

# BROADWOOD BUSINESS PARK | MESA



FOR MORE INFORMATION

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



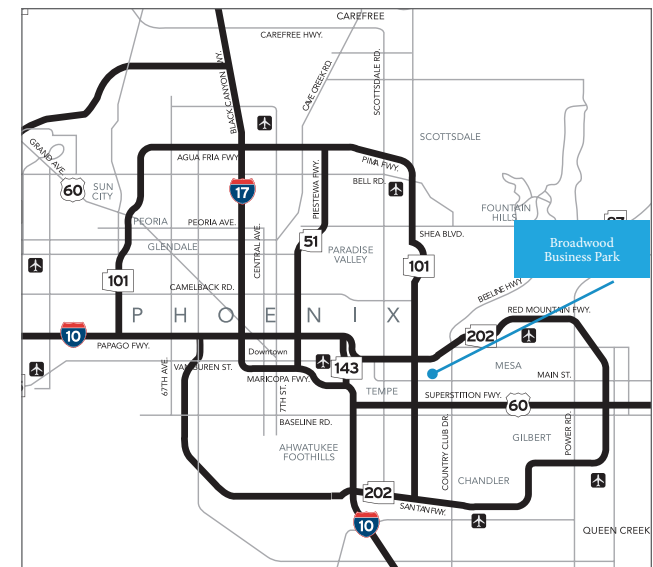
VANTAGE COMMERCIAL

Golden St. John  
602.692.7615

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## PROPERTY FEATURES

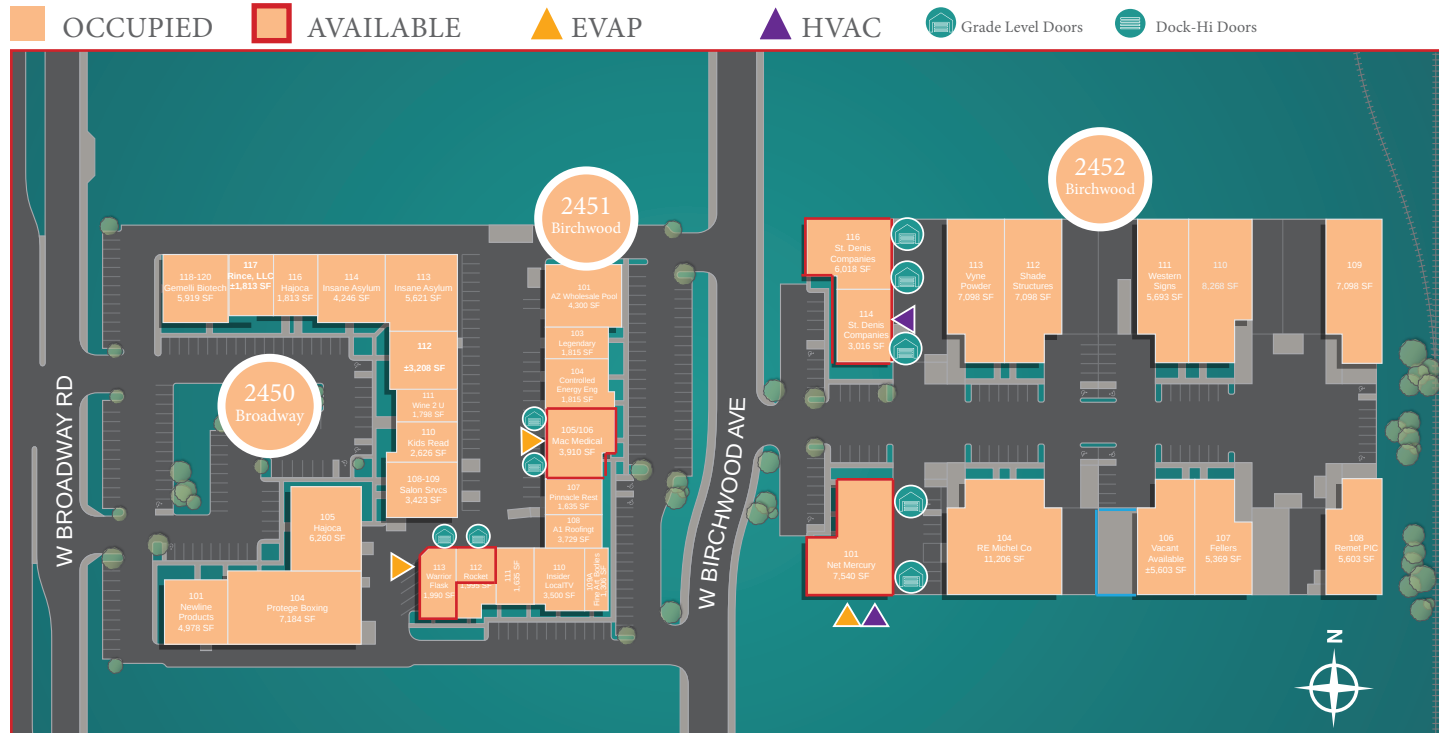
- » 2450 & 2451 Bldgs: 10x10 Grade Level Loading
  - » 2452 Bldgs: 10x10 Grade & Some have Dock Loading
  - » Built in 1987
  - » Close proximity to 101, 202 & US-60
  - » Fully sprinklered
  - » LI (M-1), City of Mesa Zoning, SRP
  - » Parking Ratio: 2.02/1,000 SF
  - » NNN Lease (Current Estimate: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



