mesa Zoning, SRP
- » Parking Ratio: 2.02/1,000 SF
- » NNN Lease (Current Estimate: \$0.26/SF)
*Rates based on long-term lease



BROADWOOD BUSINESS PARK

SITE PLAN



FOR MORE INFORMATION



VANTAGE COMMERCIAL

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AVAILABILITIES

BUILDING	SUITE	SF	RATE (\$/.26 NNN)	OFFICE %	COMMENTS
2450 W Broadway	111	1,798	\$1.50	35%: Reception/Showroom, 2 Offices, Restroom. 9' Office Clear Height	HVAC Warehouse 10'x10' Grade Door - Mop Sink
2451 W Birchwood	105	3,910	\$1.45	40%: Reception, 2 Offices, Conf. Room, Break Room, 2 Restrooms	Available w/ 30 Days' Notice Evap (Scrim Insulated) - 2 Grade Level Doors
2451 W Birchwood	113	3,264	\$1.45	27%: Reception, 3 Offices, Kitchenette, Restroom	Evap Warehouse - 904 SF of Office / 2,360 SF of Warehouse w/ (2) 10'x10' Grade Level Doors 200 amps
2452 W Birchwood	101	7,540	\$1.45	55%: Reception, Bullpen (2), 6 Offices, Conf. Room, Break Room, 2 Restrooms 9'+ Office Clear Height	Evap or HVAC Warehouse w/ 2 10x10 Grade Doors 14' Clear Height - 400 amps Renovations/Reconfiguration Available
2452 W Birchwood	106	5,603	\$1.45	29%: Reception, Bullpen, 2 Offices, Conf. Room, Break Room, 2 Restrooms.	HVAC Warehouse w/ 2 Grade Doors - 15' Clear Private Fenced Yard Area
2452 W Birchwood	114 & 116	9,034	\$1.45	20%: Reception, 3 Offices, Work/Conf. Room, Break Room, 3 Restrooms.	HVAC Warehouse w/ 3 Grade Doors 15' Clear Height - 1,200 amps Shared Yard Area Available June 1, 2026

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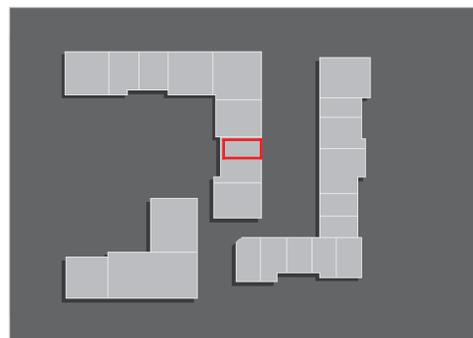
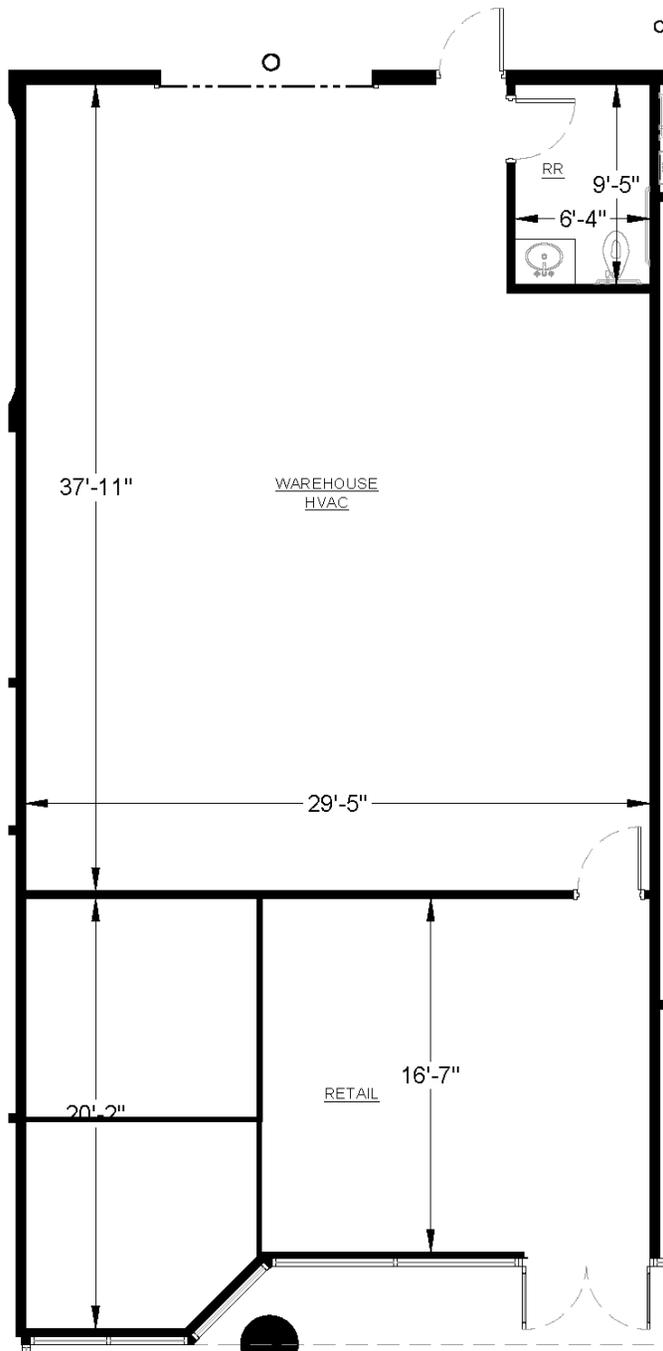
bendetti **WCP** Westport Capital Partners

