

# ODYSSEY PROFESSIONAL PARK

2045 S VINEYARD BLDG 1E, STE 115 | MESA, AZ 85210



**SINGLE TENANT OFFICE CONDO  
AVAILABLE FOR LEASE**

**Matt Zaccardi**  
D: 480.966.7625  
M: 602.561.1339  
mzaccardi@cpiaz.com

**Katy Haug**  
D: 480.623.2328  
M: 816.808.7347  
khaug@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# Property Summary

Address	2045 S VINEYARD BLDG 1E, STE 115 MESA, AZ 85210
Building Size	15,086 SF
Tenancy	Single Tenant
Parking Ratio	4.5/1,000
Year Built	Shell Built in 2009 Interior Improvements Built in 2017
Frontage	Baseline Rd & Country Club Dr
<b>Available</b>	<b>Suite 115</b>
<b>Suite Size</b>	<b>3,744 SF</b>
<b>Lease Rate</b>	<b>\$22/SF/YR + \$5.11/SF/YR NNN</b>



## About the Property

Discover a versatile professional office opportunity at **2045 S Vineyard, Building 1E, Suite 115**, ideally positioned within a well-established business park in Mesa's thriving healthcare and education corridor. This thoughtfully configured suite offers a highly functional layout designed to support a wide range of professional users seeking efficiency, flexibility, and a polished client experience.

The space features a welcoming reception area, nine private offices, a dedicated copy room, open bullpen workspace, break room, and two restrooms, providing an ideal balance of private offices and collaborative areas. The layout is well-suited for professional services, administrative teams, or growing organizations requiring both focused workspaces and shared amenities.

Conveniently located near the Loop 101 and US-60 freeways, the property offers excellent regional connectivity and accessibility for employees and clients alike. Surrounded by established medical, educational, and employment centers, the suite benefits from strong daytime population and proximity to retail, dining, and service amenities. This professional office suite presents an outstanding opportunity for businesses looking to establish or expand their presence in one of Mesa's most dynamic and accessible submarkets.