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# BROADWOOD BUSINESS PARK

## SITE PLAN



FOR MORE INFORMATION



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## AVAILABILITIES

| BUILDING         | SUITE     | SF    | RATE<br>(\$/26 NNN) | OFFICE %                                                                                               | COMMENTS                                                                                                   |  |
|------------------|-----------|-------|---------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 2451 W Birchwood | 105       | 3,910 | \$1.45              | 40%: Reception, 2 Offices, Conf. Room, Break Room, 2 Restrooms                                         | 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<br>200 amps     |  |
| 2452 W Birchwood | 101       | 7,540 | \$1.50              | 55%: Reception, Bullpen (2), 6 Offices, Conf. Room, Break Room, 2 Restrooms<br>9'+ Office Clear Height | Evap & HVAC Warehouse w/ 2 10x10 Grade Doors<br>14' Clear Height - 400 amps<br>Undergoing Spec Renovations |  |
| 2452 W Birchwood | 114 & 116 | 9,034 | \$1.50              | 20%: Reception, 3 Offices, Work/Conf. Room, Break Room, 3 Restrooms.                                   | HVAC Warehouse w/ 3 12x12 Grade Doors<br>15' Clear Height - 1,200 amps 120/208v, 3p<br>Shared Yard Area    |  |

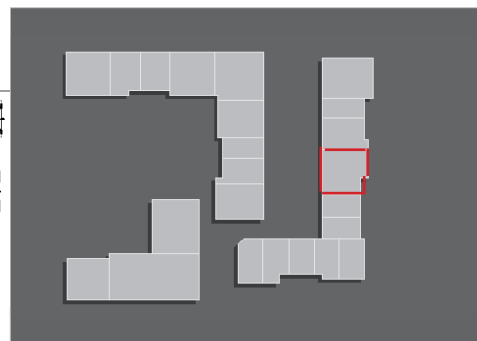
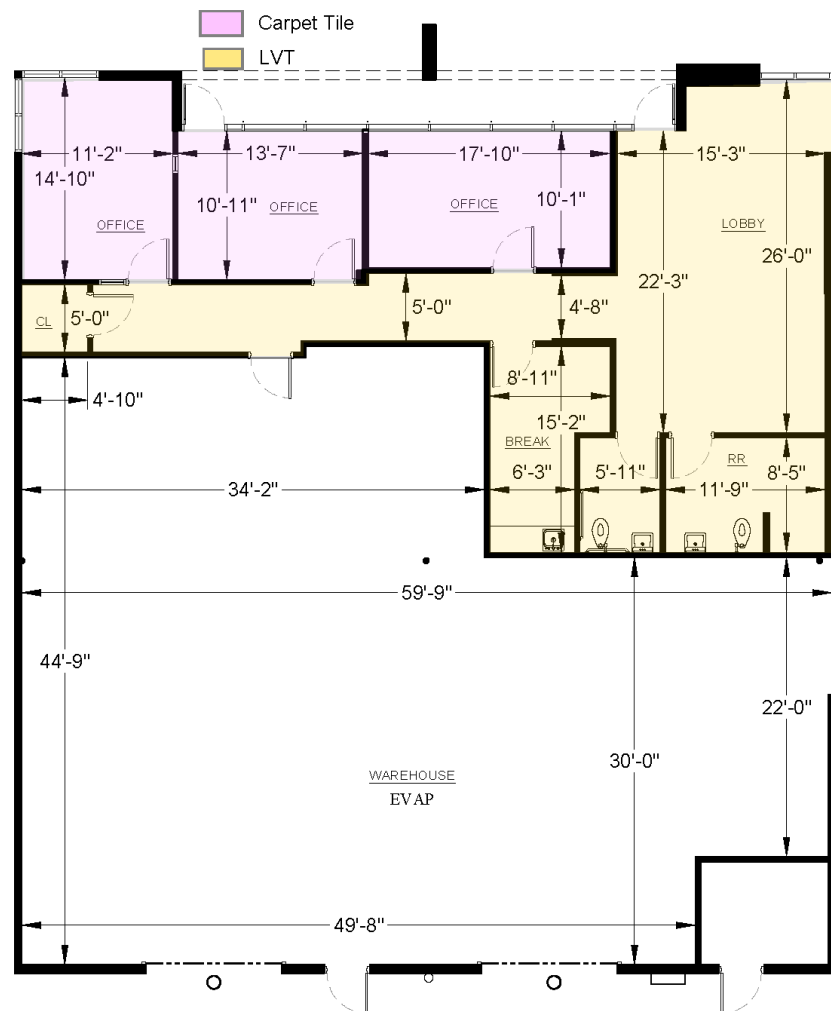
BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

# 2451 W BIRCHWOOD AVE, SUITE 105

3,910 SF

FORMER SPEC SUITE

\$1.45 + \$.26 NNN



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PHOTOS



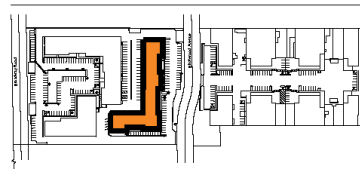
VIRTUAL TOUR

## SUITE DATA:

|                         |                 |
|-------------------------|-----------------|
| OFFICE AREA             | 1,595 SF        |
| WAREHOUSE AREA          | 2,315 SF        |
| <b>TOTAL SUITE AREA</b> | <b>3,910 SF</b> |

|                     |        |
|---------------------|--------|
| CLEAR HEIGHT        | 14'-0" |
| O GRADE LEVEL DOORS | 2      |

