



## 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 141	±2,329 rsf
Suite 145	±2,317 rsf
Suite 135/141/145	±7,082 rsf
Suite 170	±1,689 rsf
Suite 205	±2,489 rsf
Suite 248	±1,229 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

**Office spaces for lease**  
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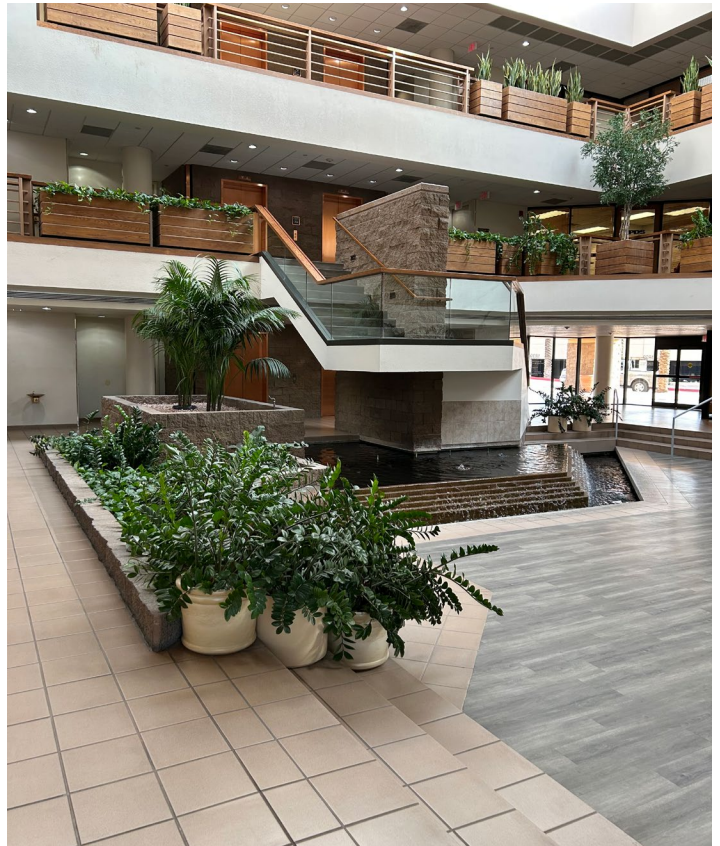
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# Photos

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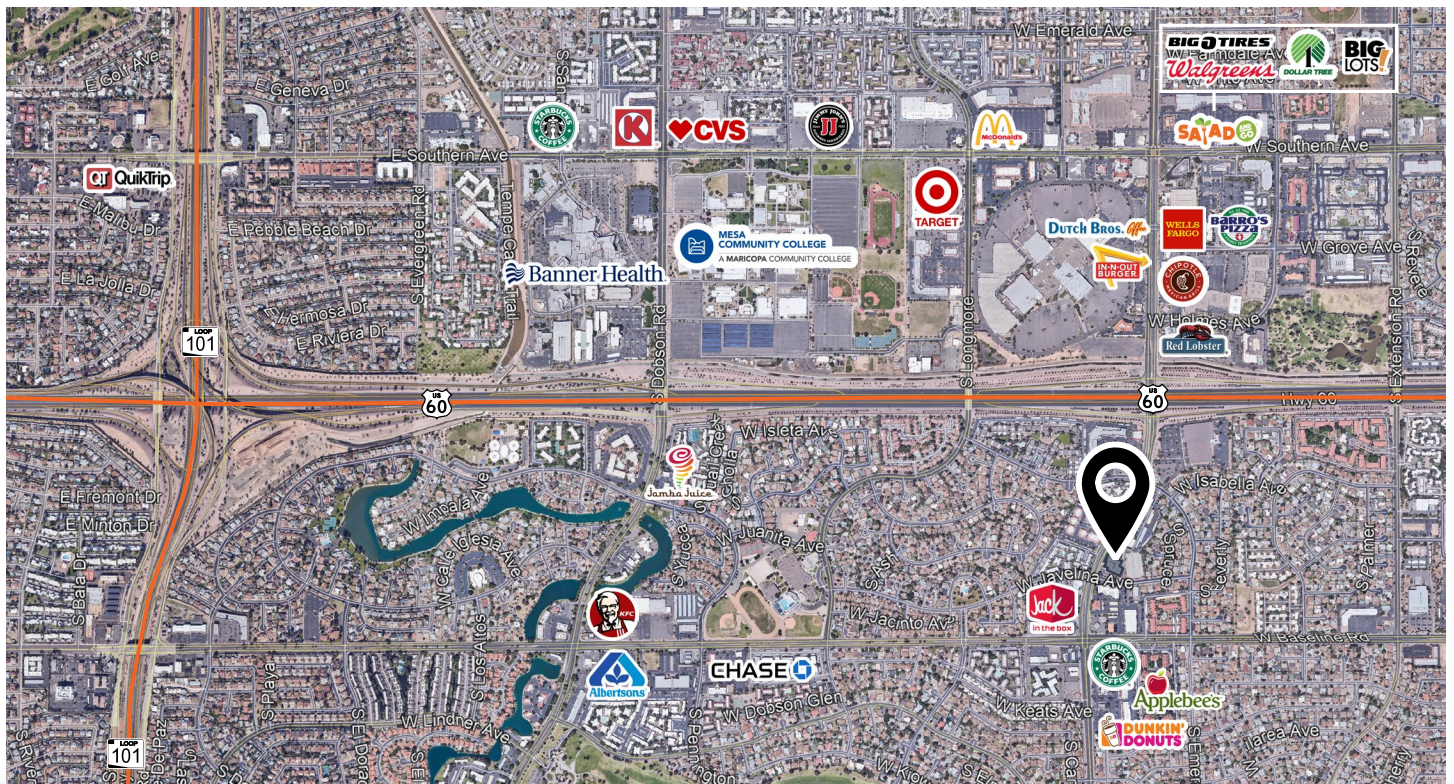
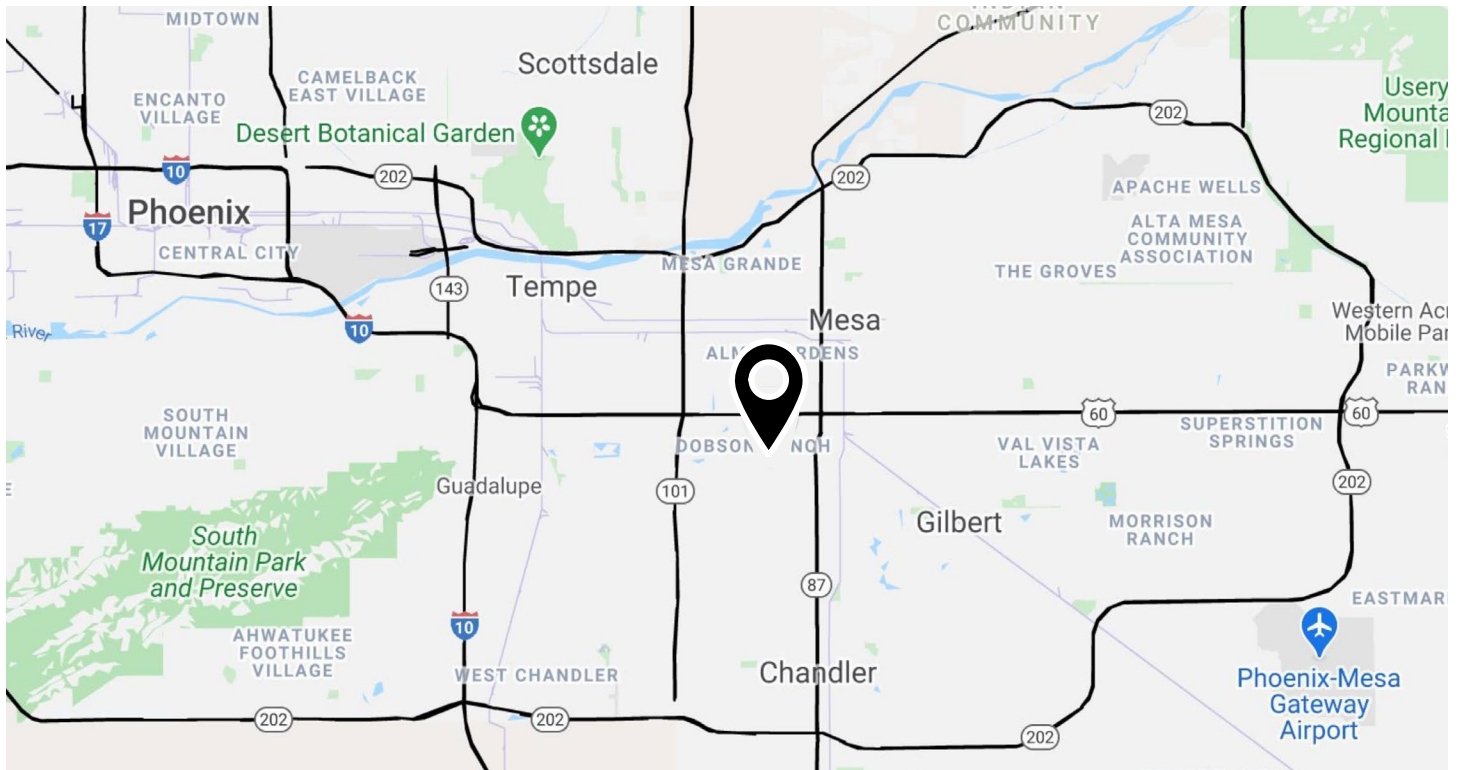


