

For Lease

Office Building

**Carriage Executive
Offices**

2651 West Guadalupe Road,
Mesa, AZ 85202



Binder CRE
Acquisitions | Management | Sales

Joe Binder
Designated Broker
480.867.6154
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an efficiently designed commercial office space at 2651 West Guadalupe Road, Mesa, AZ, 85202. Enjoy the charm of the interior design, complete with convenient kitchenettes and restrooms on each floor for a seamless working experience. With 24-hour access, this property offers flexibility to accommodate your schedule. Located in a prime spot, this property provides easy accessibility for both tenants and clients. This property is the perfect canvas for your business aspirations. Experience a harmonious blend of functionality and style at this outstanding location.

OFFERING SUMMARY

Lease Rate:	\$500.00 per month (MG)
Available SF:	293 SF
Building Size:	7,777 SF
APN:	302-05-991F

PROPERTY HIGHLIGHTS

- - Charming interior design
- - WiFi provided
- - Common area kitchenette on each floor
- - Restrooms on each floor
- - Convenient location
- - 24 hour access
- - Strong daytime population
- - Bus route within 1/2 mi
- - Loop 101 freeway within 1/4 mi
- - 20 min from Sky Harbor International Airport
- - 28,600 vehicles per day (W Guadalupe and E Carriage Ln)
- - Frontage on Guadalupe Rd

AVAILABLE SPACES



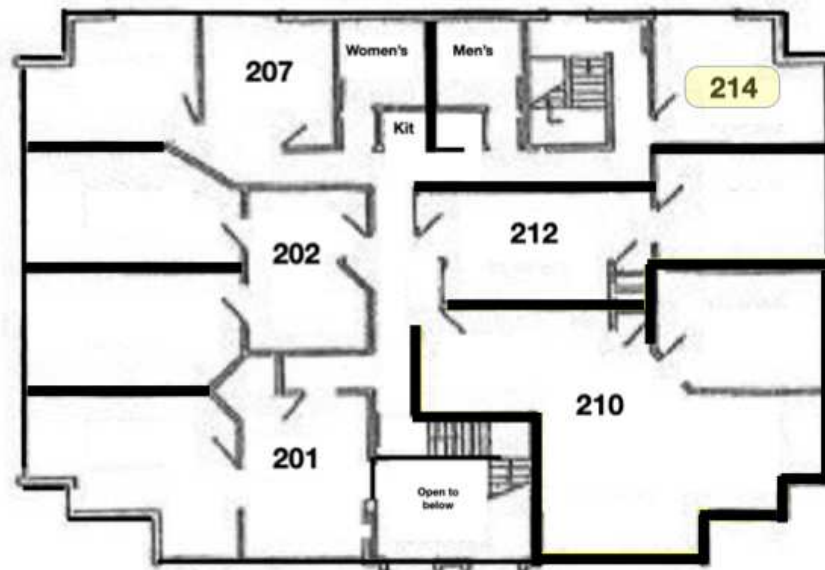
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	293 SF	Lease Rate:	\$500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 214	Available	293 SF	Modified Gross	\$500 per month	<ul style="list-style-type: none">- Corner office with several windows- Open plan

