

# HARRIS PROFESSIONAL PLAZA

1550 EAST McKELLIPS ROAD, MESA, AZ 85203

## AVAILABLE FOR LEASE

**JAMIE SWIRTZ**  
Senior Vice President  
+1 480 343 8586  
[jamie.swirtz@cbre.com](mailto:jamie.swirtz@cbre.com)

**JOE PEQUENO**  
Senior Associate  
+1 602 510 0003  
[joe.pequeno@cbre.com](mailto:joe.pequeno@cbre.com)

**CBRE**

# PROPERTY OVERVIEW

## HARRIS PROFESSIONAL PLAZA

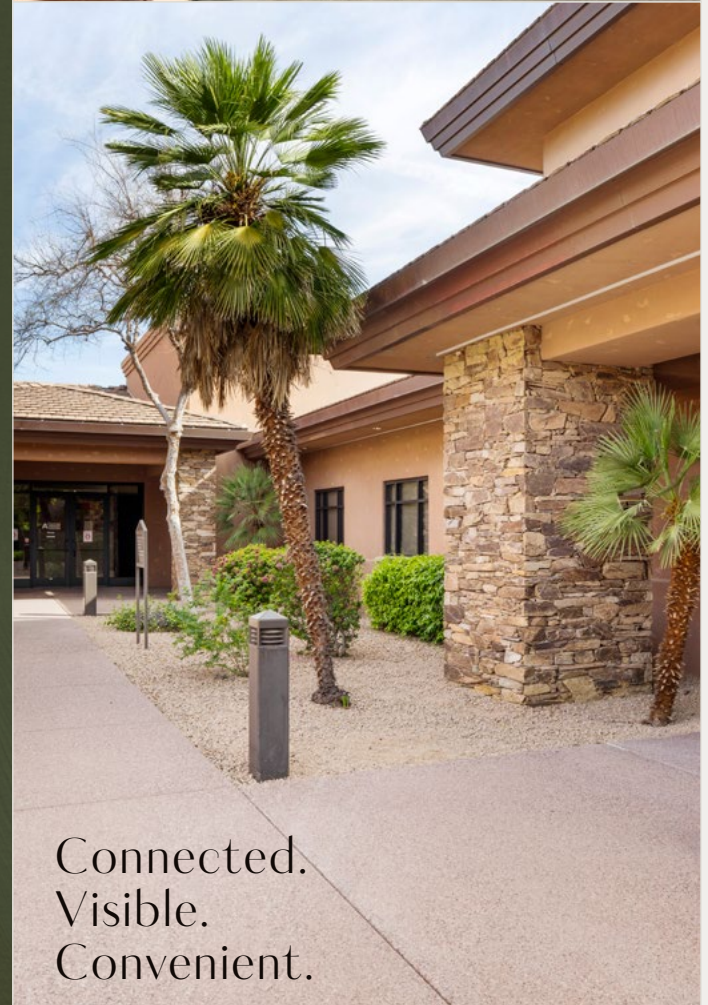
Harris Professional Plaza offers an attractive, well maintained setting in a prime North Mesa location at the northwest corner of McKellips Road and Harris Street, featuring prominent frontage along McKellips. The property is minutes from Red Mountain Loop 202 via Gilbert Road, providing quick connections to Loop 101 and convenient access to Mesa Riverview, Tempe Town Lake and surrounding amenities.

### FACTS + STATS

- + **±33,575 SF**  
Building Square Feet
- + **±2.5 ACRES**  
Lot Size
- + **2001**  
Year Built
- + **4.0/1,000 SF**  
Parking
- + **C-1, MESA**  
Zoning
- + **136-07-031A, 031B**  
Parcel Numbers

### AVAILABLE SPACE

- + **Suite 107**     **±1,771 - ±7,122 SF**
- Divisible Options:
  - Suite 107A**     **±2,716 SF**
  - Suite 107B**     **±2,635 SF**
  - Suite 107C**     **±1,771 SF**
- Available 09.01.2026
- + **\$26.00/SF**  
Full Service Gross  
Lease Rate




Connected.  
Visible.  
Convenient.