# Location

## Office spaces for lease

1839 S Alma School Rd

Mesa, AZ 85210



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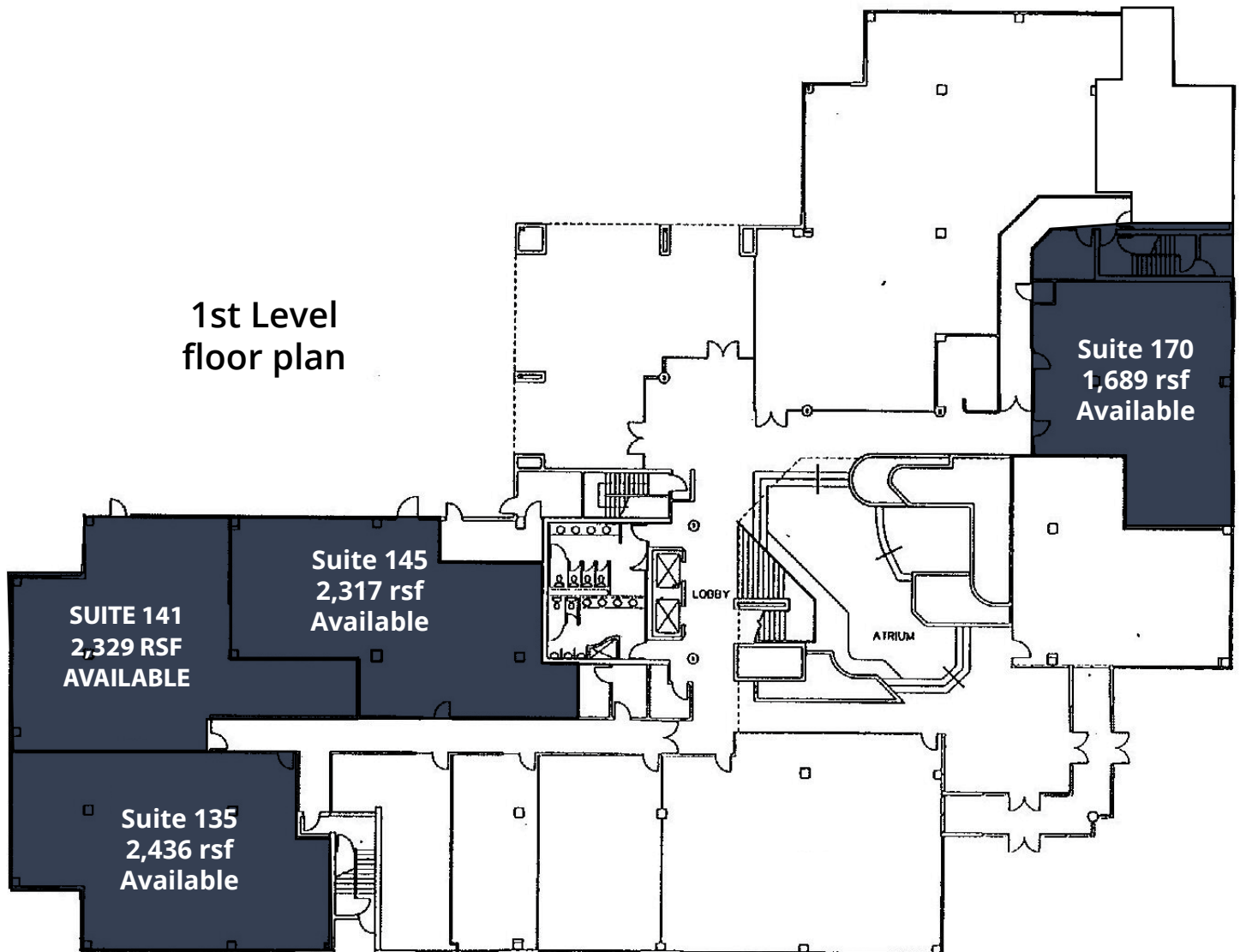
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# Floor plan Level 1

