



Great offices available in desirable West Mesa



Excellent frontage on Alma School Road



Convenient access to US-60 and Loop-101



Monument signage available



Three-story building featuring impressive atrium lobby with water feature



**For further
information**

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Property overview

Office spaces for lease
1839 S Alma School Rd
Mesa, AZ 85210

Availability

Suites	Square feet
Suite 135	±2,436 rsf
Suite 145	±2,317 rsf
Suite 205 <i>Available 11/1/2025</i>	±2,489 rsf
Suite 248	±1,229 rsf
Suite 264	±1,076 rsf
Suite 275 <i>Spec space move-in ready</i>	±2,105 rsf
Suite 325	±1,385 rsf
Suite 335	±2,530 rsf
Suite 380	±4,434 rsf

Term

- 3 & 5 year

Building

- Size: ±69,916 sf

Load factor

- 13.5%

Parking

- Covered available

Rate

- \$24.00 - \$25.00/rsf (Full Service)
- Operating expenses: base year
- Tenant improvements: negotiable

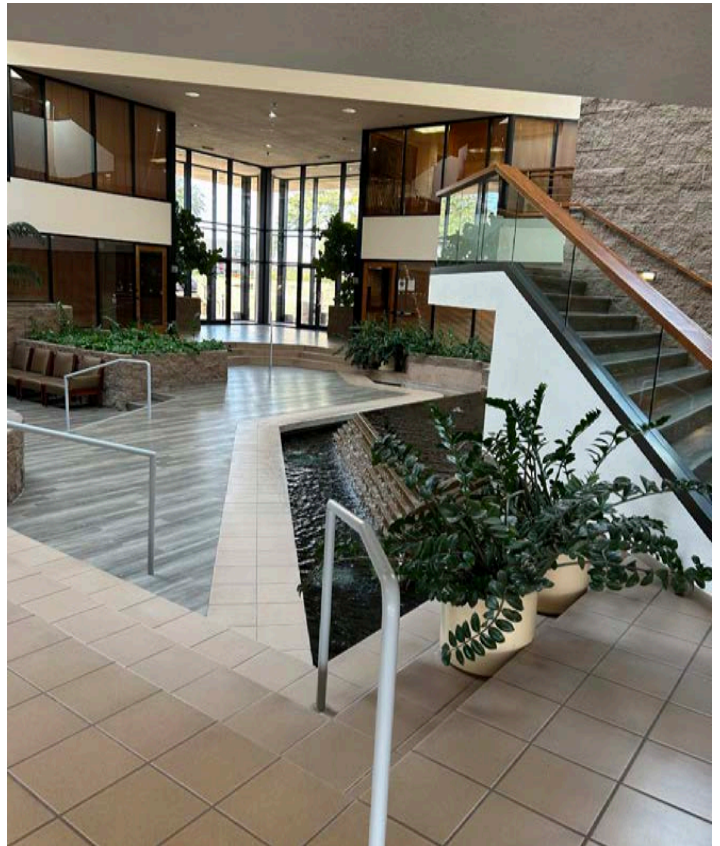


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Photos

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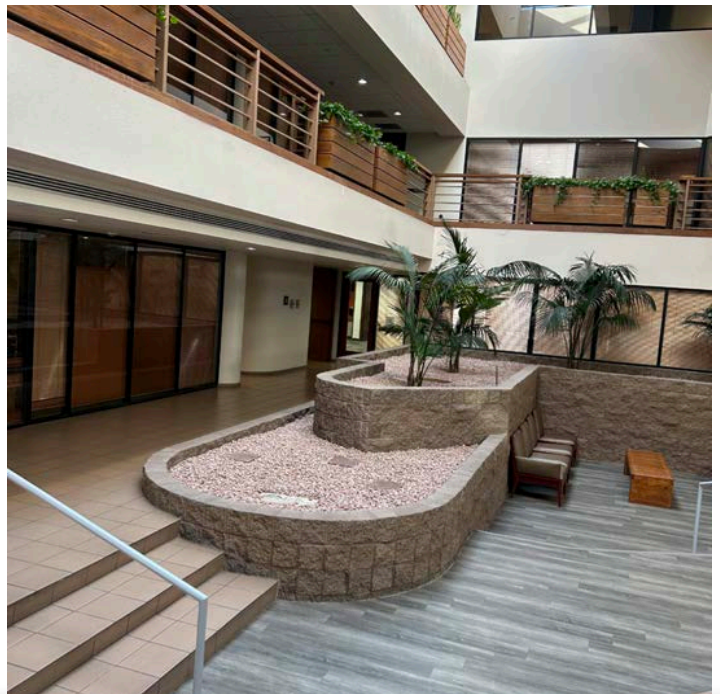
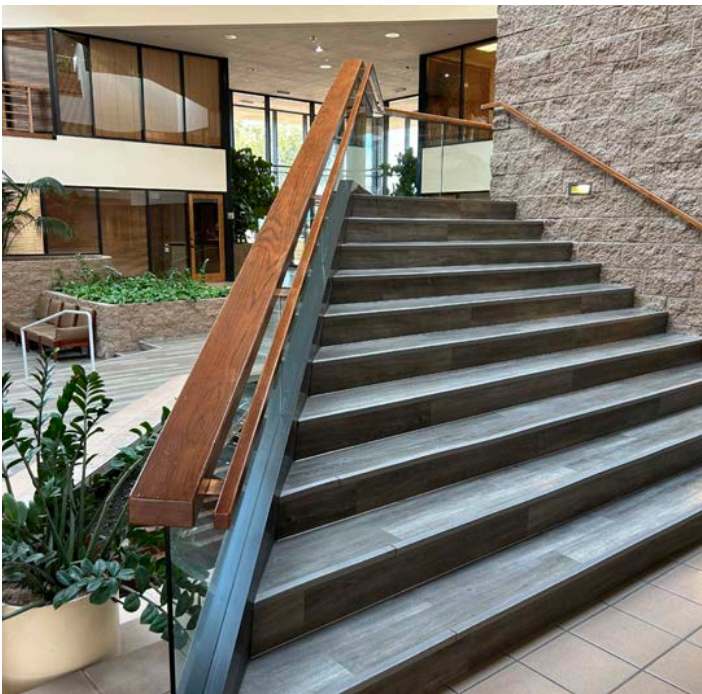
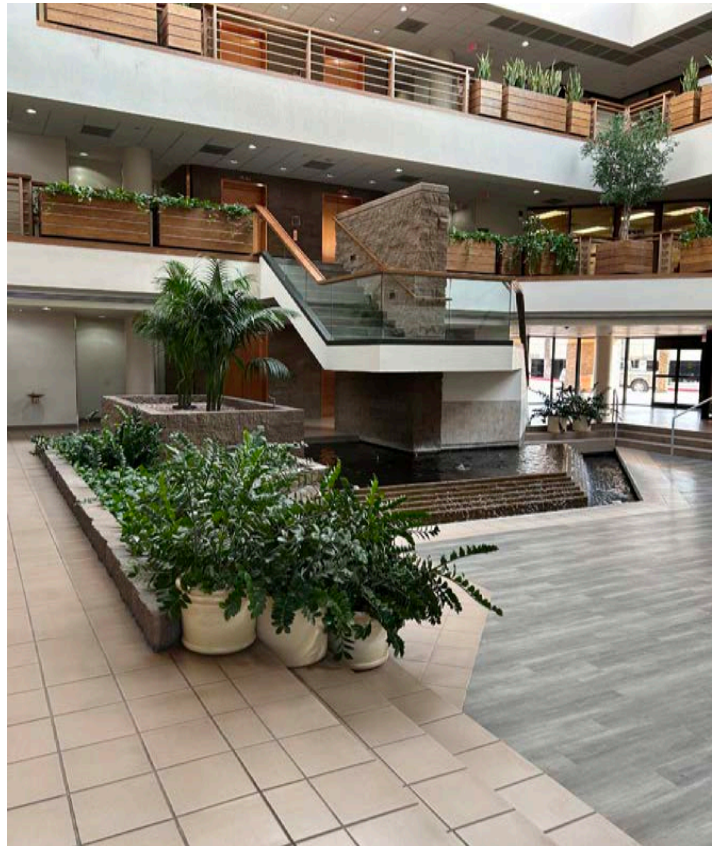
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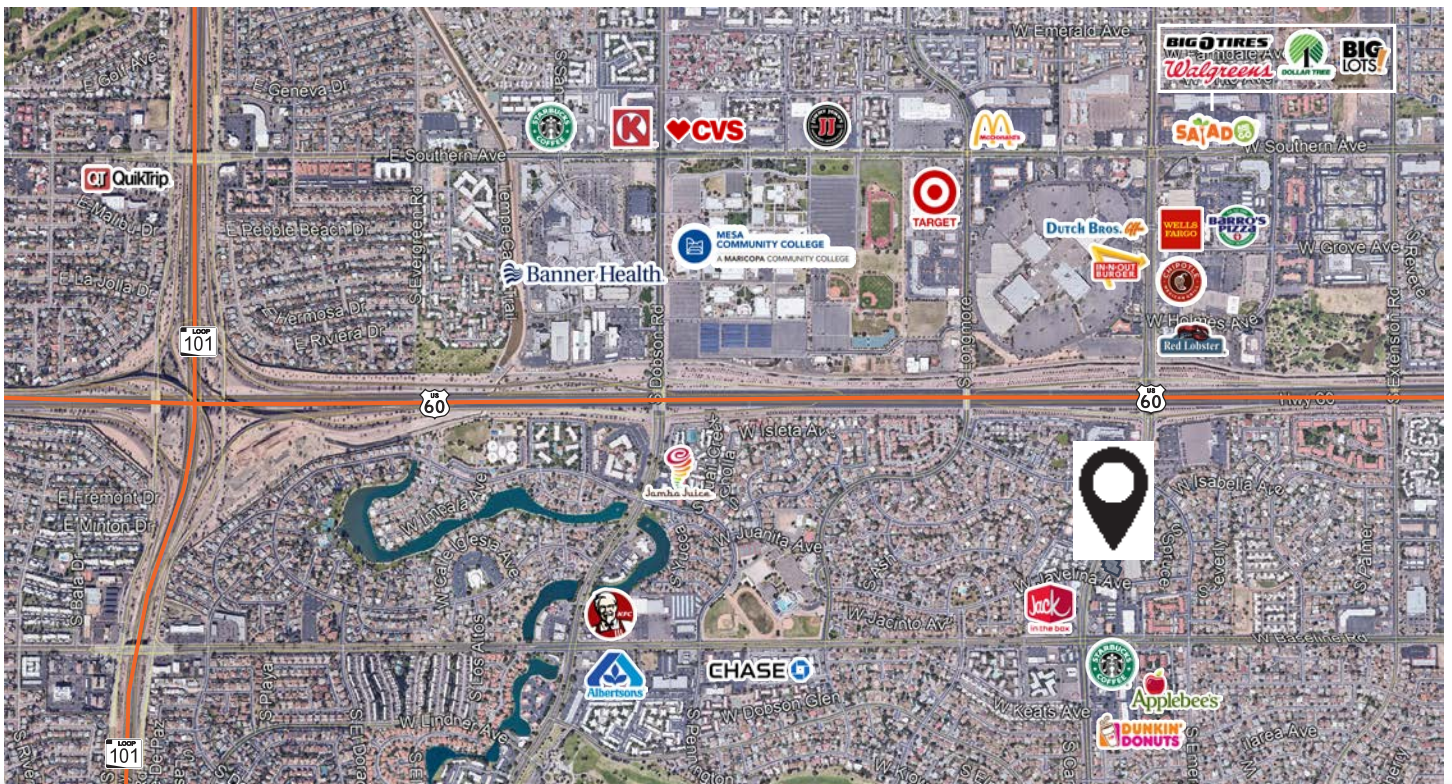
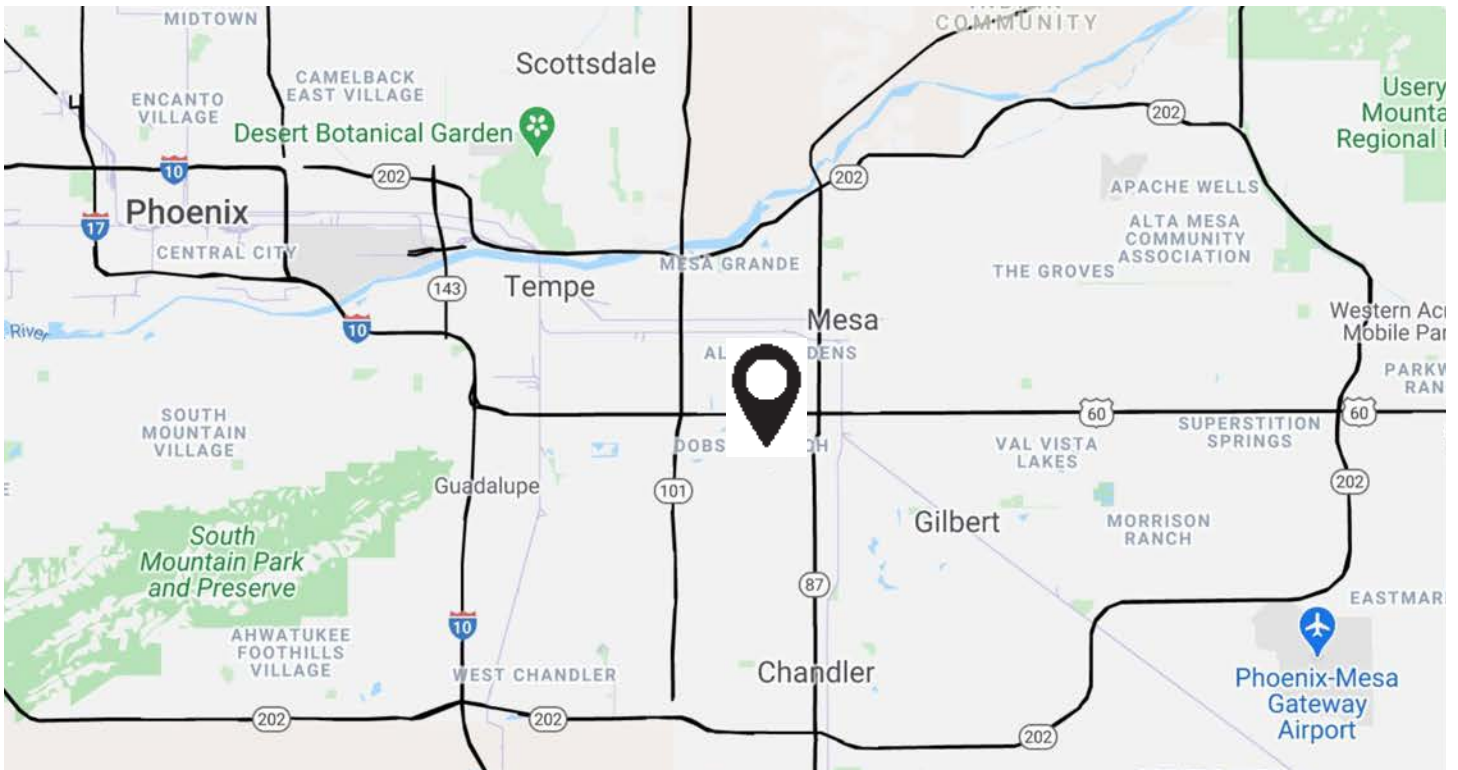
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Location