**Professional Office**  
Layout



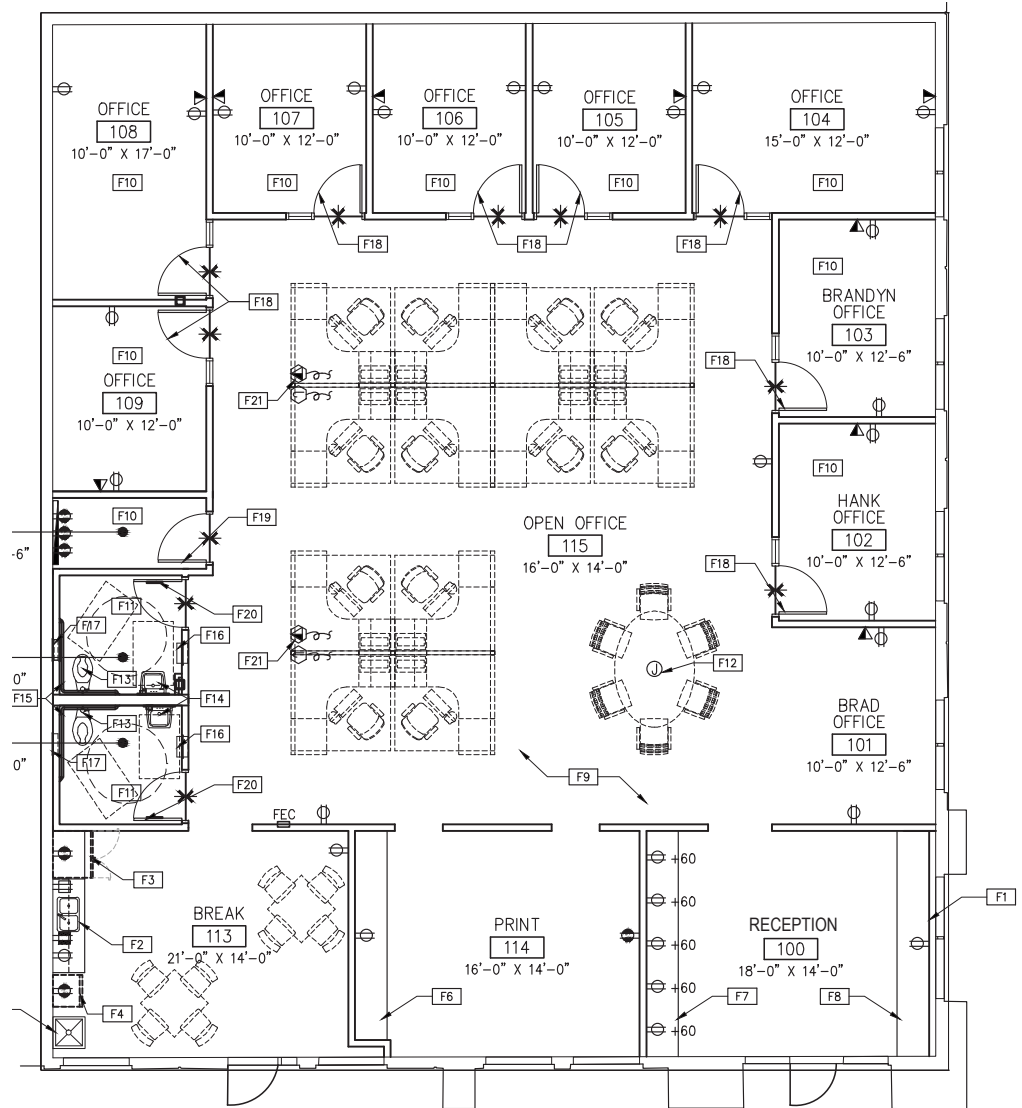
**Loop 101 & 60 FWY**  
Proximity



# Bldg 1E, Suite 115

3,744 SF | \$22.00/SF/YR + \$5.11/SF/YR NNN

- Reception Area
- 9 Private Offices
- Copy Room
- Bullpen
- Break Room
- Restrooms



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



03.17.26

# Bldg 1E, Suite 115 Photos





W BROADWAY RD

N GILBERT RD



Little Tikes Arby's Pep Boys  
 SUBWAY McDonald's STARBUCKS COFFEE  
 SONIC America's Drive-In Denny's TACO BELL

TARGET 99¢ ONLY STORES  
 JO-ANN INC. HARBOR FREIGHT TOOLS ZIP RECORDS  
 POPEYES LOUISIANA KITCHEN STARBUCKS COFFEE  
 DOLLAR TREE

MESA HIGH SCHOOL

MESA SOUTH SHOPPING CENTER

E SOUTHERN AVE

Golfland  
 SunPlasH



Banner Health

MESA COMMUNITY COLLEGE  
 A MARICOPA COMMUNITY COLLEGE

**SITE**

MESA GRAND SHOPPING CENTER

TOWNSHIP PLAZA

E BASELINE RD

SHOPPES AT GILBERT COMMONS

KOHL'S five BELOW  
 T.J. MAXX HomeGoods  
 ROSS DRESS FOR LESS MATTRESS FIRM

Walmart Save money. Live better. Panera  
 PETSMART Cane's  
 Party City TEXAS HOLDERS  
 Chick-fil & GameStop  
 K RED ROBIN chili's

Sams CLUB

Fruy's McDonald's STARBUCKS COFFEE  
 Wendy's BARRIS  
 DISCOUNT TIRE  
 Applebees Jack in the box TACO BELL