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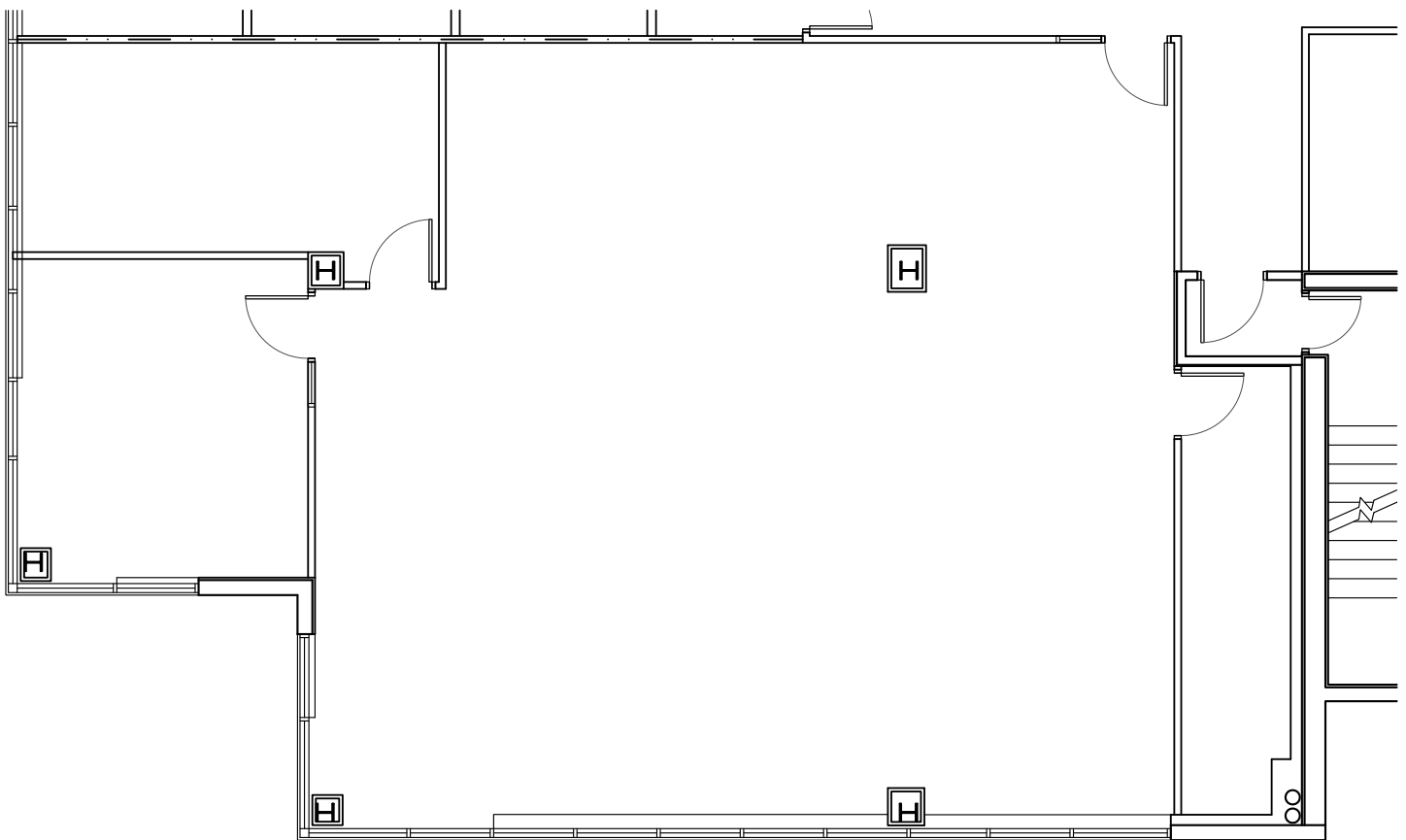
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# Floor plan Level 1

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

**Suite 135**  
**±2,436 rsf**



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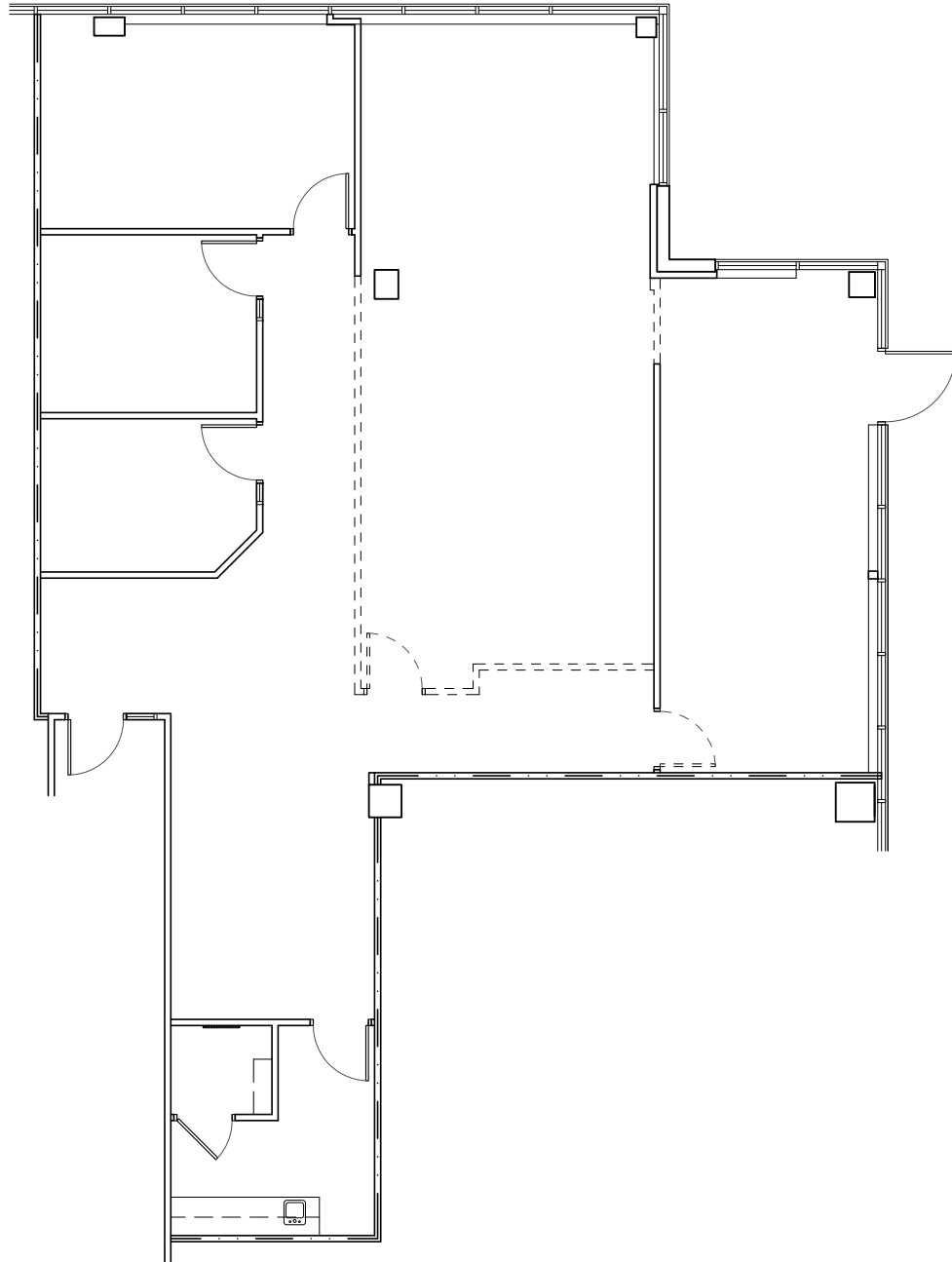
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# Floor plan Level 1

**Office spaces for lease**  
1839 S Alma School Rd  
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**Suite 141**  
**±2,329 rsf**



