

FOR LEASE | MULTI-TENANT OFFICE | ±5,609 SF



Southern Ave Office Plaza

1818 E Southern Ave | Mesa, AZ 85204

CBRE

Project Overview

Located at 1818 E Southern Ave, Building C, Mesa, AZ 85204, this commercial property offers an ideal setting for businesses seeking a well-connected and professionally managed space. 1818 Southern Ave features a secured property including security cameras, gates, and lighting. Situated ±0.7 miles from Hwy 60, ensures easy accessibility for both customers and employees. This property stands out for the tremendous value it offers to business' focused on family support services.

Property Summary

Type	Multi-Tenant Office
Project SF	±71,900 SF
Available SF	±5,609 SF
Lease Rate	\$14.00/SF NNN
Operating Expenses	\$9.43/SF <i>inclusive of electric, janitorial and all NNN expenses</i>
Parking Ratio	4.22/1,000 SF covered-reserved parking
Year of Construction	1986, renovated 2008
Zoning	O-S, City of Mesa
Number of Stories	2-story
Signage	Monument and Entrance

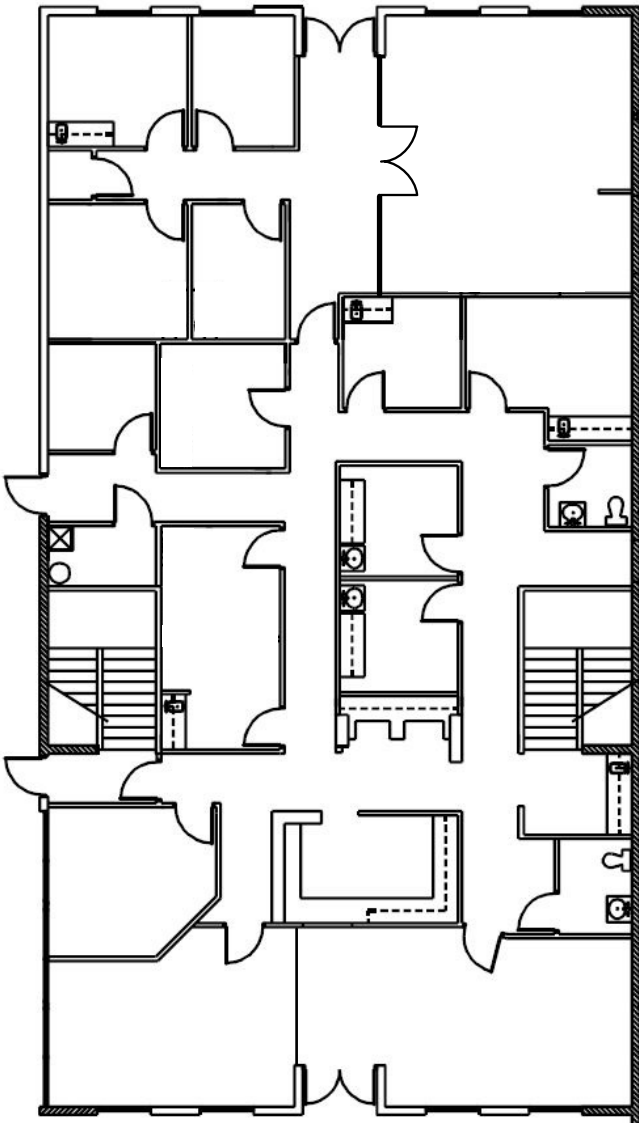
Project Highlights

- Highly visible monument signage fronting Southern Ave
- Convenient drive-up parking to suite entrance
- Wayfinding to space easy with sizable entrance signage
- Join the synergistic mix of tenant's focused on family support services: Immigrant Hope, Community Care Solutions, Redemption Church, and more
- 24/7 access. Perfect for businesses with extended hours
- Plenty of onsite parking with overflow street parking available
- Close proximity to over a million square feet of retail amenities
- 0.7 miles from the freeway with fully diamond access on Gilbert / US 60