2450 W BROADWAY AVE, SUITE 111

1,798 SF

SPEC in Progress

\$1.50 + \$0.26 NNN



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PHOTOS



VIRTUAL TOUR

BROADWOOD BUSINESS PARK
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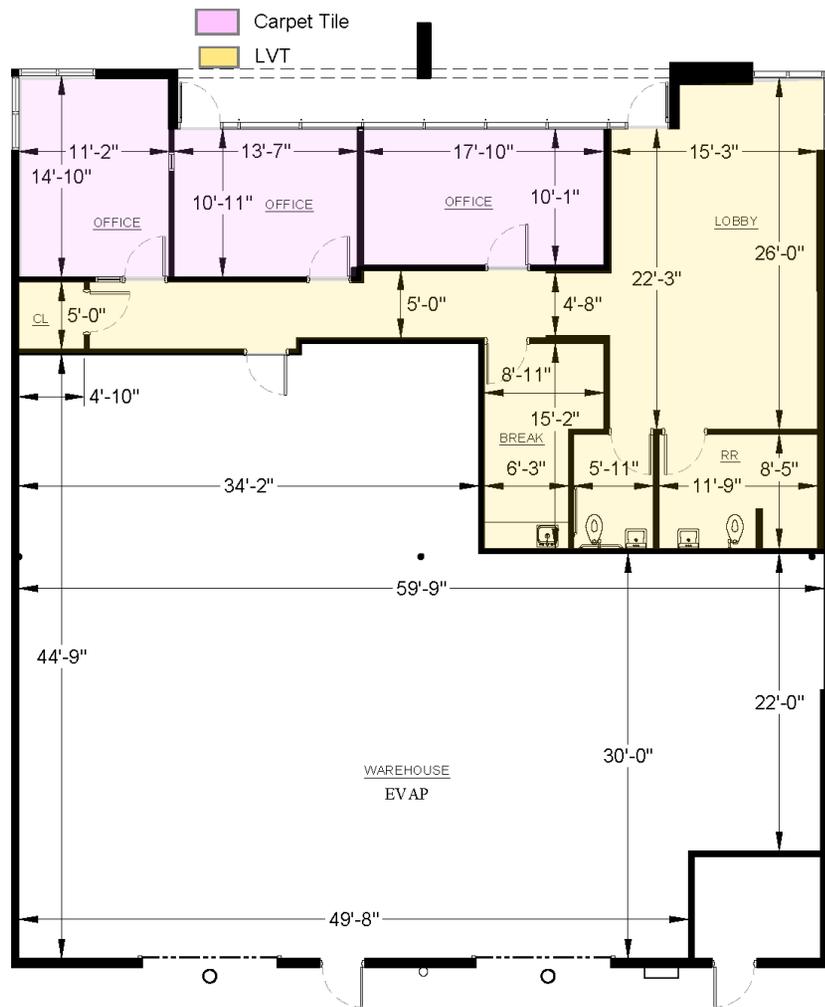
bendetti WCP Westport®
Capital Partners