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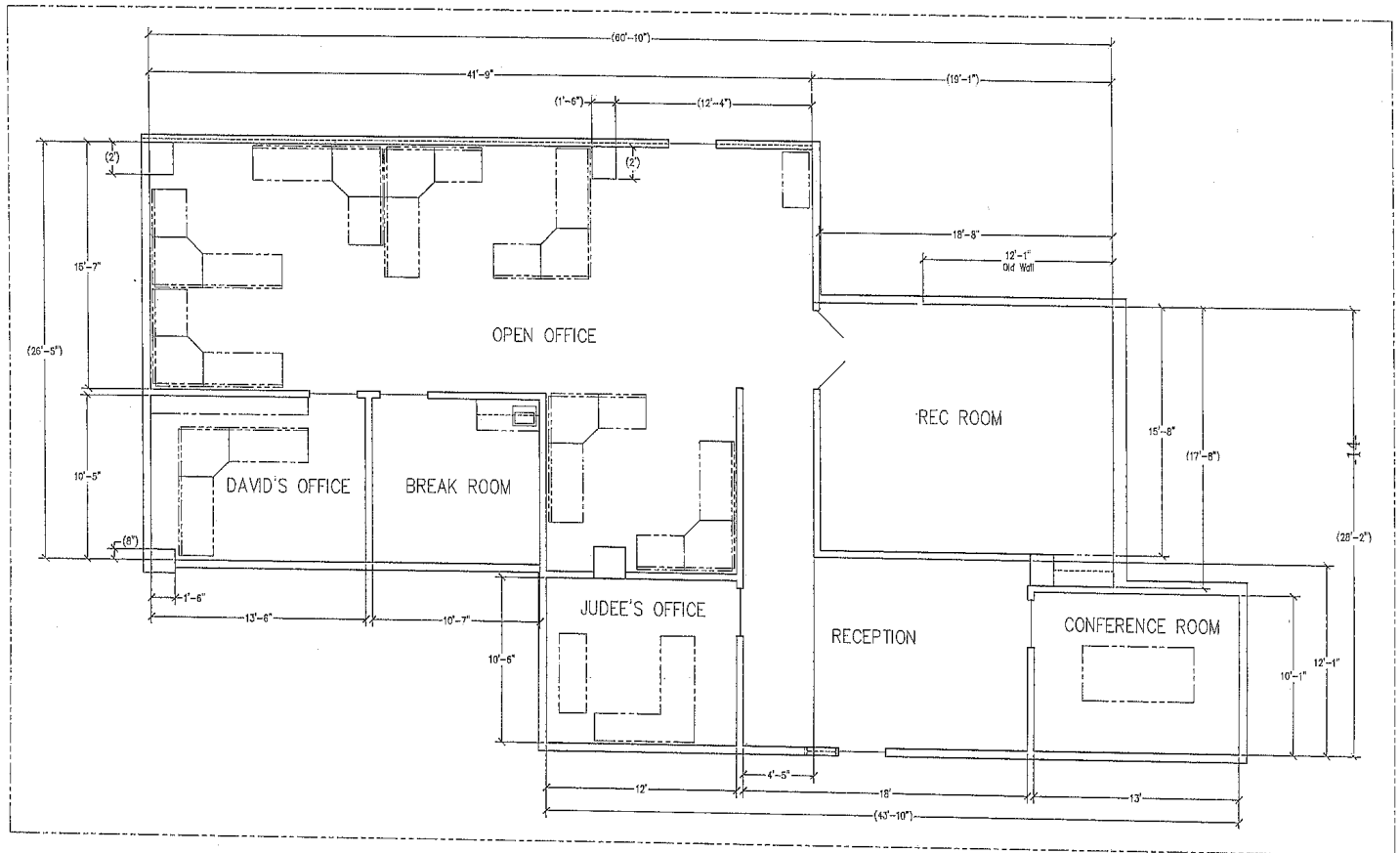
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# Floor plan Level 1

Office spaces for lease  
1839 S Alma School Rd  
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Suite 145  
±2,317 rsf



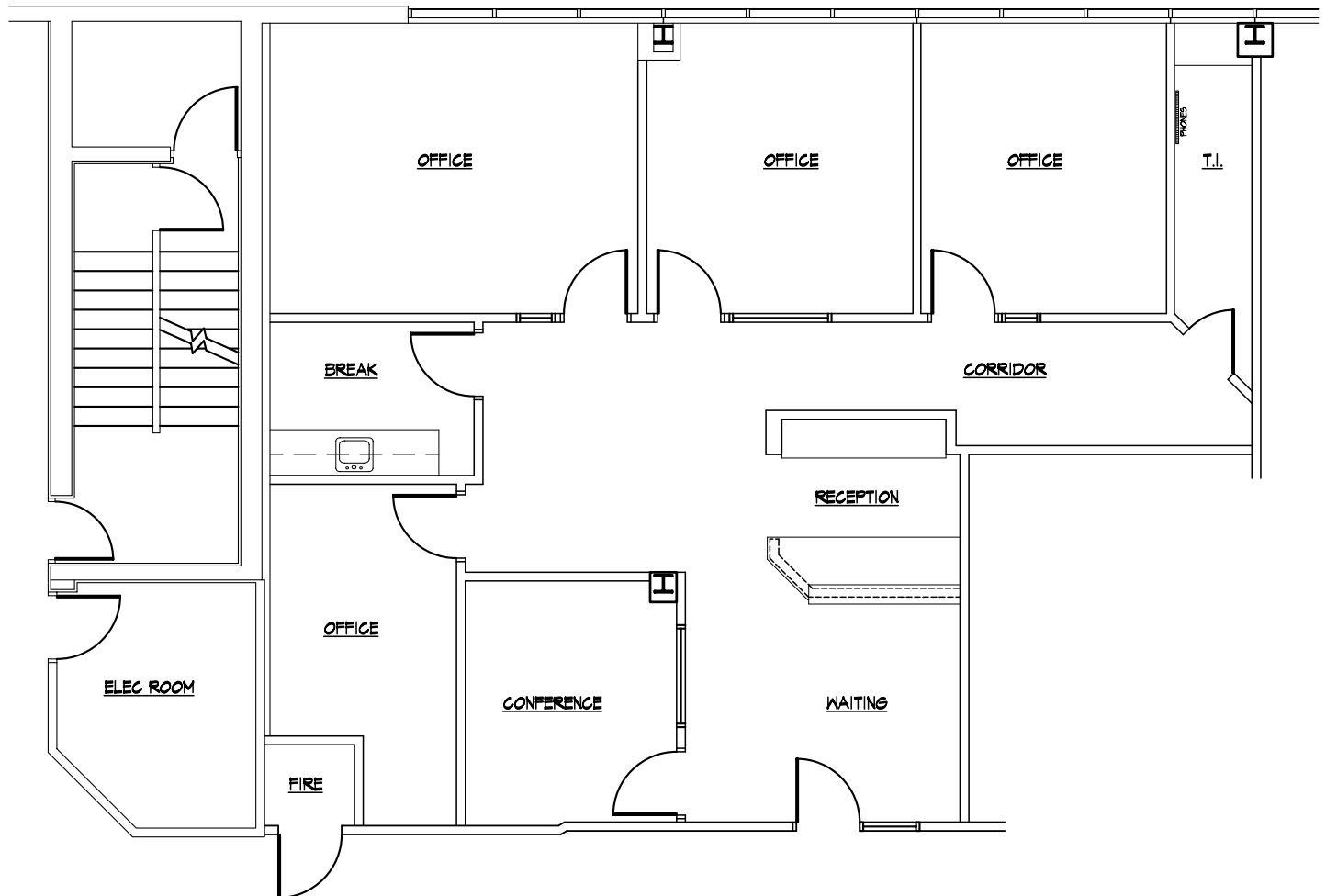
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# Floor plan Level 1