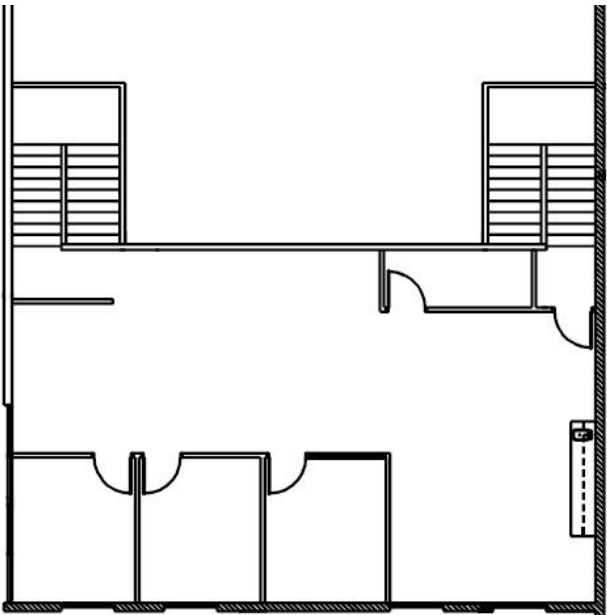


Available For Lease

Space Plan



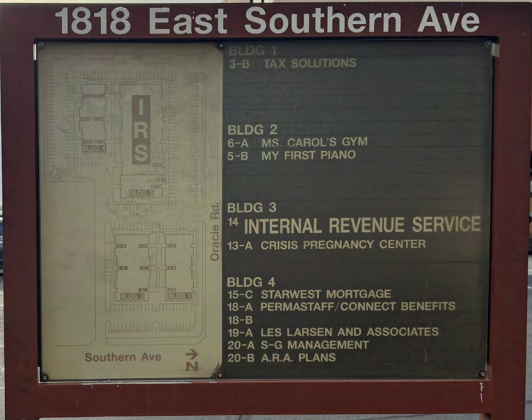
1st Floor

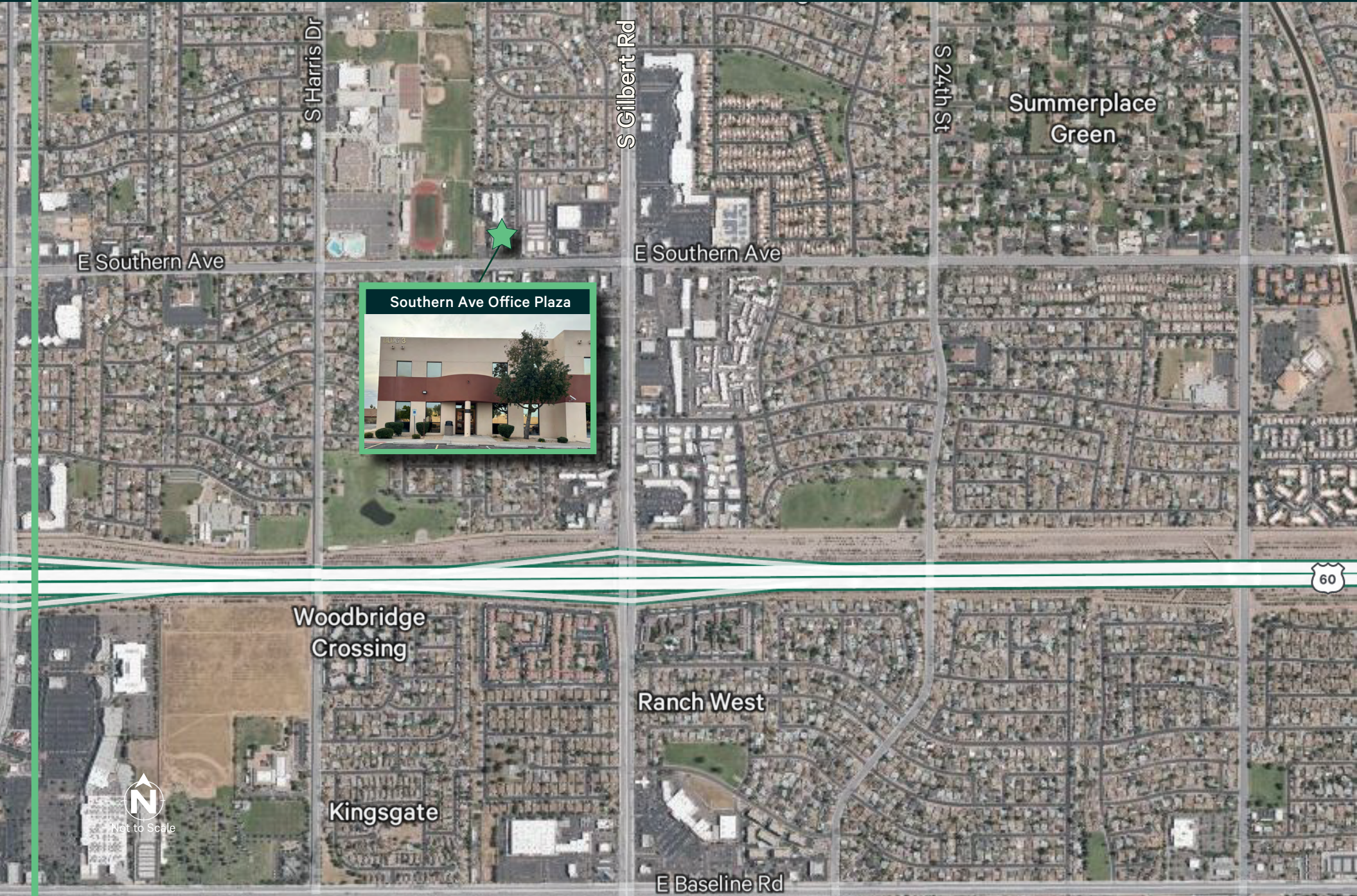


Mezzanine

Suite 13-A

±5,609 SF





Location



Population

1 mile 21,071
3 mile 154,701
5 mile 402,365



8 Minute Drive

to Banner Gateway
& Banner Desert
Medical Centers



±107,800 VPD