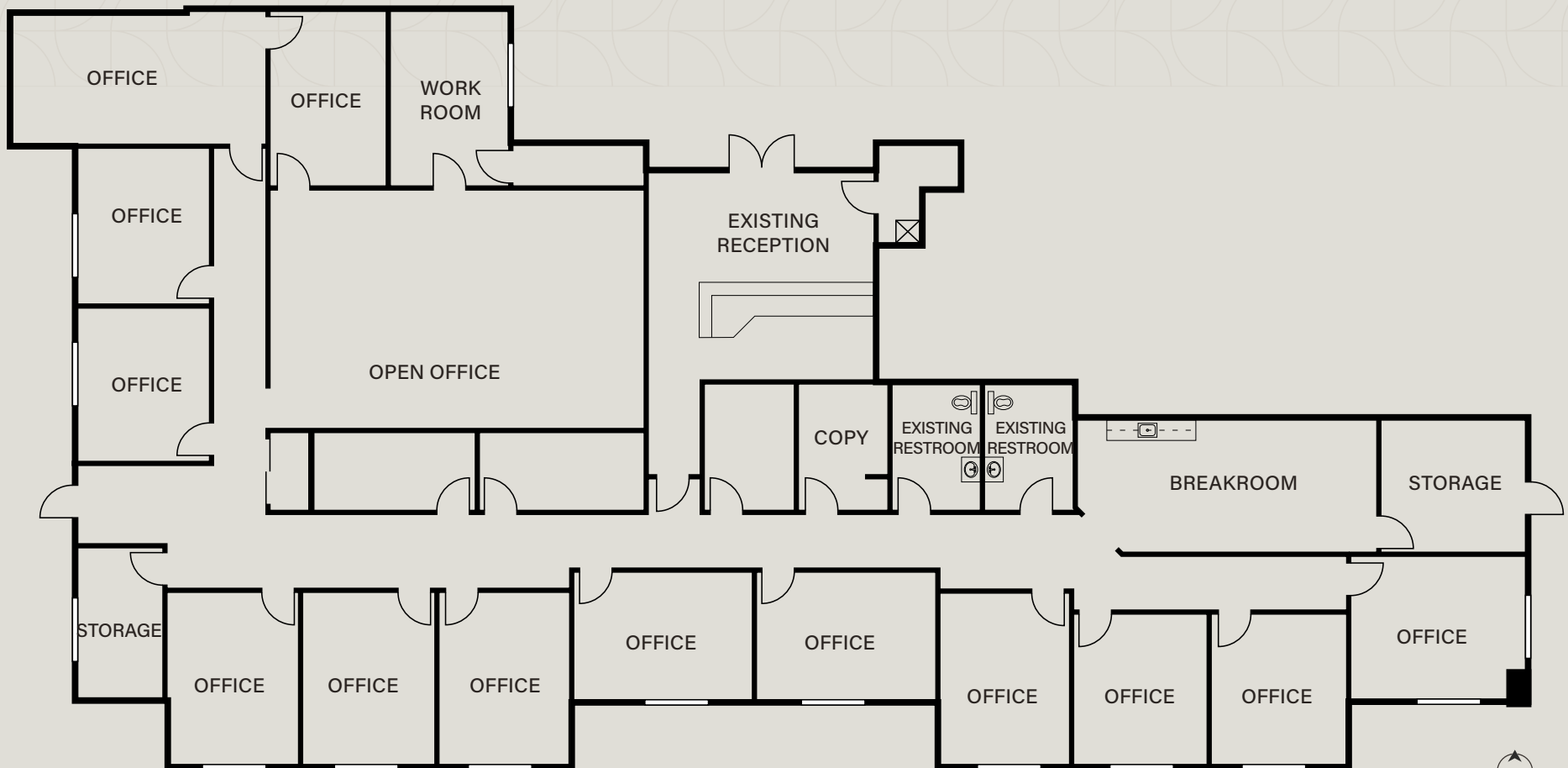
# FLOOR PLAN

HARRIS PROFESSIONAL PLAZA

Suite 107 Current As-Built

±7,122 SF Available

 - [Click Here for Virtual Tour](#)