Office spaces for lease  
1839 S Alma School Rd  
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Suite 170  
±1,689 rsf



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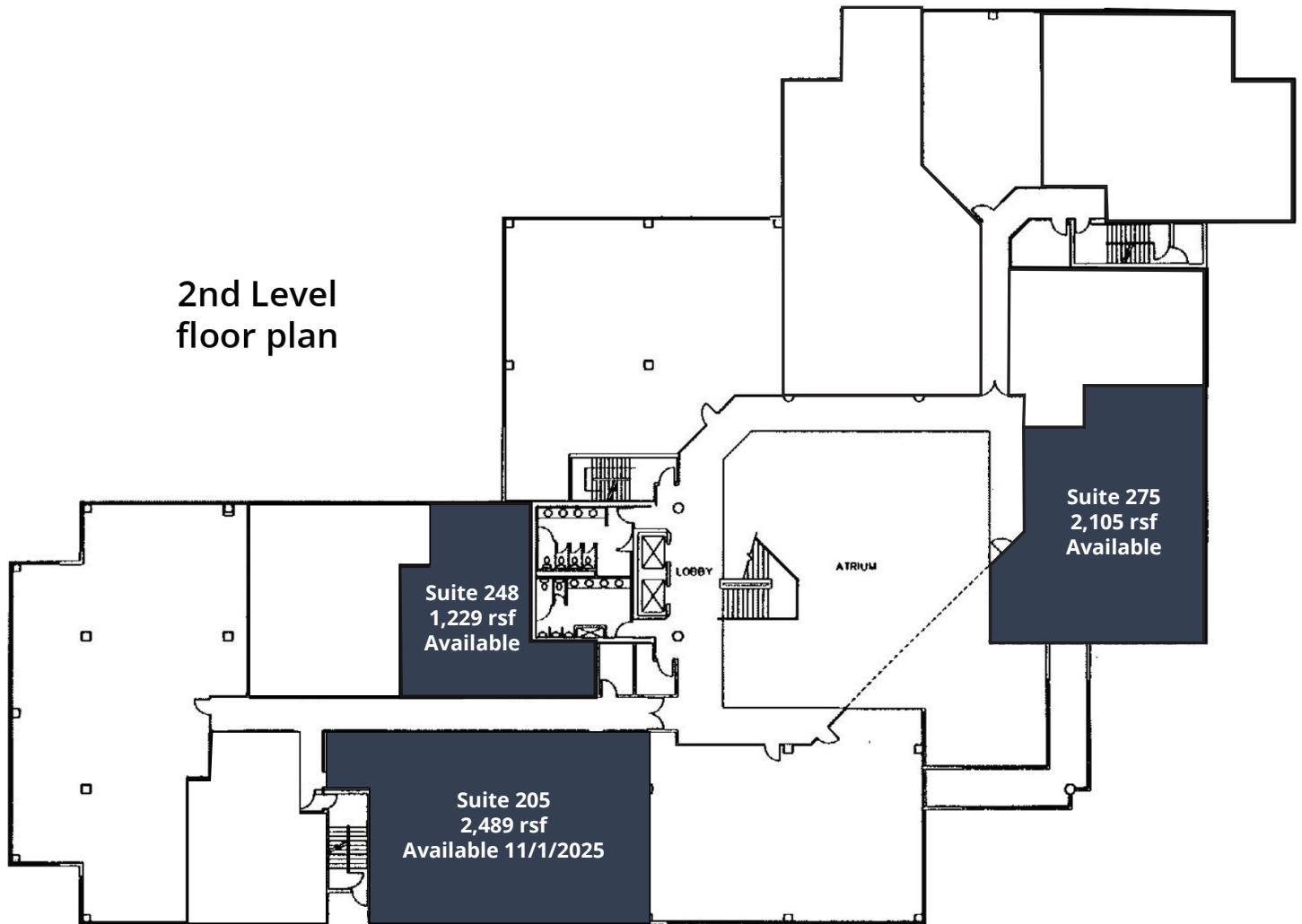
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# Floor plan Level 2

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Mesa, AZ 85210



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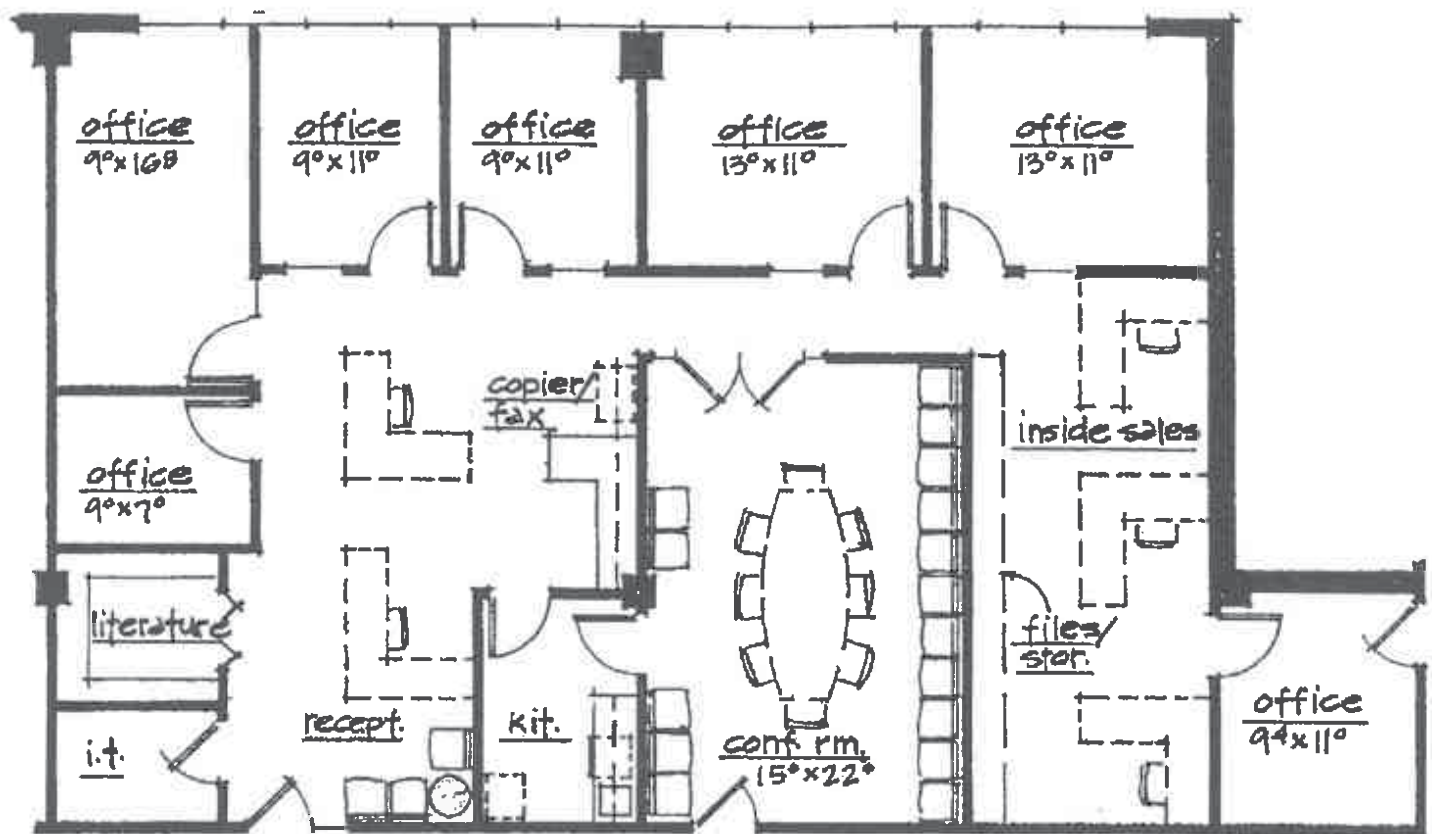
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# Floor plan Level 2

