



## 1660 SOUTH ALMA SCHOOL ROAD

MESA, ARIZONA 85201

Move-In Ready, Second-Story Office Space

Mixed Use Office/Retail Property

Monument Signage Available

Elevator Service

Efficient Floor Plans

TI's Based on Term, Etc.

Abundant Natural Light with Views

Convenient Access to Retail, Schools, Healthcare, Restaurants

SUITES	SIZE	MAX. CONT.	RATE (NET JAN)
201:	2,723 SF	] 1,890 SF	\$21.00 PSF
208:	1,260 SF		\$21.00 PSF
209:	630 SF		\$21.00 PSF
212:	1,274 SF		\$21.00 PSF
219:	646 SF		\$21.00 PSF

TRAFFIC COUNTS	VPD
S ALMA SCHOOL RD:	40,795
US-60:	36,745

**Matt Harper, CCIM**

Senior Vice President

623.692.9435

matt@citywidecre.com

**Leah Motsinger**

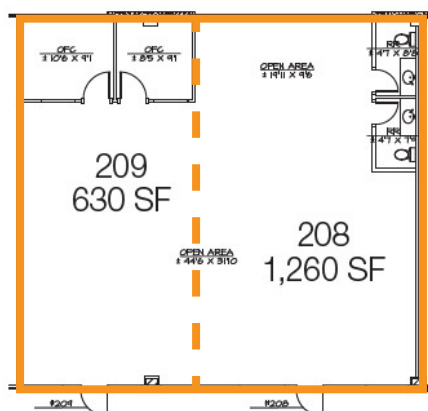
Senior Associate

602.423.3619

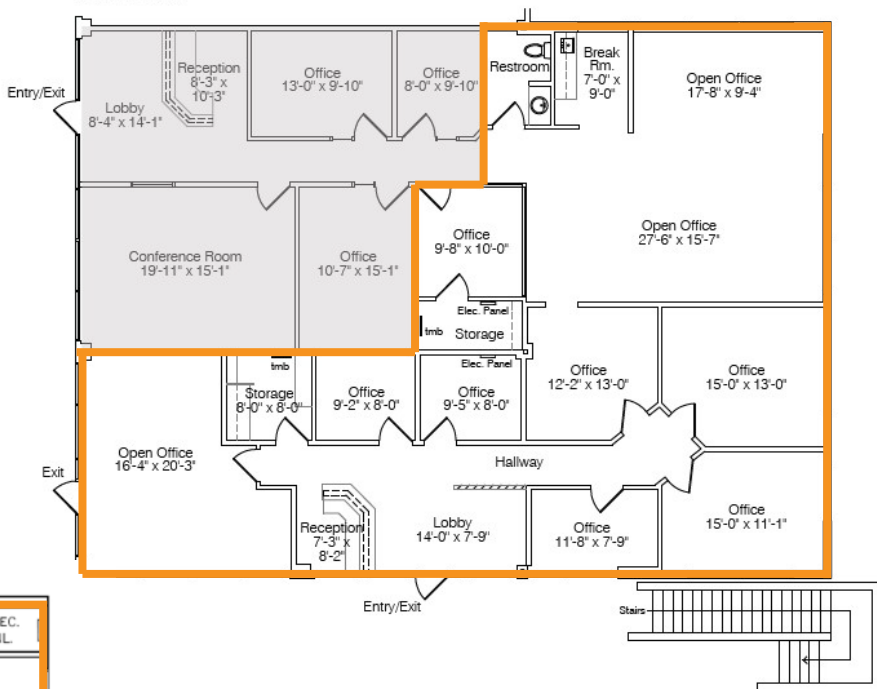
leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

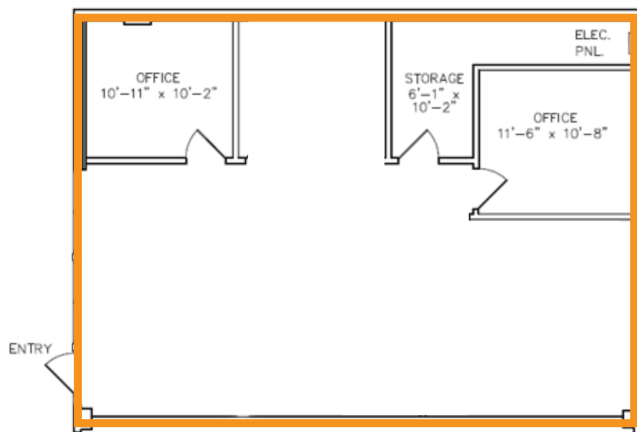
Suite 208 & 209



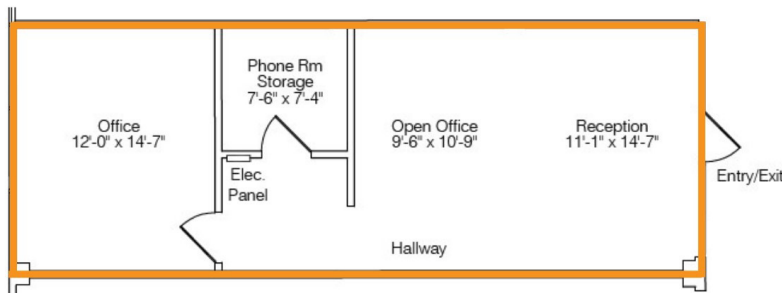
Suite 201



Suite 212



Suite 219



SUITE	SIZE	RATE	NOTES
201:	2,723 SF	\$21.00 PSF Net Janitorial	End-cap with Monument Signage
208:	1,260 SF	\$21.00 PSF Net Janitorial	1,890 SF Max Contiguous
209:	630 SF	\$21.00 PSF Net Janitorial	1,890 SF Max Contiguous
212:	1,274 SF	\$21.00 PSF Net Janitorial	Available 10/31/2025
219:	646 SF	\$21.00 PSF Net Janitorial	

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**SUITE 208**



**SUITE 209**



**SUITE 219**



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