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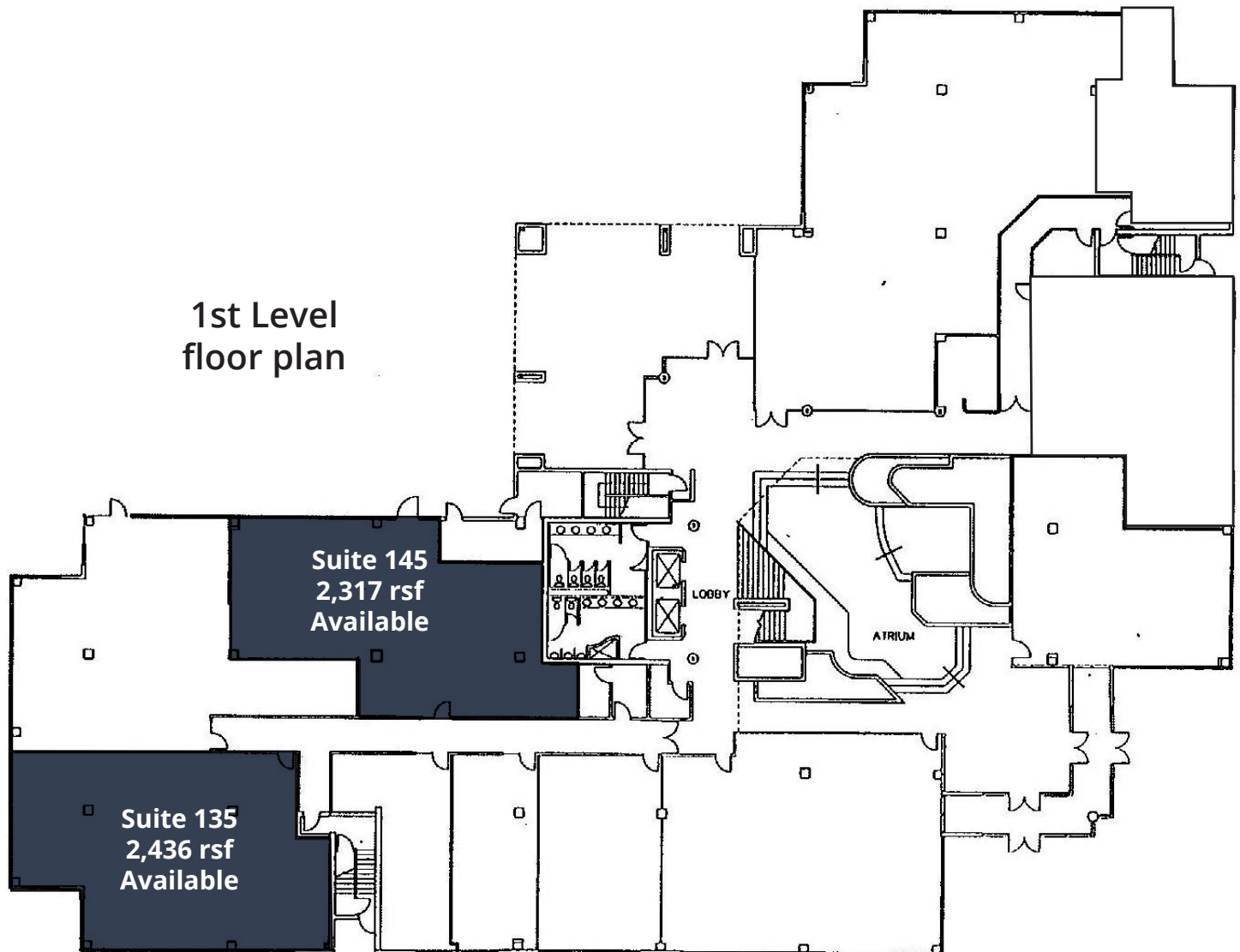
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Floor plan Level 1

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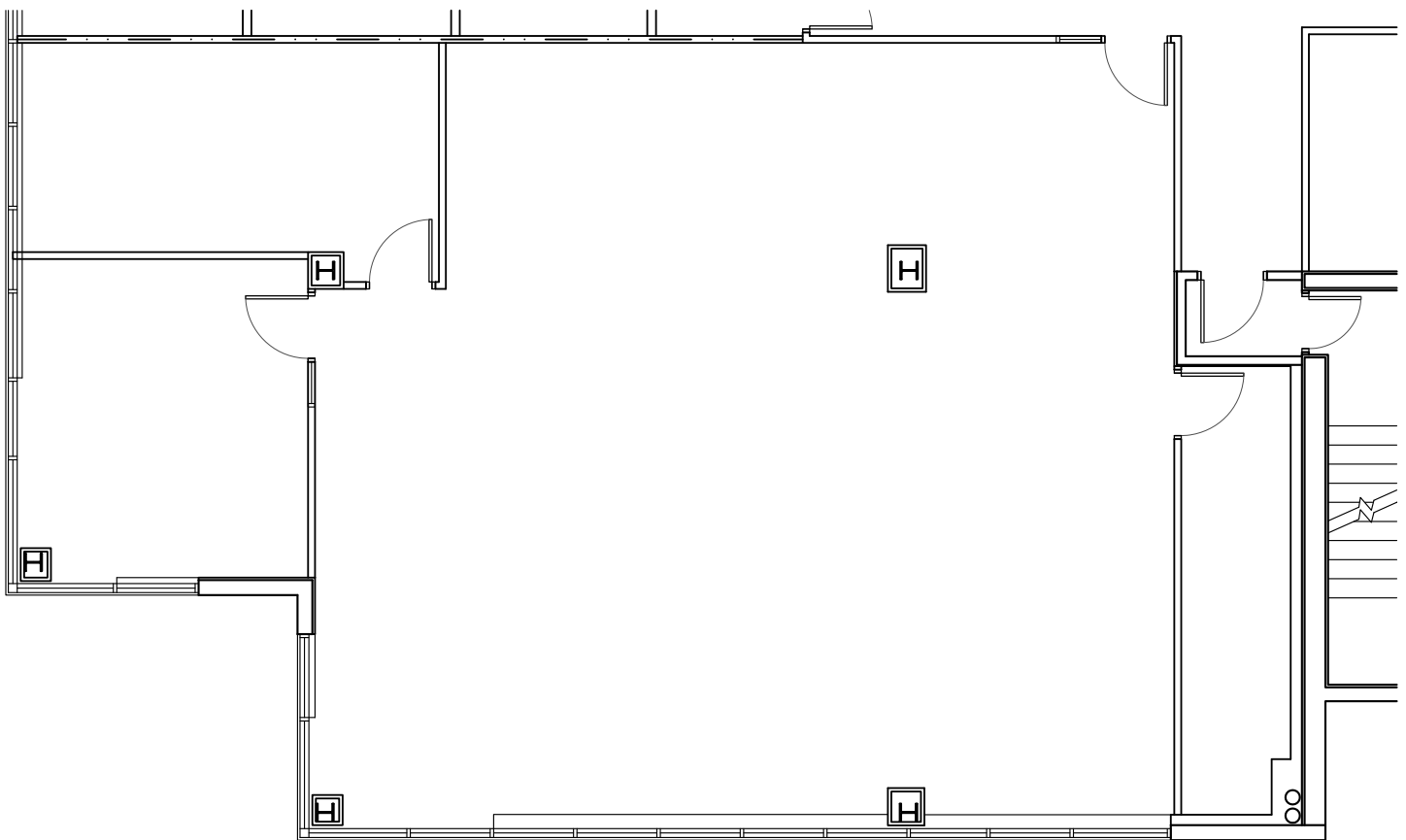
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Floor plan Level 1