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



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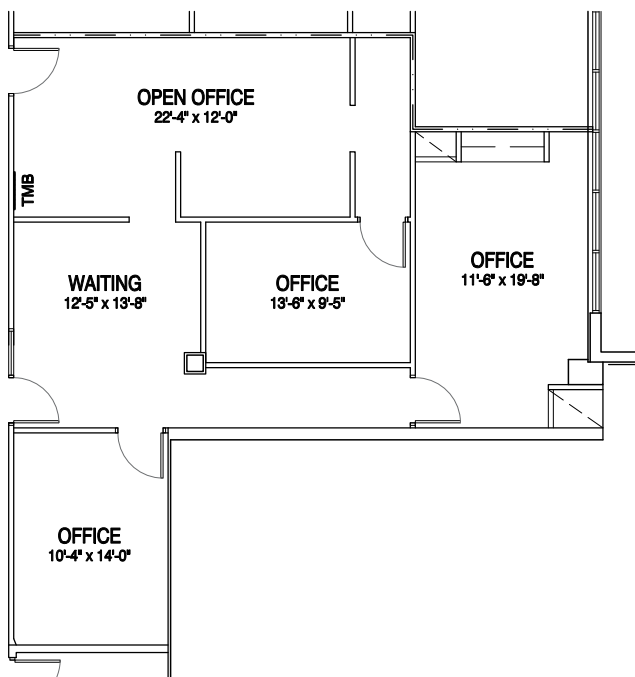
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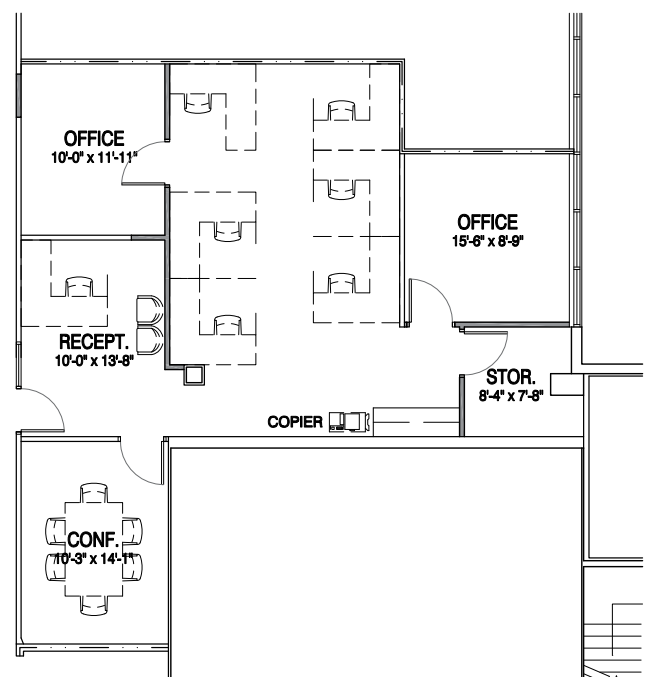
# Floor plan Level 2

Office spaces for lease  
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Suite 248  
±1,229 rsf



As-built



Conceptual

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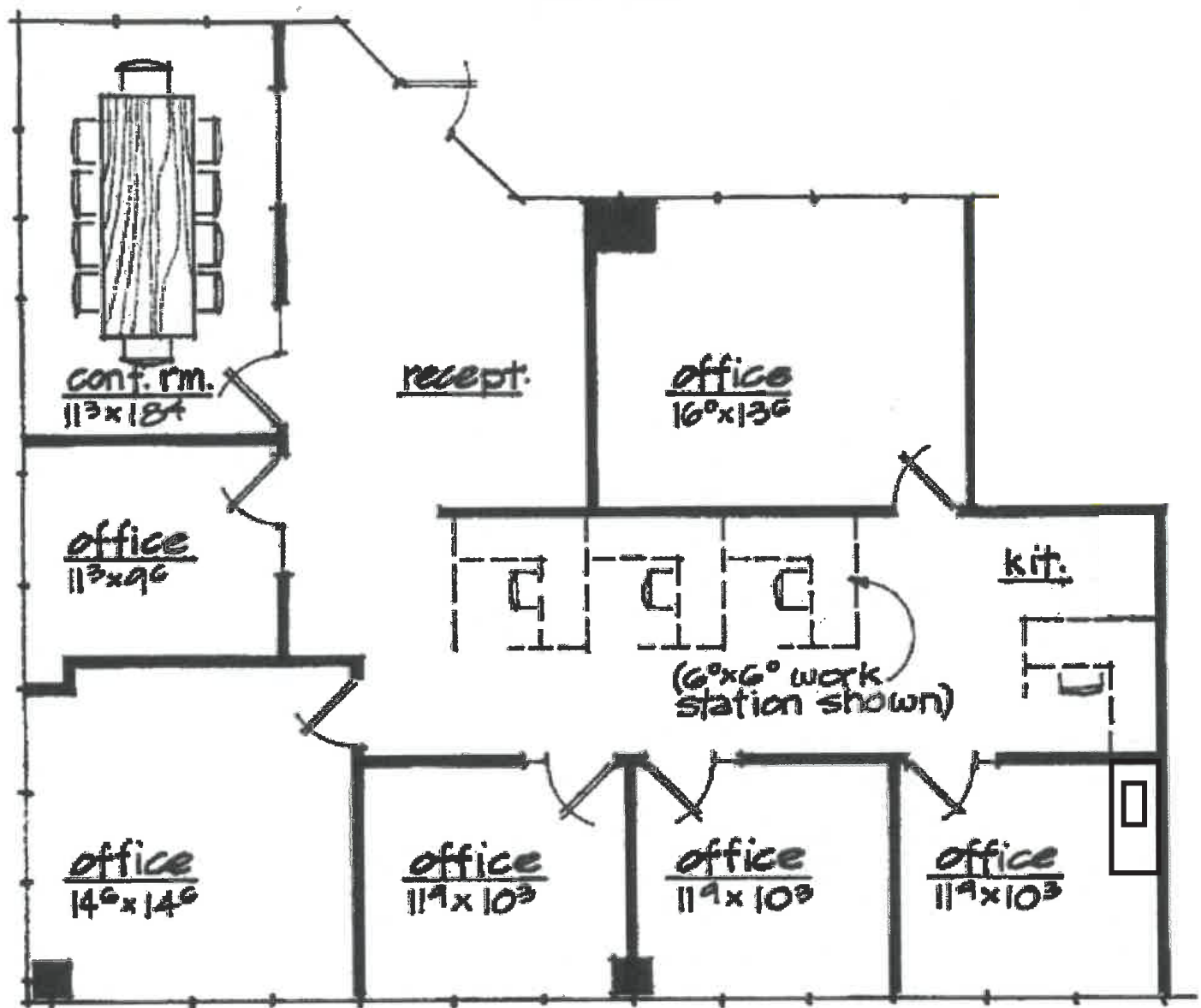
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# Floor plan Level 2