Southern Ave
and Gilbert Rd



24 Minute Drive

to Sky Harbor International
& Phoenix Gateway Airports



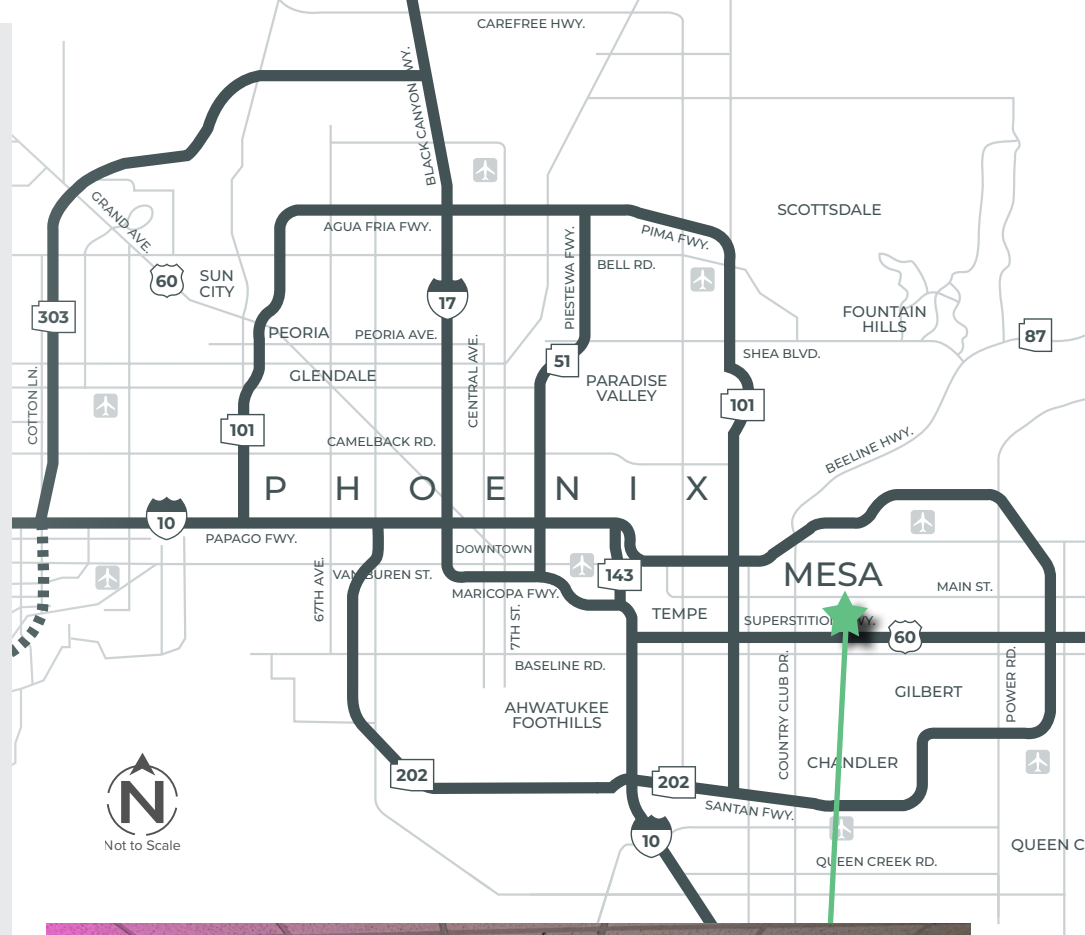
Convenient Freeway

access from US-60
Loops 101 & 202



Join Current Tenants

Choices Pregnancy Center
Energized Fitness
Connect Benefits
Sentyy Dental Laboratory



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