Office spaces for lease
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Suite 135
±2,436 rsf



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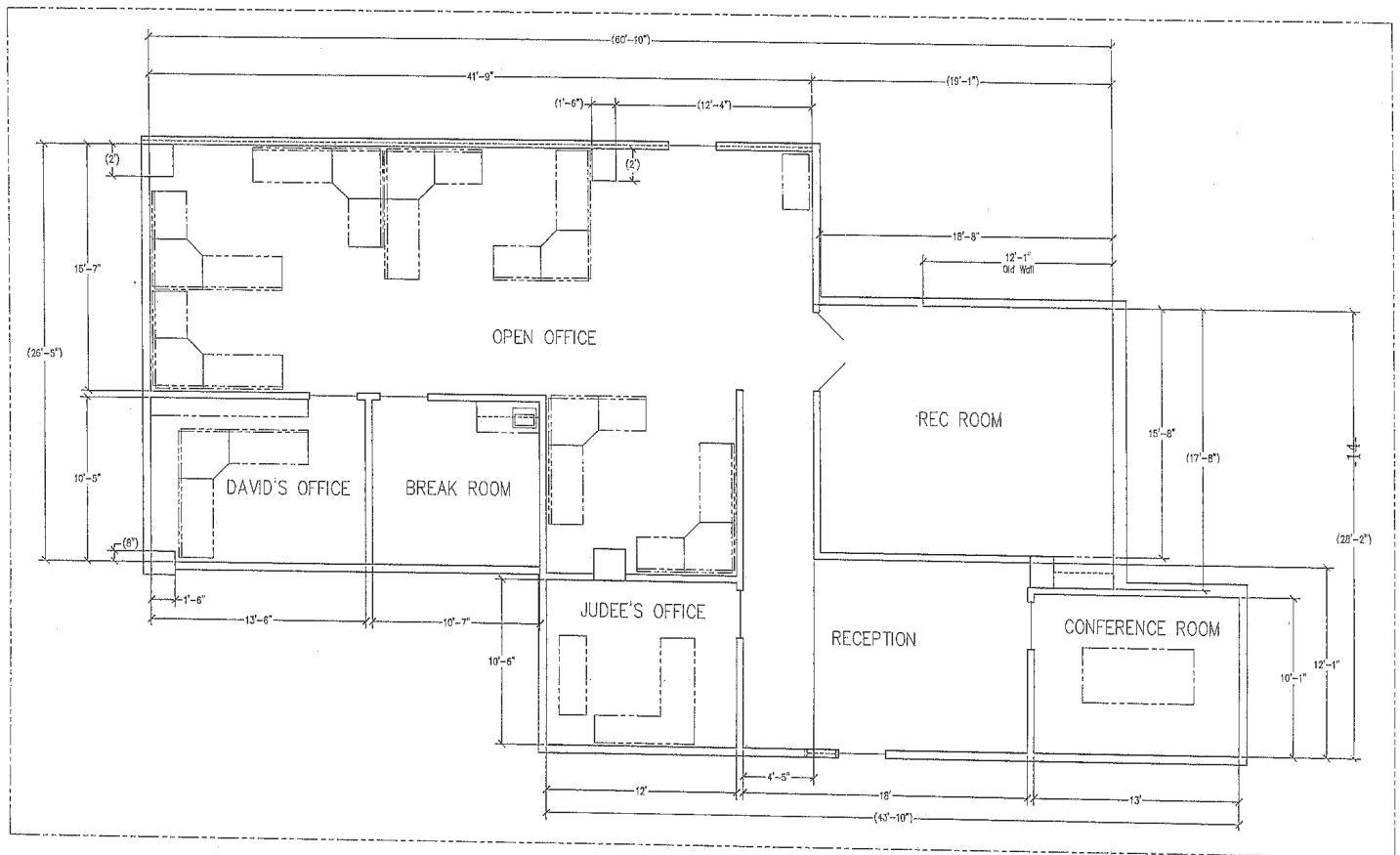
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Suite 145
±2,317 rsf



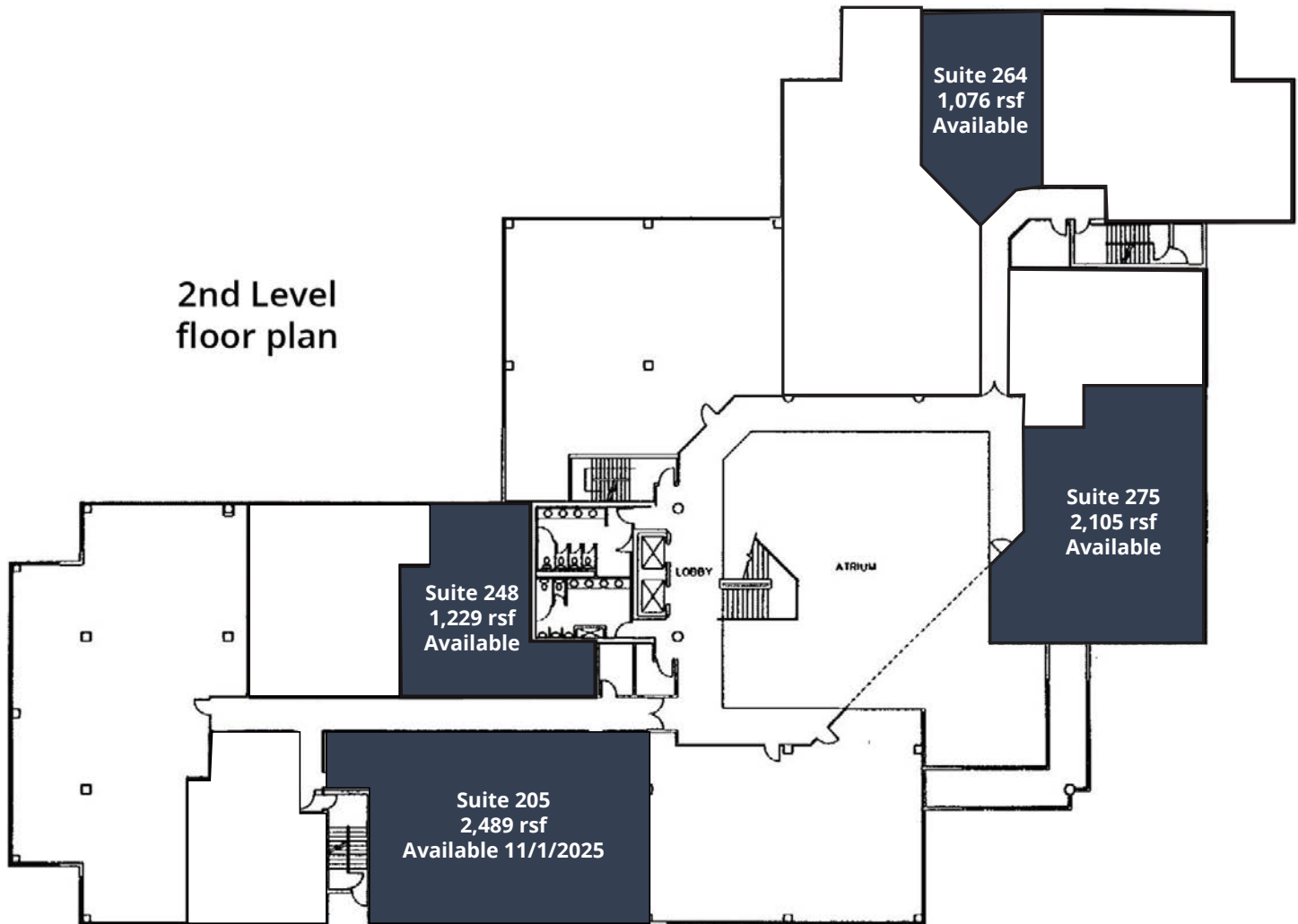
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Floor plan