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

Suite 275  
±2,105 rsf

*Spec space move in ready*



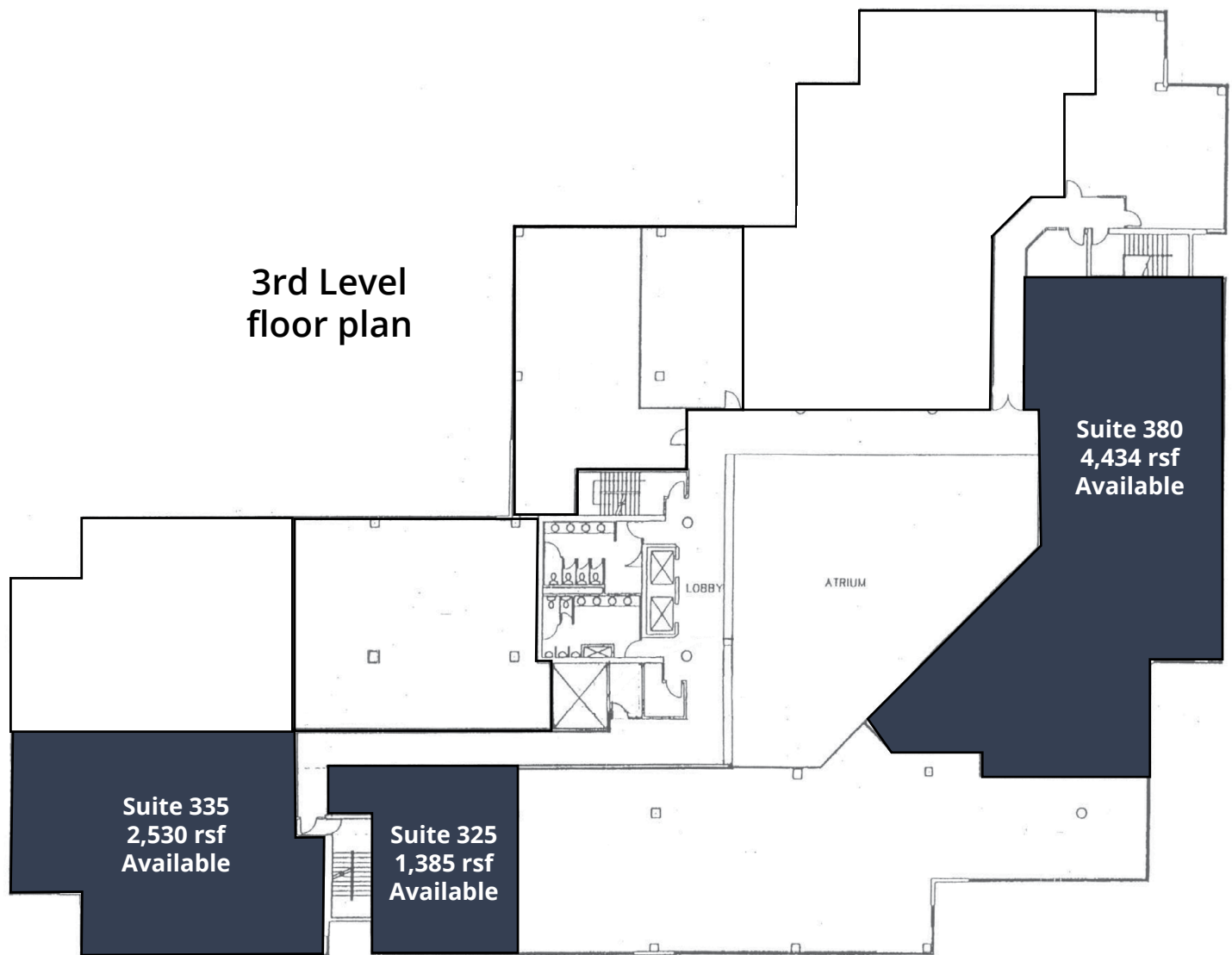
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# Floor plan Level 3

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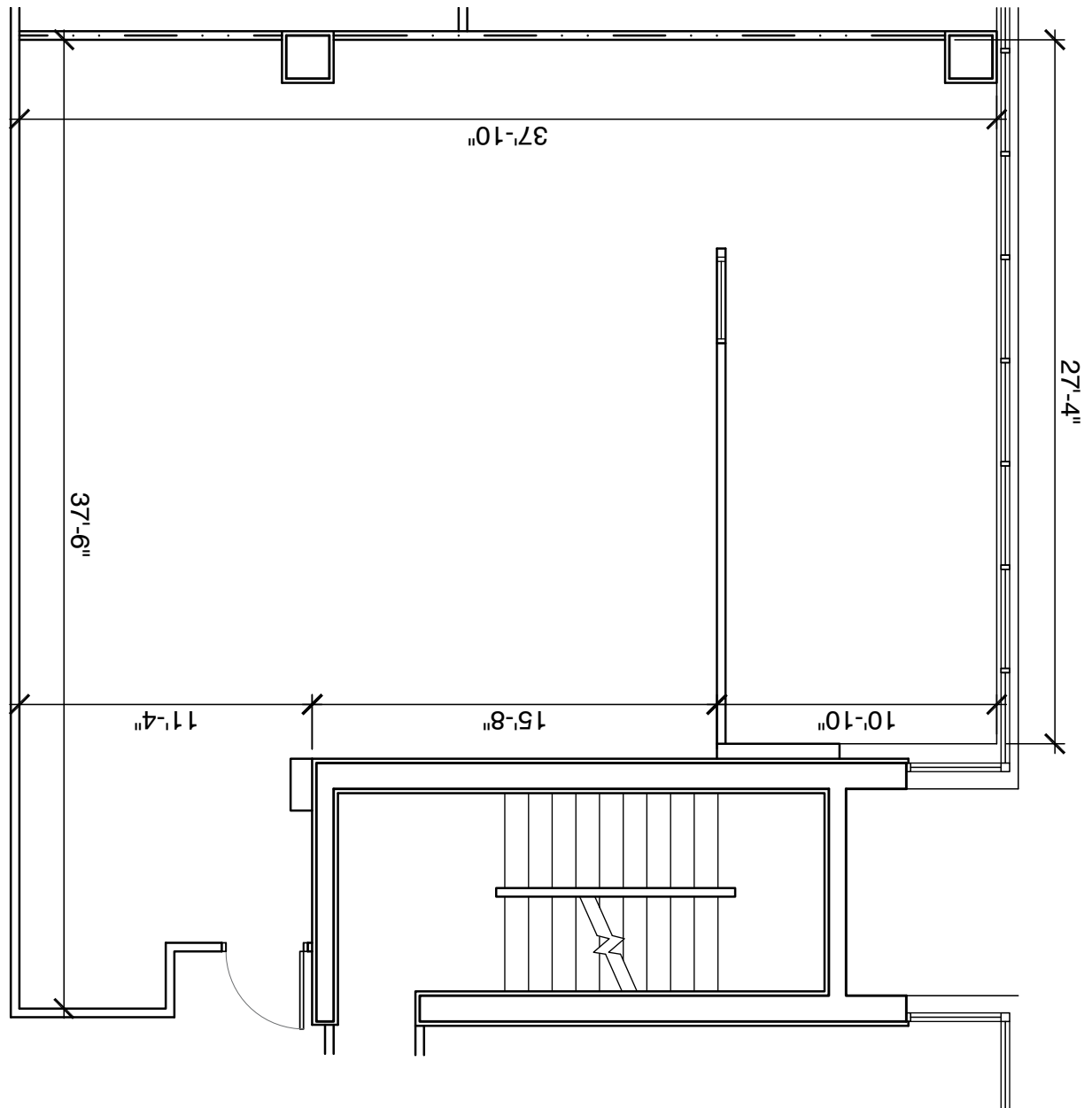
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# Floor plan Level 3