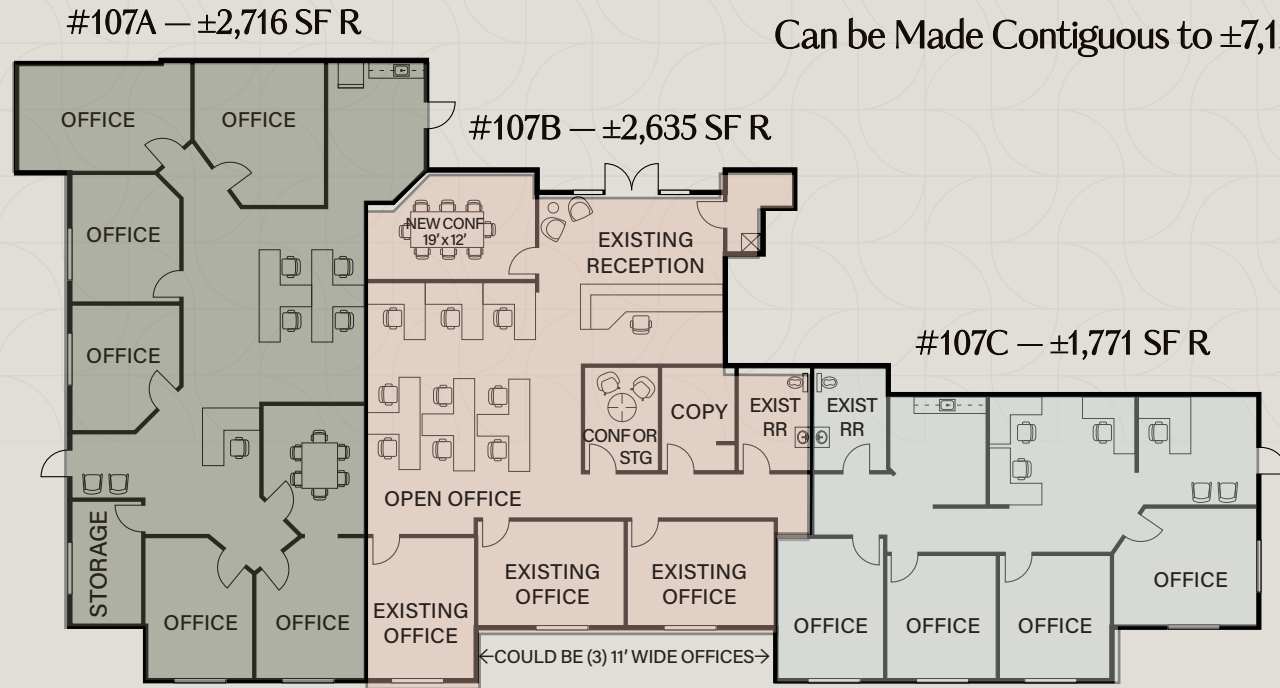
NOT TO SCALE

# FLOOR PLAN

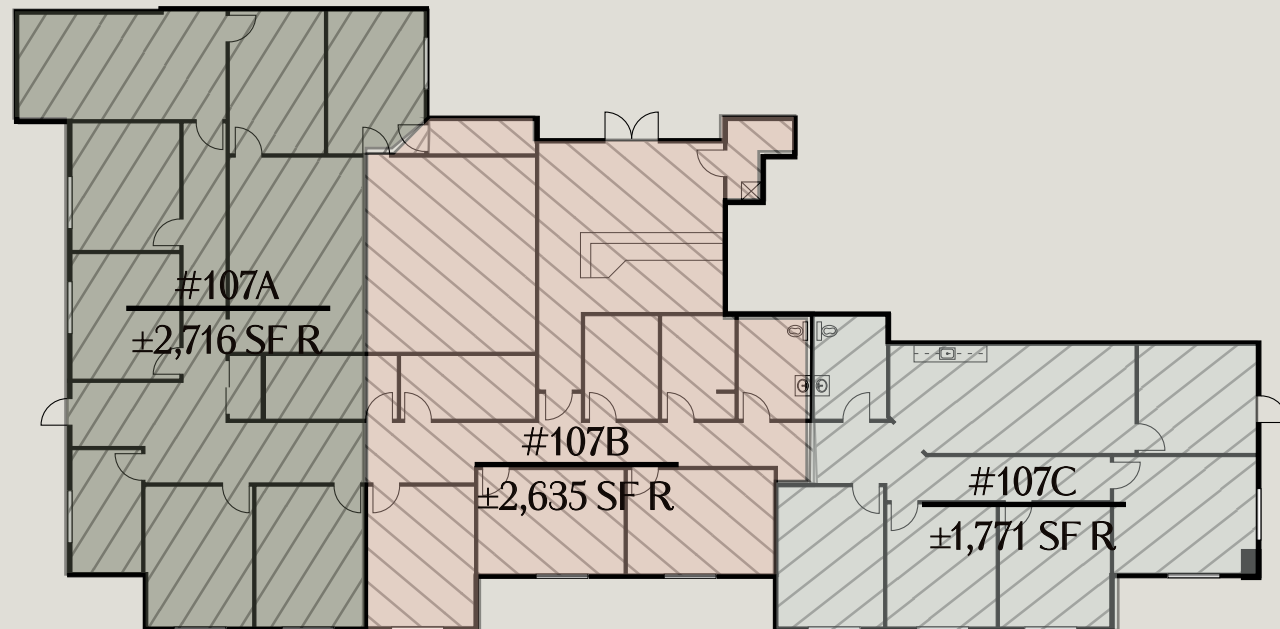
HARRIS PROFESSIONAL PLAZA

Combined Suites 107A, 107B, 107C  
Can be Made Contiguous to  $\pm 7,122$  SF

Conceptual  
Demised Plan



As-Built  
Demised Plan









# LOCATION HIGHLIGHTS

## HARRIS PROFESSIONAL PLAZA

Positioned along the high traffic McKellips Road corridor, Harris Professional Plaza delivers strong visibility and quick access to Loop 202. The surrounding area features a strong medical and professional services presence, supported by multiple nearby office and medical users attracted to the center's construction, abundant parking and courtyard style natural light. The location supports both employees and visiting clients. Nearby residential neighborhoods, established schools and steady population growth in the North Mesa submarket further enhance the tenant mix and provide a solid demographic base for professional and medical practices.

- + Beautifully maintained, landscaped setting
- + Central courtyard delivering abundant natural light throughout the building
- + Situated directly on McKellips Road at a signalized intersection for optimal visibility and access
- + Two entrances off Harris Drive and one entrance off McKellips Road
- + Abundant covered and surface parking available
- + Prime office/medical location with convenient access to nearby amenities



### FREEWAY ACCESS

4 Minutes to Loop 101;  
10 Minutes to Loop  
101/202 Interchange



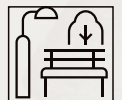
### STREET FRONTAGE

McKellips Road  
Frontage with Three  
Site Access Points



### PARKING

Covered and  
Surface Parking  
Available



### PARK & LAKE

10 Minutes to  
Riverview Park &  
Chicago Cubs Training



## AREA DEMOGRAPHICS (1 Mile)



**12,006**  
2025 POPULATION



**\$162,383**  
AVG HOUSEHOLD INCOME



## Traffic Counts

E McKellips Rd: 16,593 VPD  
W McKellips Rd: 13,141 VPD  
Combined Daily: 29,734 VPD