W GUADALUPE RD

HERITAGE DISTRICT

S DOBSON RD

S ALMA SCHOOL RD

S COUNTRY CLUB DR

N MCQUEEN RD

N COOPER RD

W WARNER RD

# Location Overview

## Mesa, AZ

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

**#1** City for Economic Growth  
(250K-500K Population)  
[\(Coworking Cafe, 2024\)](#)

**#5** Most Neighborly Large City  
[\(Neighbor.com, 2024\)](#)

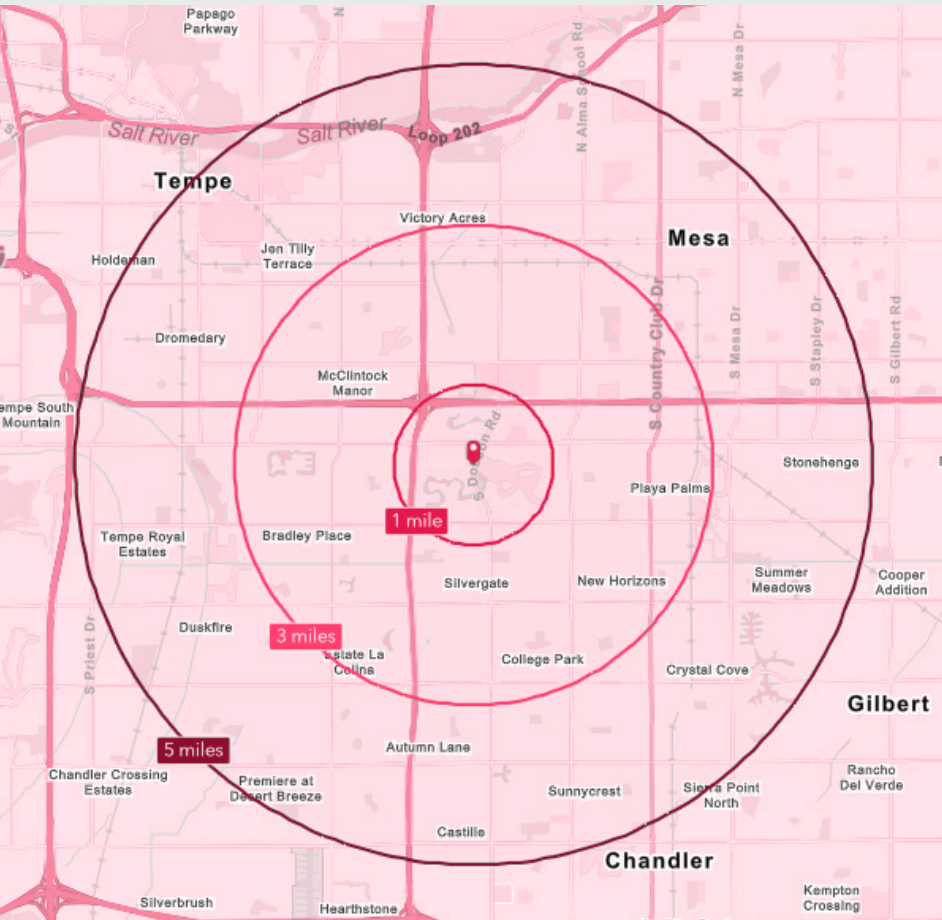
**#11** Best-Run City in the US  
[\(WalletHub, 2025\)](#)

**TOP 40** Cities with the Best Public Schools in the US  
[\(Niche, 2024\)](#)



# Demographic Summary

	1 Mile	3 Mile	5 Mile
 <b>Population</b>	14,626	148,796	402,786
 <b>Households</b>	6,052	61,465	157,842
 <b>Average Household Income</b>	\$98,512	\$88,205	\$86,641
 <b>Median Home Value</b>	\$361,797	\$355,144	\$356,271



## 5 Mile Highlights

**33.4**  
Median  
Age

**237K**  
Daytime  
Employees

**35%**  
Bachelor's Degree  
or Higher

## A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 237,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

# ODYSSEY PROFESSIONAL PARK

2045 S VINEYARD BLDG 1E, STE 115 | MESA, AZ 85210

For More Information,  
Please Contact an  
Exclusive Listing Agent:

**Matt Zaccardi**

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpiaz.com

**Katy Haug**

D: 480.623.2328

M: 816.808.7347

khaug@cpiaz.com



## COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

03.17.26