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



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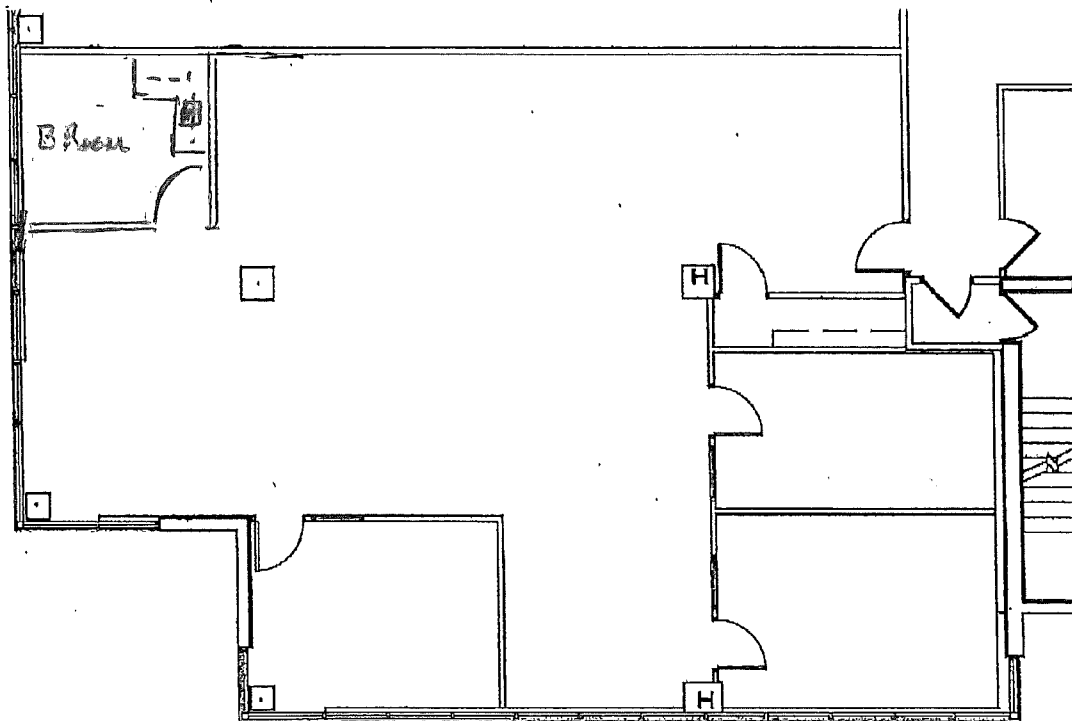
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# Floor plan Level 3

**Office spaces for lease**  
1839 S Alma School Rd  
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**Suite 335**  
**±2,530 rsf**



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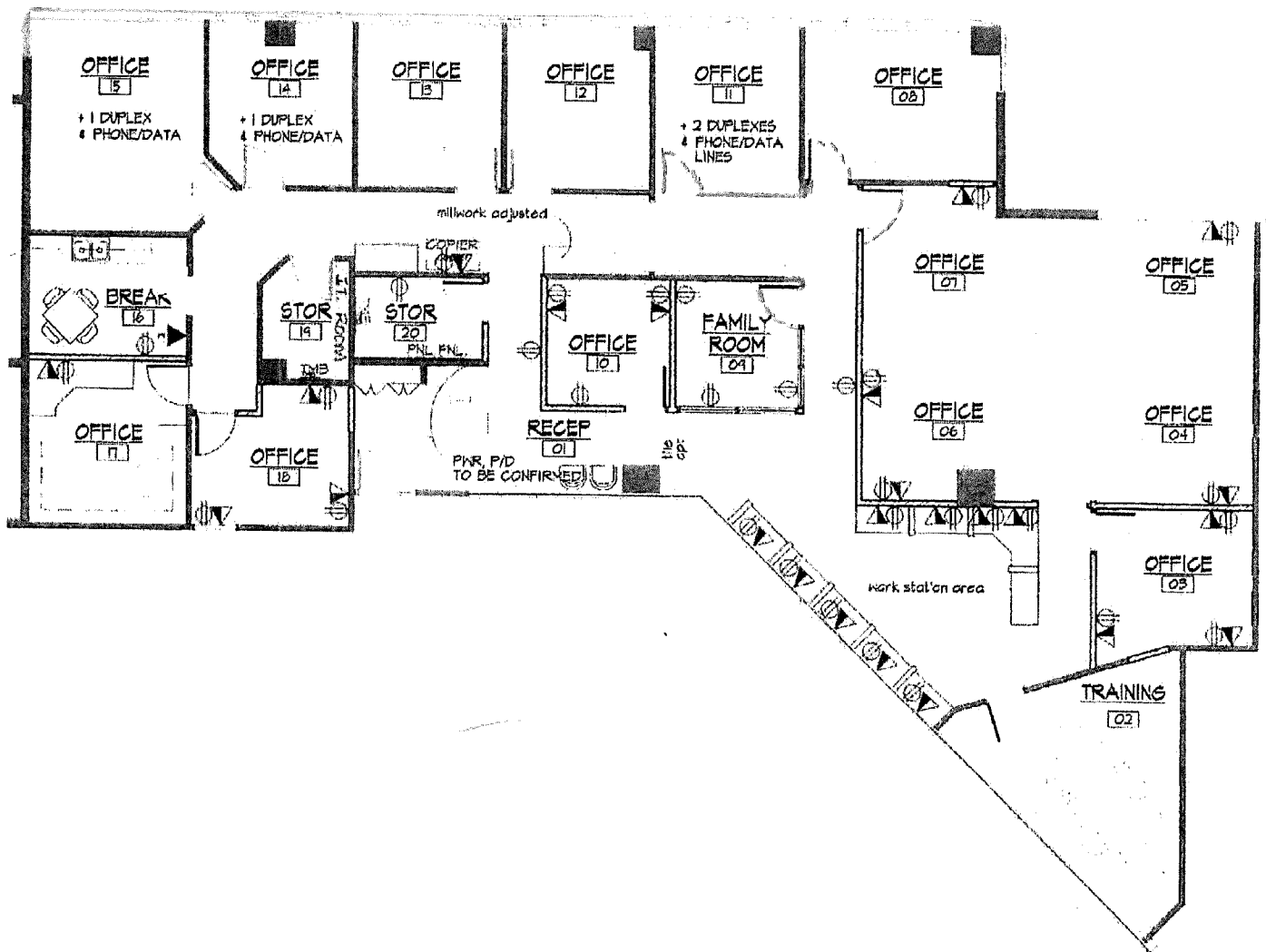
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# Floor plan Level 3

Office spaces for lease  
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Suite 380  
±4,434 rsf



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