2451 W BIRCHWOOD AVE, SUITE 105

3,910 SF

FORMER SPEC SUITE

\$1.45 + \$.26 NNN



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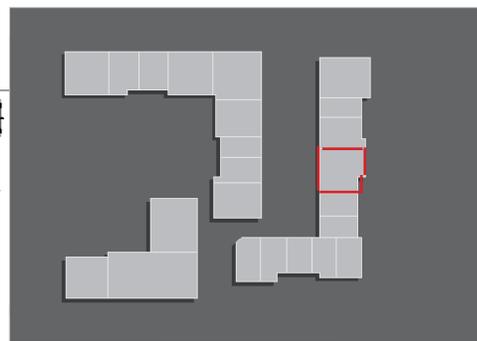
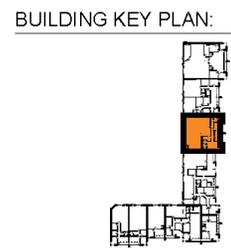
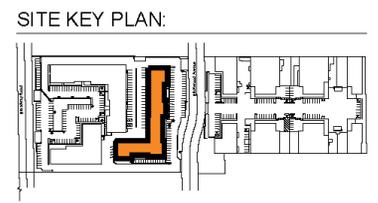
PHOTOS



VIRTUAL TOUR

SUITE DATA:

OFFICE AREA	1,595 SF
WAREHOUSE AREA	2,315 SF
TOTAL SUITE AREA	3,910 SF
CLEAR HEIGHT	14'-0"
O GRADE LEVEL DOORS	2

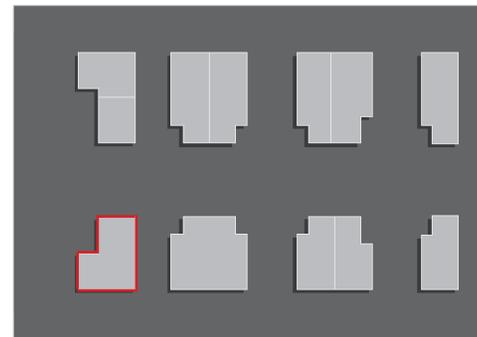
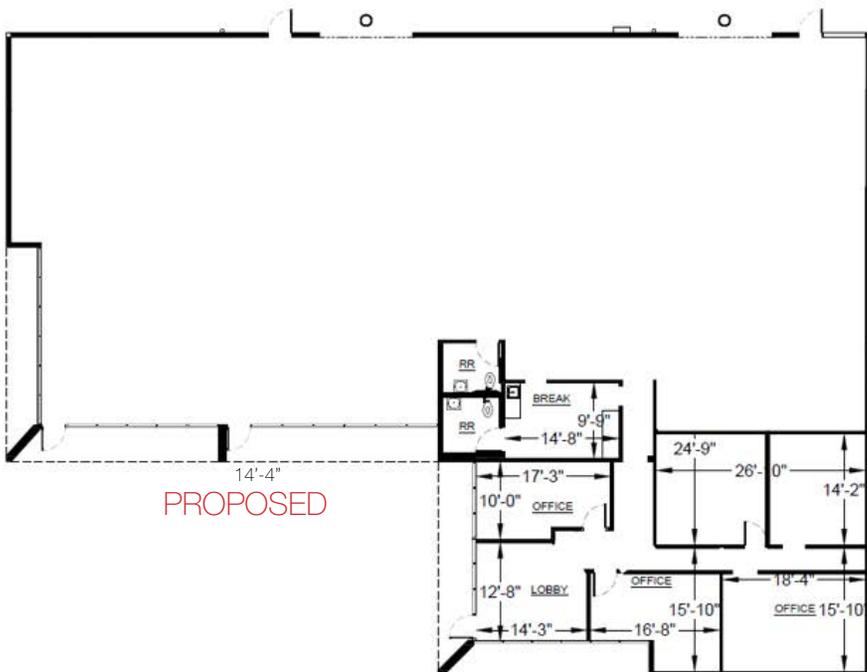