## SITE KEY PLAN:



## BUILDING KEY PLAN:



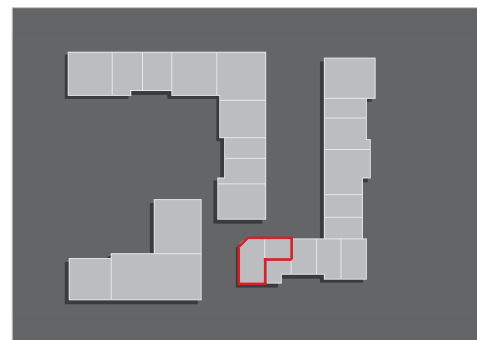
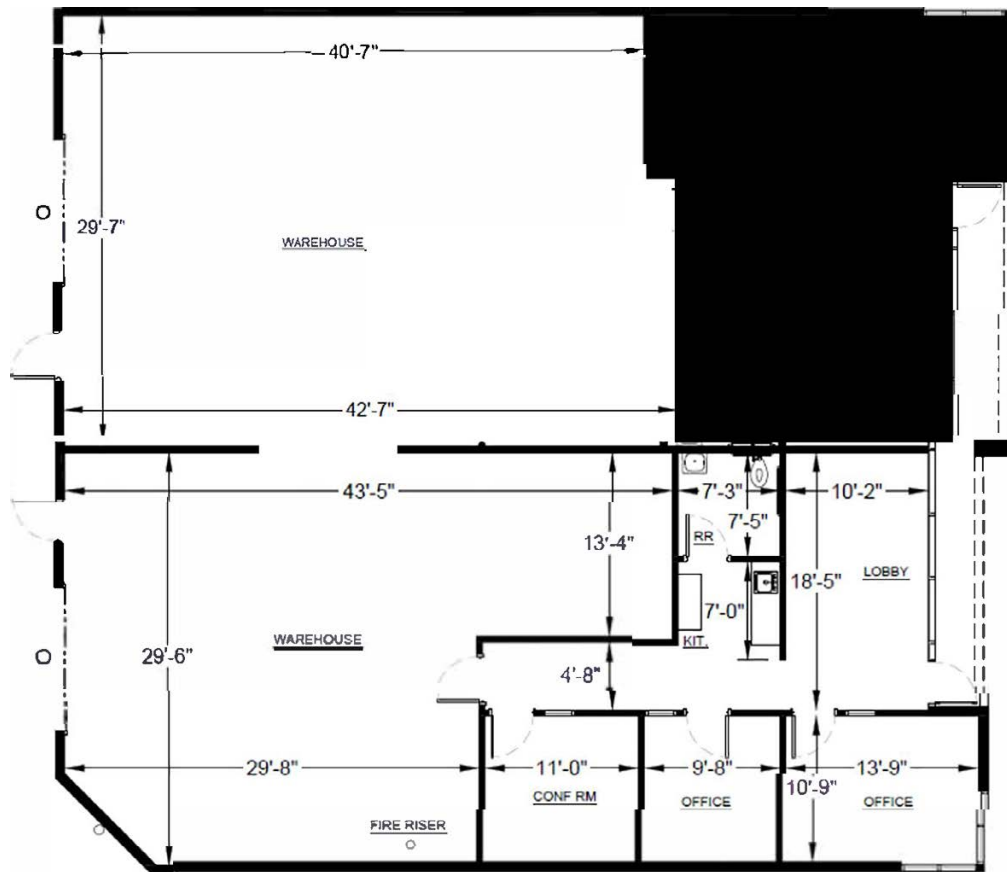
BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