PLANS



ADDITIONAL PHOTOS



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RETAILER MAP



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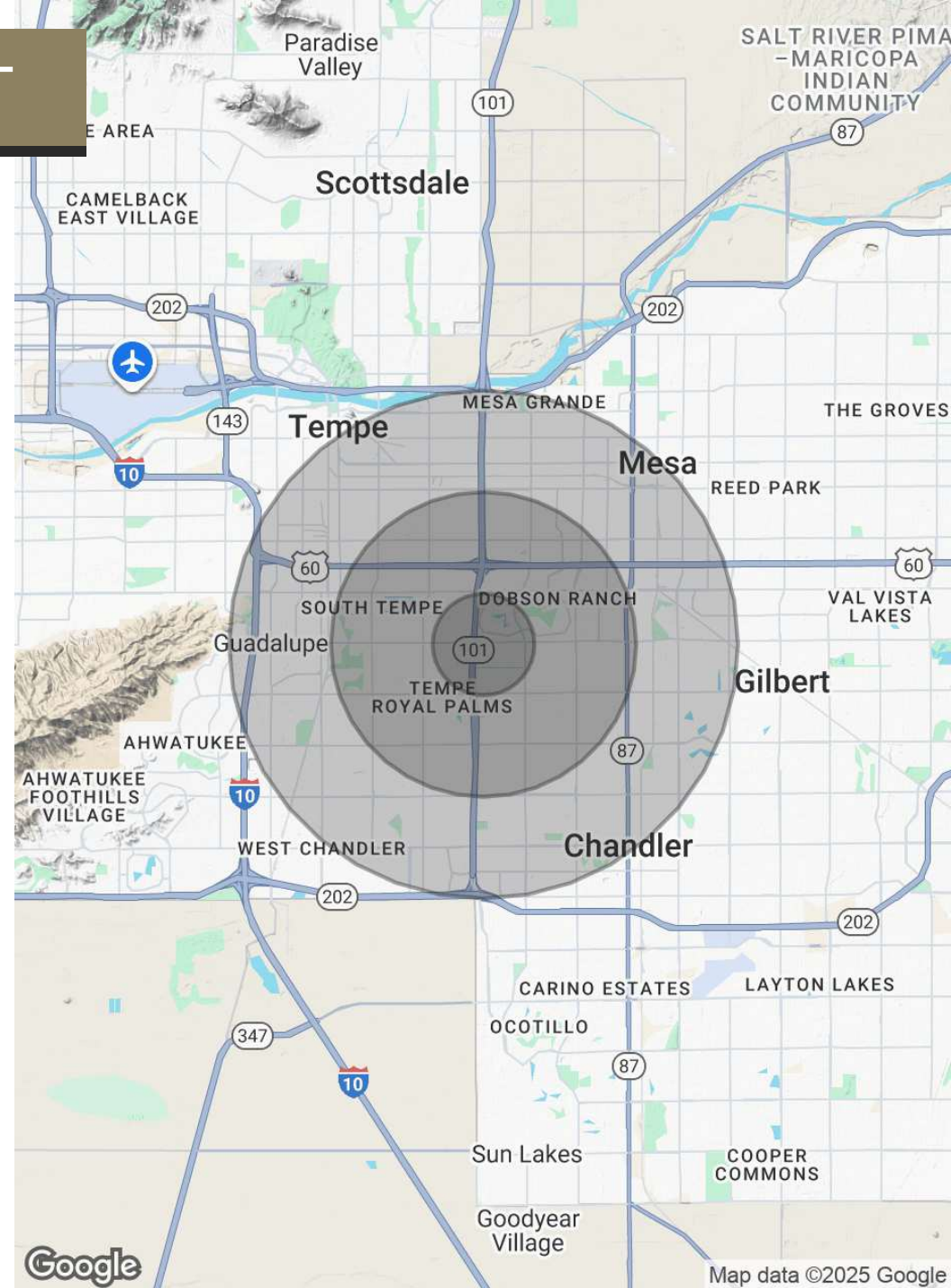
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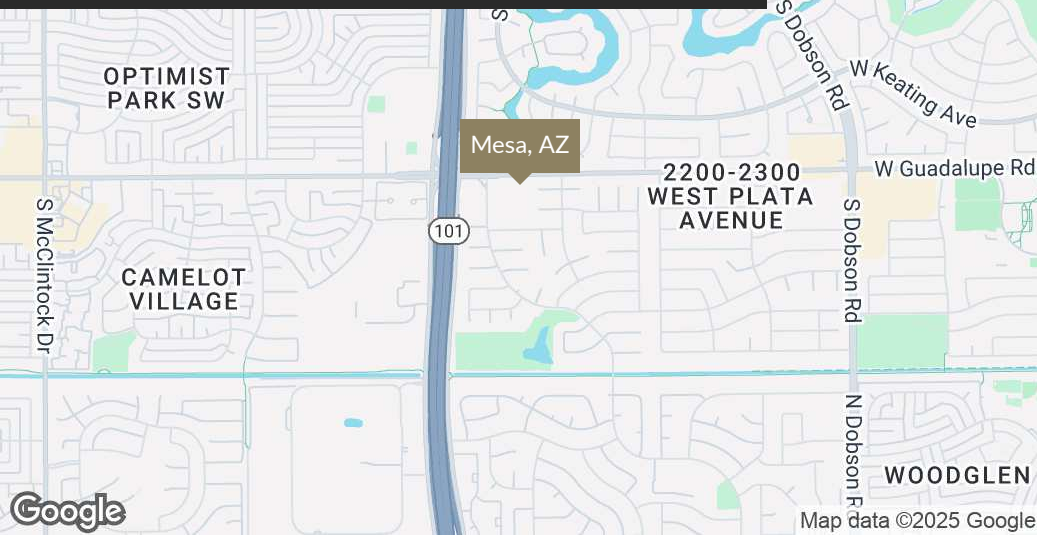
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,711	141,640	422,299
Average Age	41	40	37
Average Age (Male)	40	39	36
Average Age (Female)	42	41	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,853	58,219	169,068
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$126,483	\$111,500	\$100,564
Average House Value	\$478,321	\$469,088	\$429,152

Demographics data derived from AlphaMap



CITY INFORMATION



LOCATION DESCRIPTION

Located in Arizona's third largest city, discover the ideal balance of work and leisure at this prime Mesa location. Just moments away from an array of dining options, retail destinations, and recreational attractions. With easy access to major highways and the vibrant cities of Phoenix, Gilbert and Tempe just a short drive away, the location provides an enticing mix of convenience and potential for your office needs. Discover a dynamic, well-connected community that is sure to elevate your work experience. Within two miles are ASU Research Park and Mesa's Fiesta District, which includes Banner Cardon Children's Medical Center, Mesa Community College Performing Arts Center, MCC, Arizona Advanced Manufacturing Institute, Arizona Agribusiness and Equine Center, and much more. The building fronts W Guadalupe Rd, which has over 28,000 VPD.

LOCATION DETAILS

Market	Phoenix
Sub Market	Superstition Corridor
County	Maricopa
Cross Streets	W Guadalupe Rd and SR 101
Nearest Highway	SR101
Nearest Airport	Phoenix Sky Harbor





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