Level 2

Office spaces for lease
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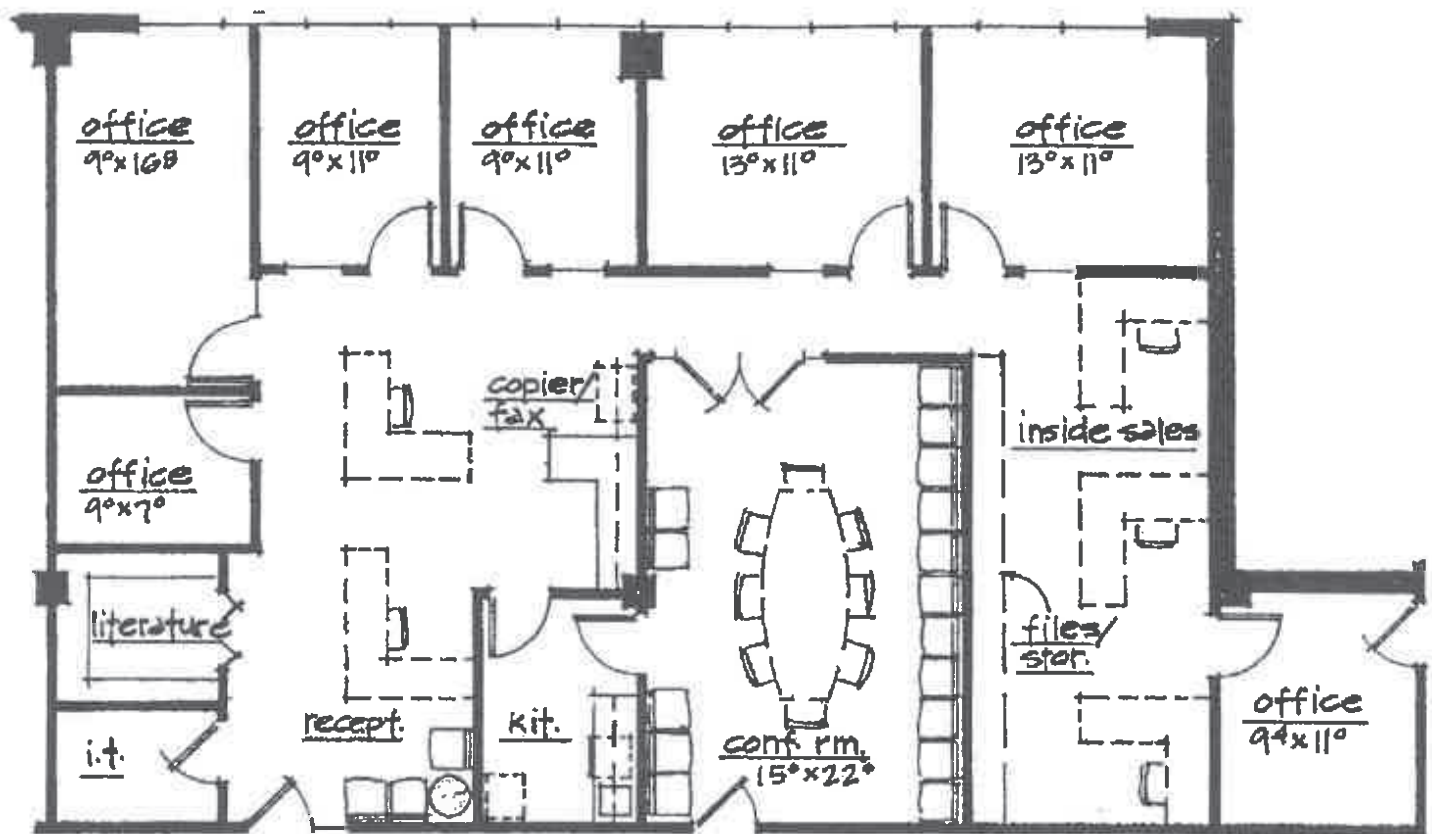
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Floor plan Level 2

Office spaces for lease
1839 S Alma School Rd
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Suite 205
±2,489 rsf

Available 11/1/2025



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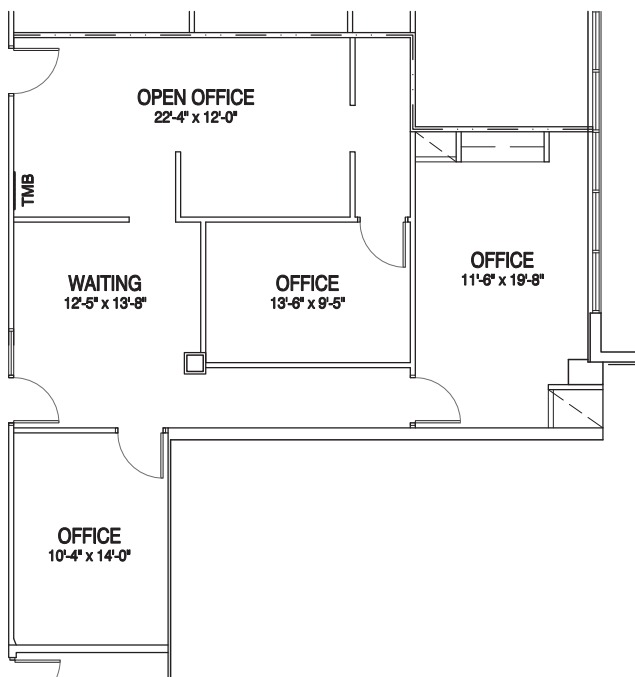
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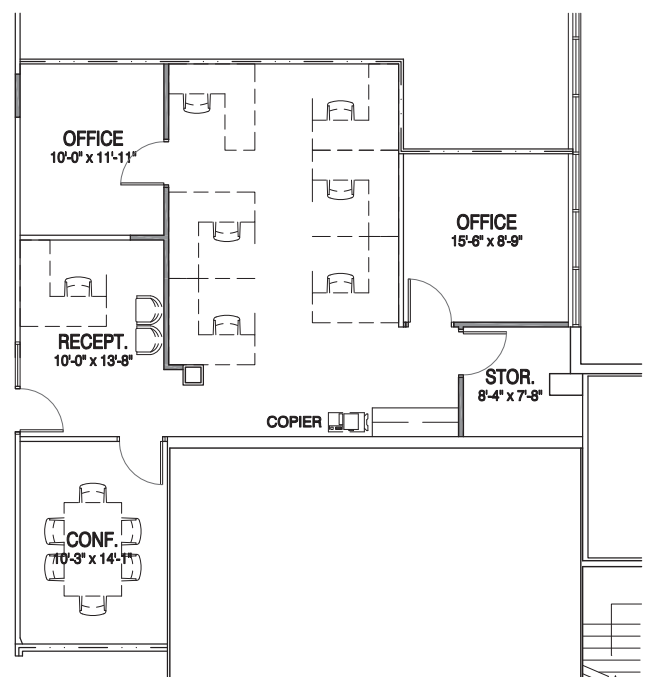
Floor plan Level 2