BROADWOOD BUSINESS PARK
 2450 W. BROADWAY RD.
 2451-2452 W BIRCHWOOD AVE
 MESA

2452 W BIRCHWOOD AVE, SUITE 101

7,540 SF Reconfiguration Available

\$1.45 + \$.26 NNN



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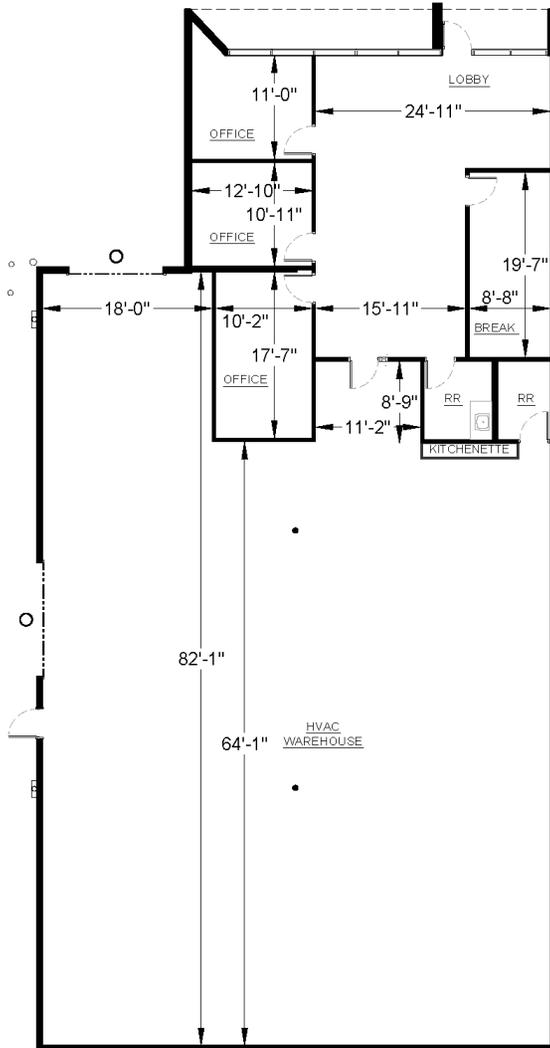
bendetti **WCP** Westport®
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2452 W BIRCHWOOD AVE, SUITE 106

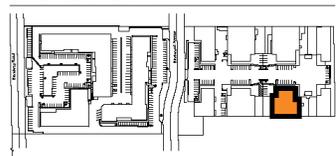
5,603 SF FORMER SPEC SUITE \$1.45 + \$.26 NNN

SUITE DATA:

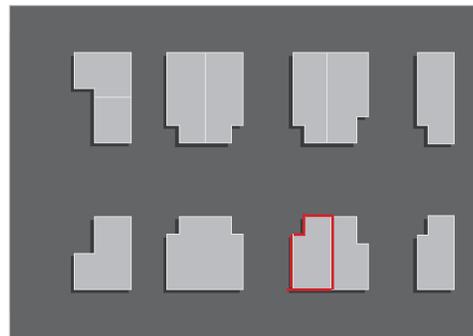
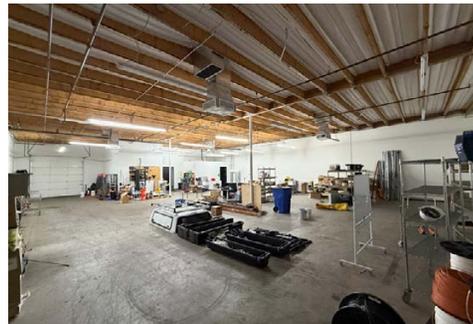
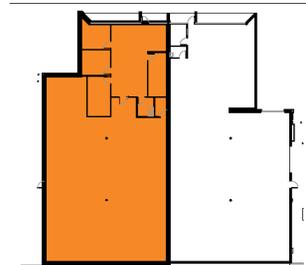
OFFICE AREA	1,625 SF
WAREHOUSE AREA	3,978 SF
TOTAL SUITE AREA	5,603 SF
CLEAR HEIGHT	14'-7"
O GRADE LEVEL DOORS	2



SITE KEY PLAN:



BUILDING KEY PLAN:



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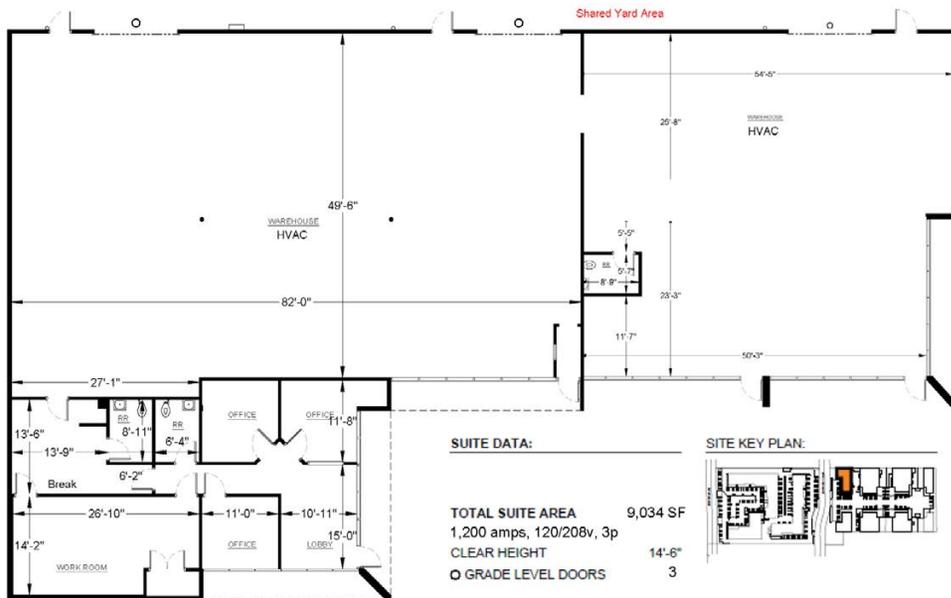
VIRTUAL TOUR - coming soon

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MESA

2452 W BIRCHWOOD AVE, SUITE 114 & 116

7,540 SF Available June 1, 2026

\$1.45 + \$.26 NNN



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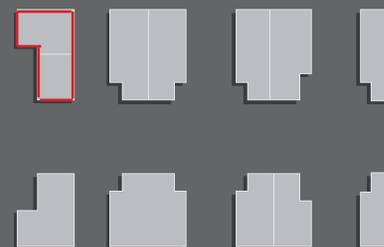
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VIRTUAL TOUR - coming soon



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AMENITIES MAP



RECENT UPGRADES:

- Desert Landscape
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage

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