# 2451 W BIRCHWOOD AVE, SUITE 113

3,264 SF

SPEC SUITE

\$1.45 + \$.26 NNN



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PHOTOS



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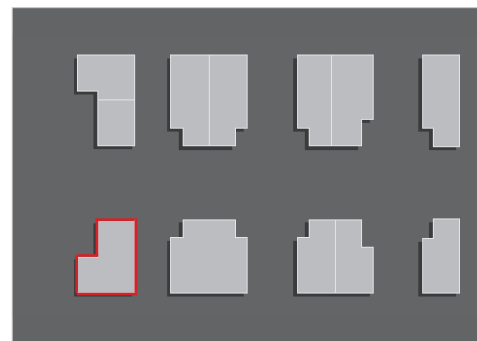
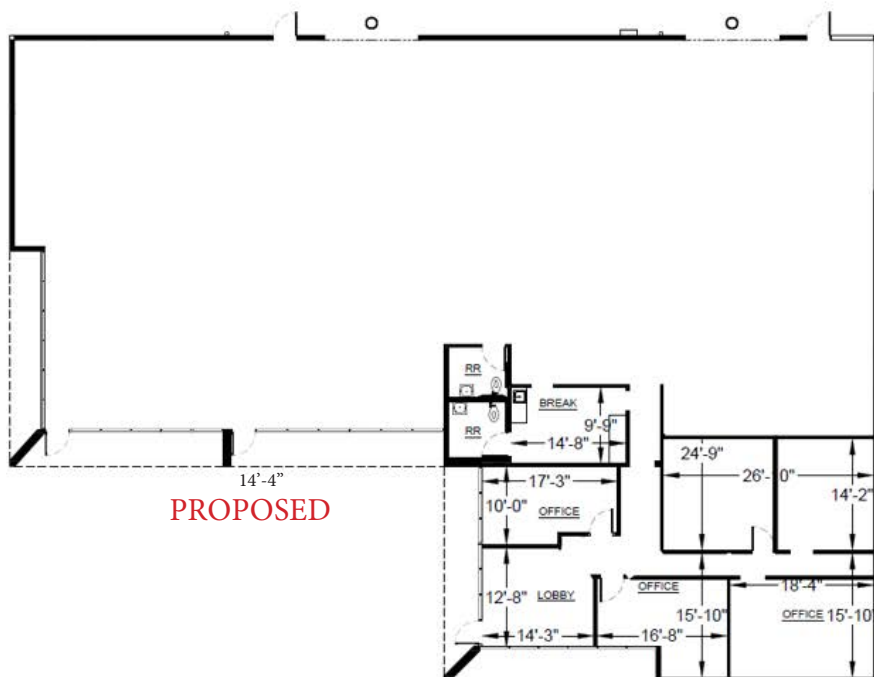
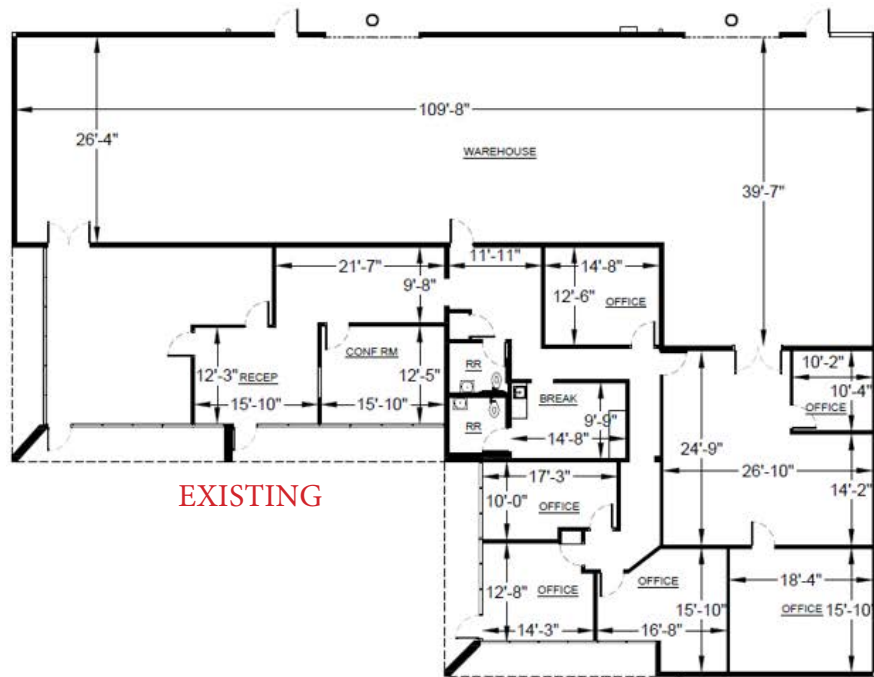
BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

bendetti WCP Westport®  
Capital Partners

# 2452 W BIRCHWOOD AVE, SUITE 101

7,540 SF Undergoing Spec Renovations

\$1.50 + \$.26 NNN



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PHOTOS



VIRTUAL TOUR

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bendetti WCP Westport®  
Capital Partners