Office spaces for lease
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Suite 248
±1,229 rsf



As-built



Conceptual

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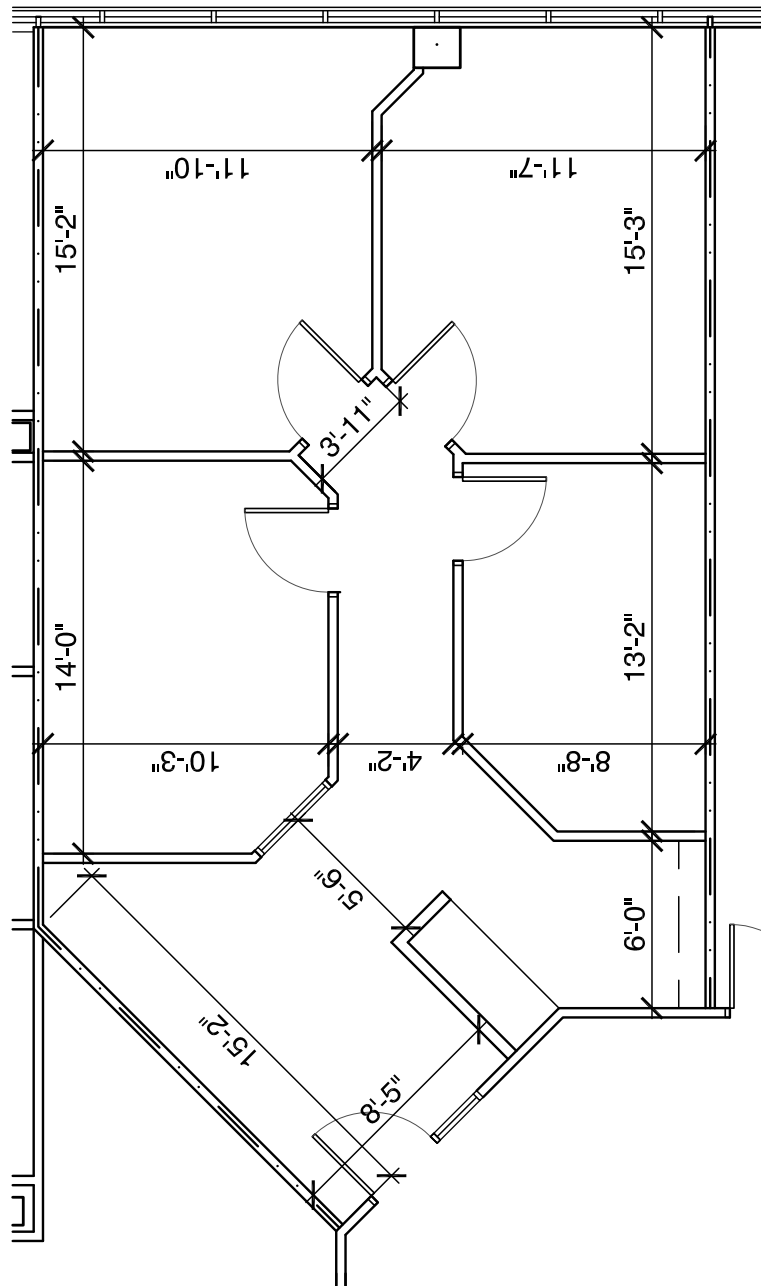
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Floor plan Level 2

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Suite 264
±1,076 rsf



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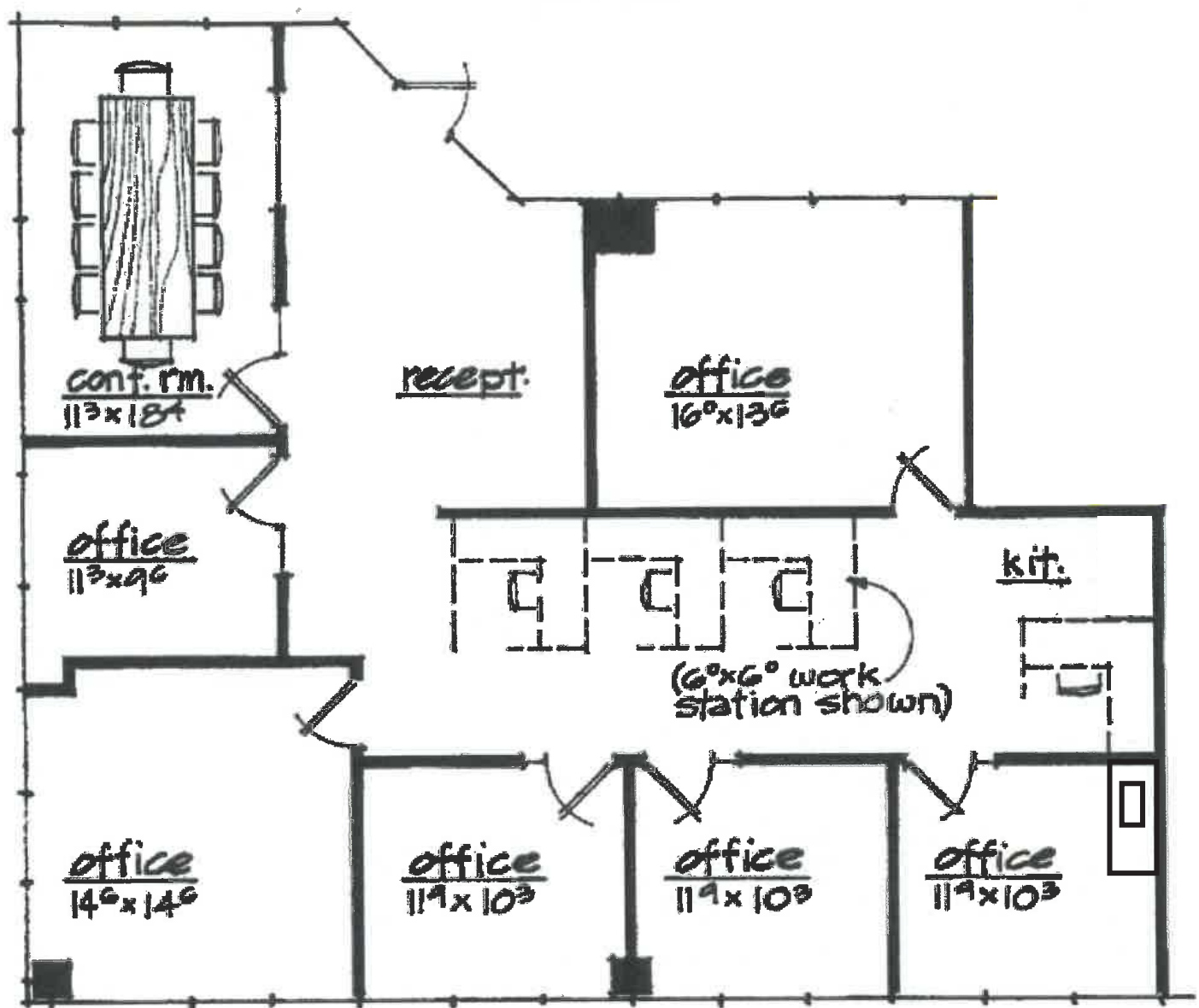
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Floor plan Level 2