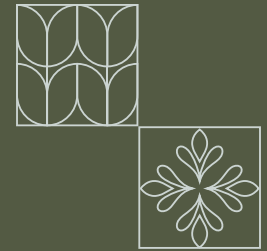
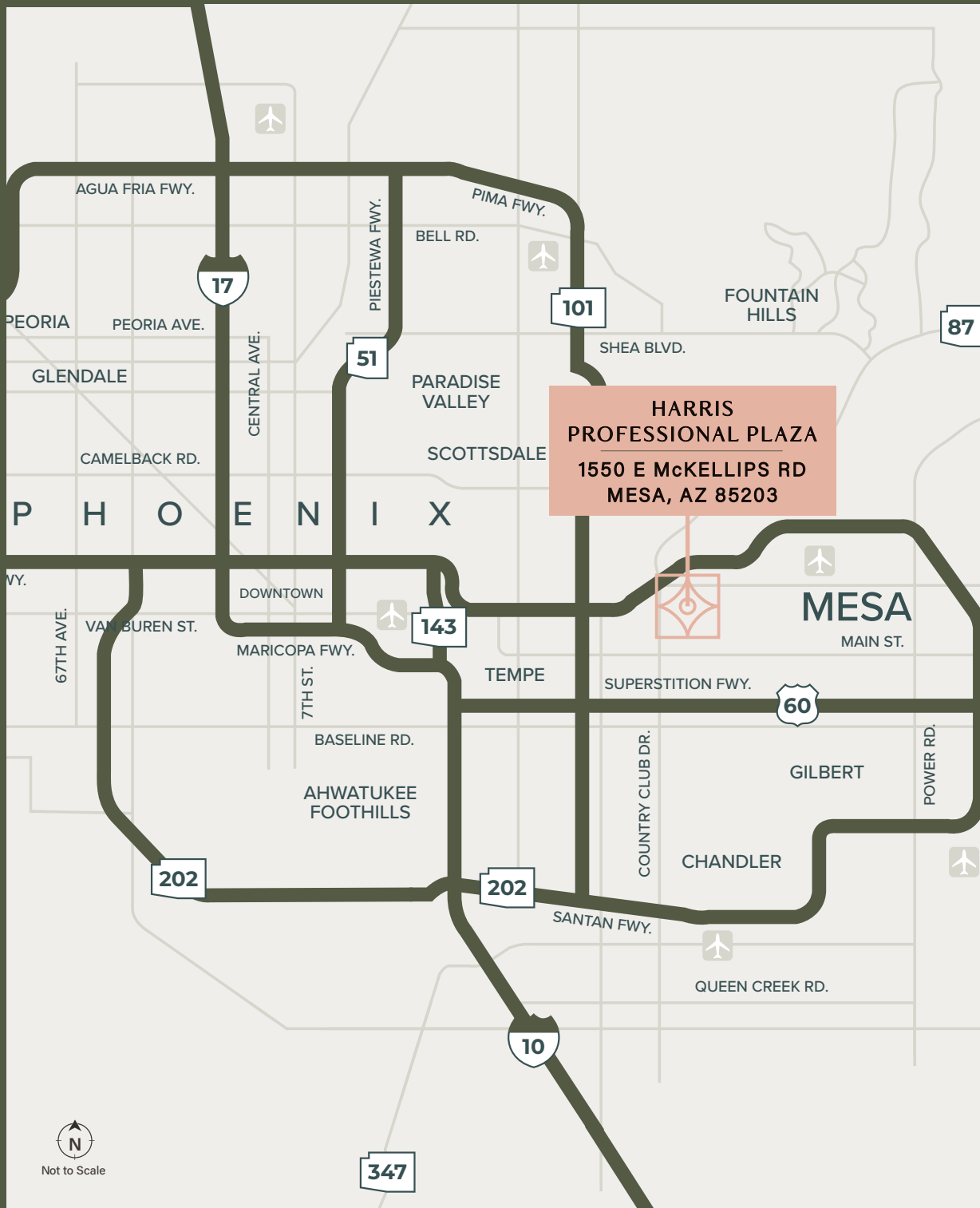


**9,882**  
DAYTIME POPULATION



**\$539,161**  
AVG HOME VALUE

SOURCES: ESRI Demographics 2025; City of Mesa 2015 Traffic



## CONTACT US

### JAMIE SWIRTZ

Senior Vice President  
 +1 480 343 8586  
[jamie.swirtz@cbre.com](mailto:jamie.swirtz@cbre.com)

### JOE PEQUENO

Senior Associate  
 +1 602 510 0003  
[joe.pequeno@cbre.com](mailto:joe.pequeno@cbre.com)



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.