# 2452 W BIRCHWOOD AVE, SUITE 114 & 116

9,034 SF

\$1.50 + \$.26 NNN

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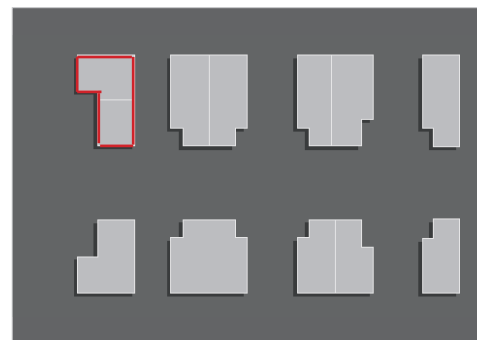
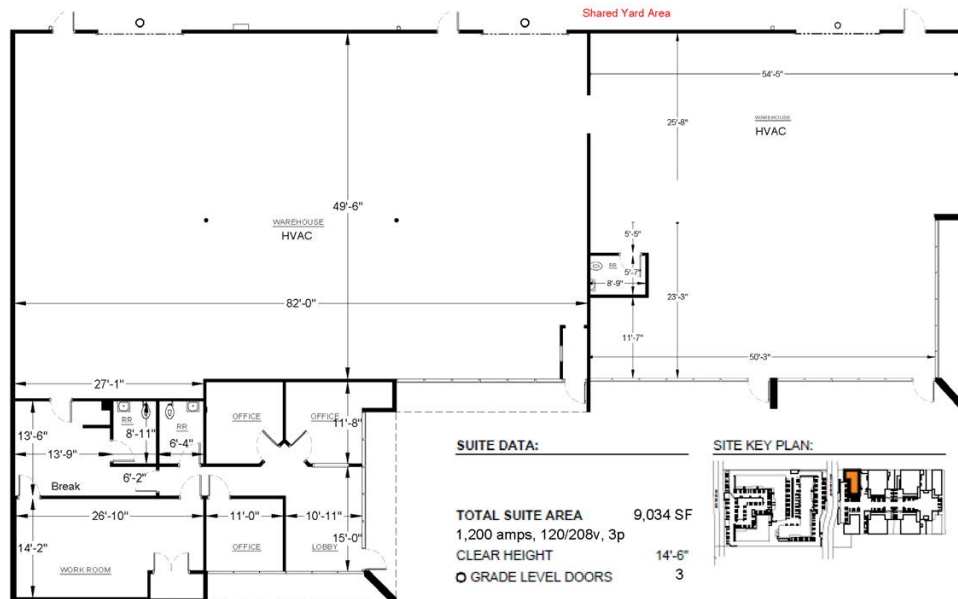
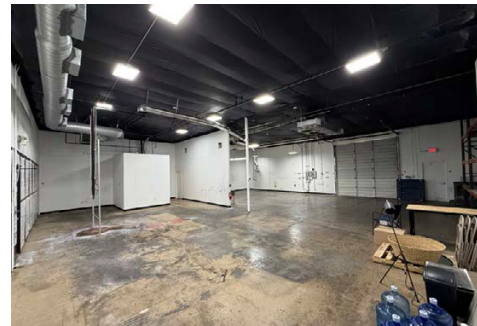
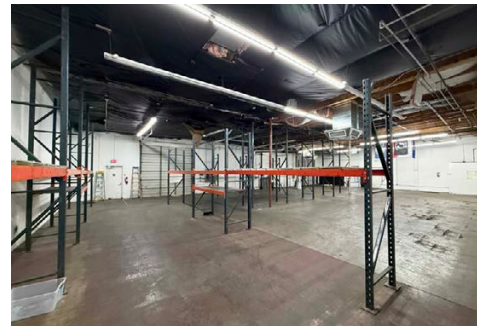
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## AMENITIES MAP



### RECENT UPGRADES:

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

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