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Suite 275
±2,105 rsf

Spec space move in ready



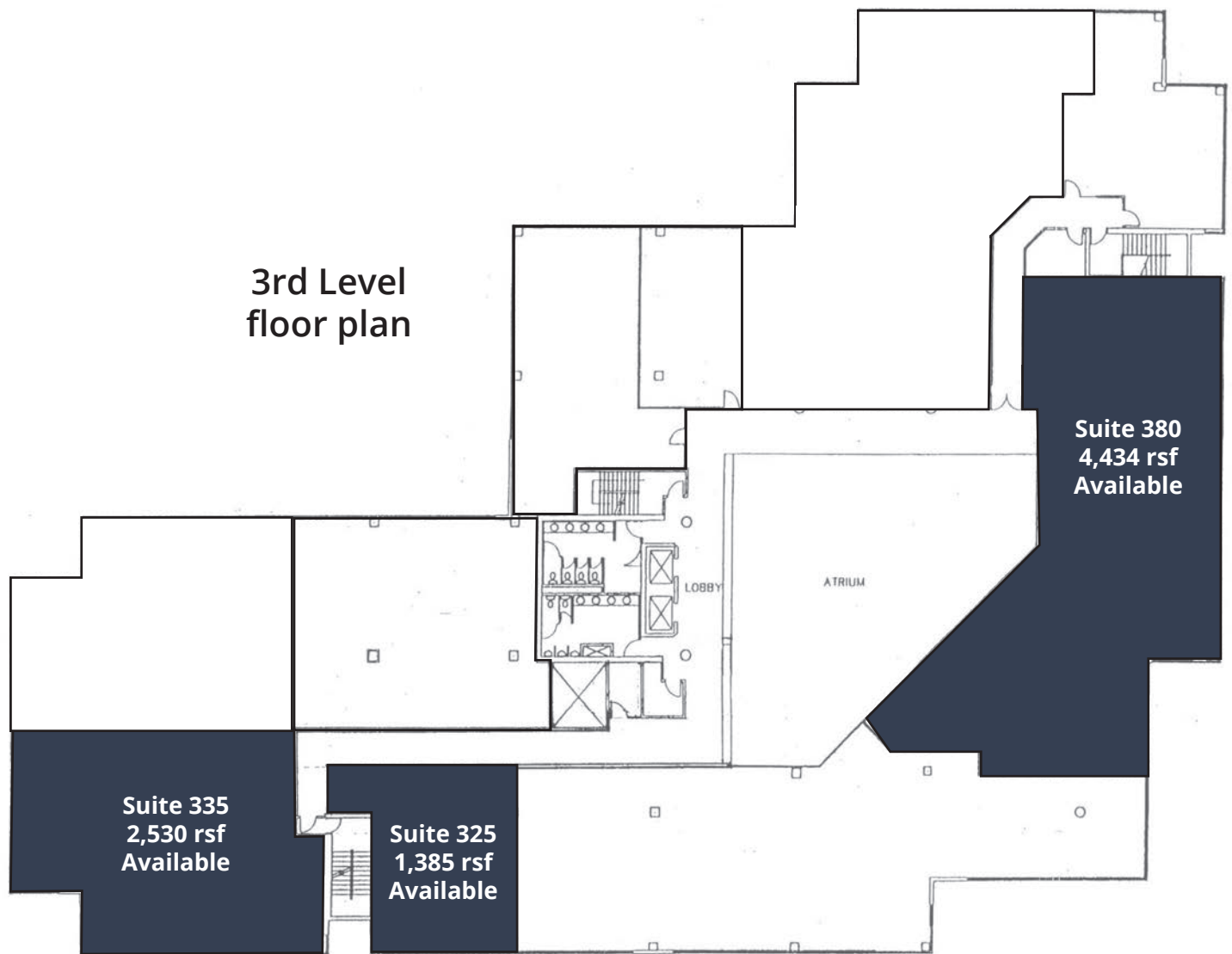
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Floor plan Level 3

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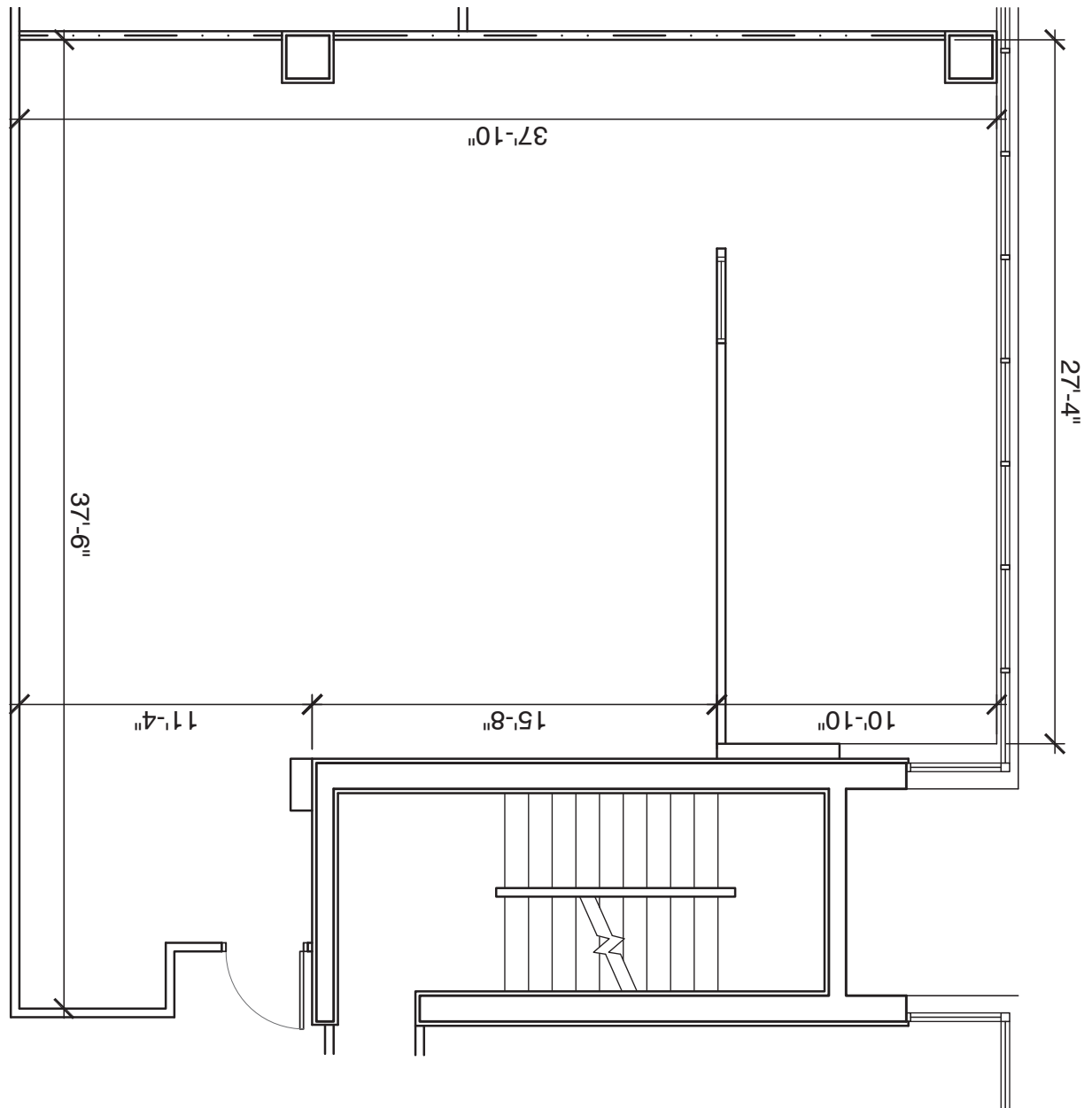
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Floor plan Level 3

Office spaces for lease
1839 S Alma School Rd
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Suite 325
±1,385 rsf



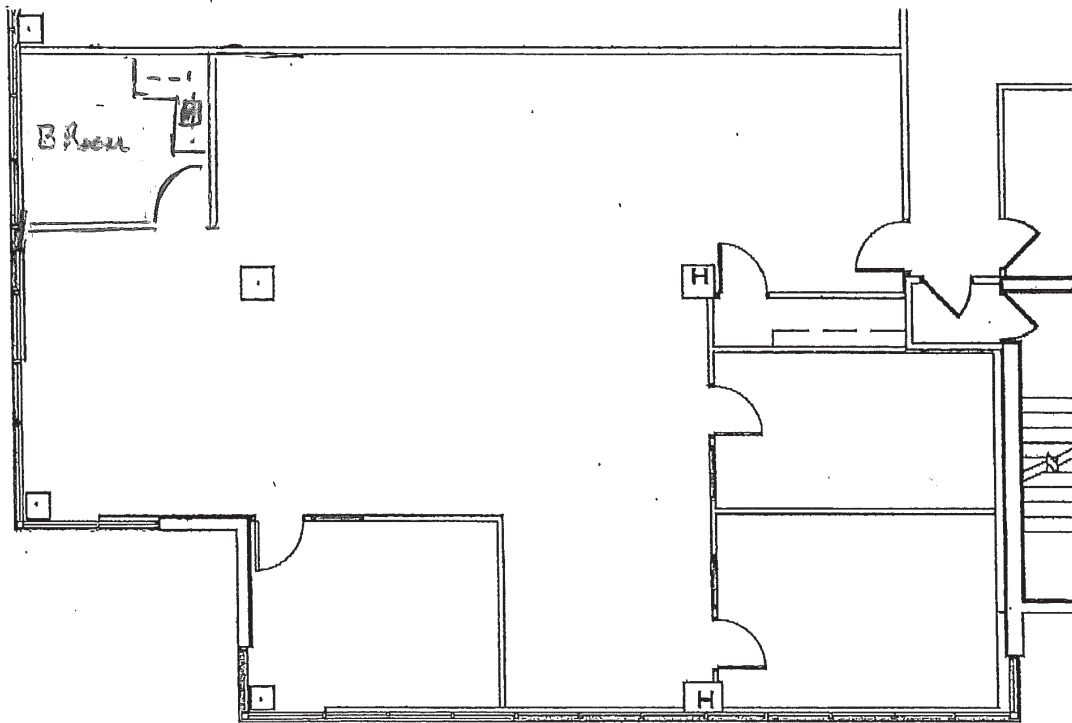
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Floor plan Level 3

Office spaces for lease
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Suite 335
±2,530 rsf



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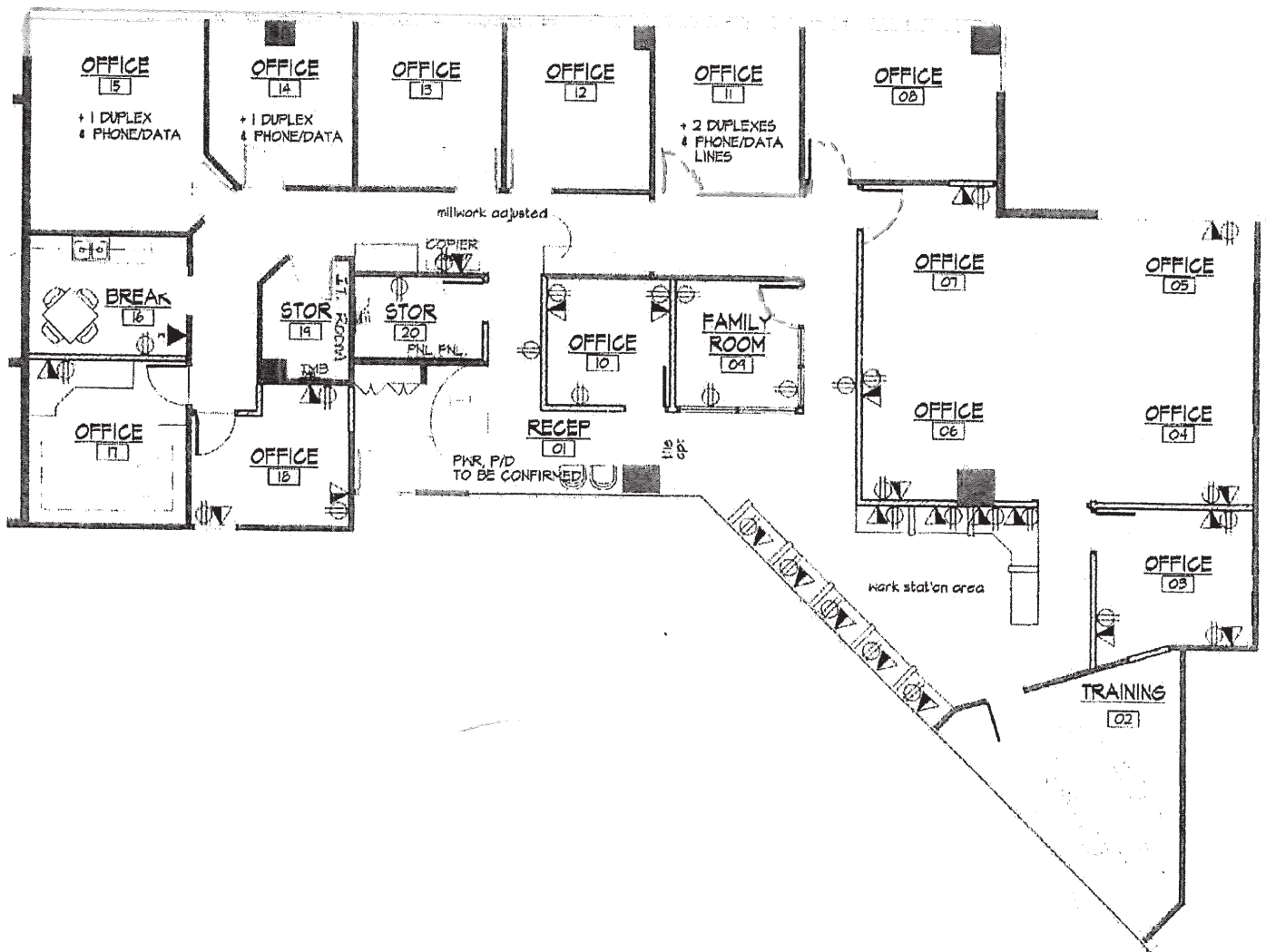
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Office spaces for lease
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Suite 380
±4,434 rsf



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