

# Baywood Square

7165 E University Dr, Building 13, Mesa, Arizona



±972 SF – ±3,100 SF Available for Lease – \$21.00/SF Modified Gross

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**CBRE**

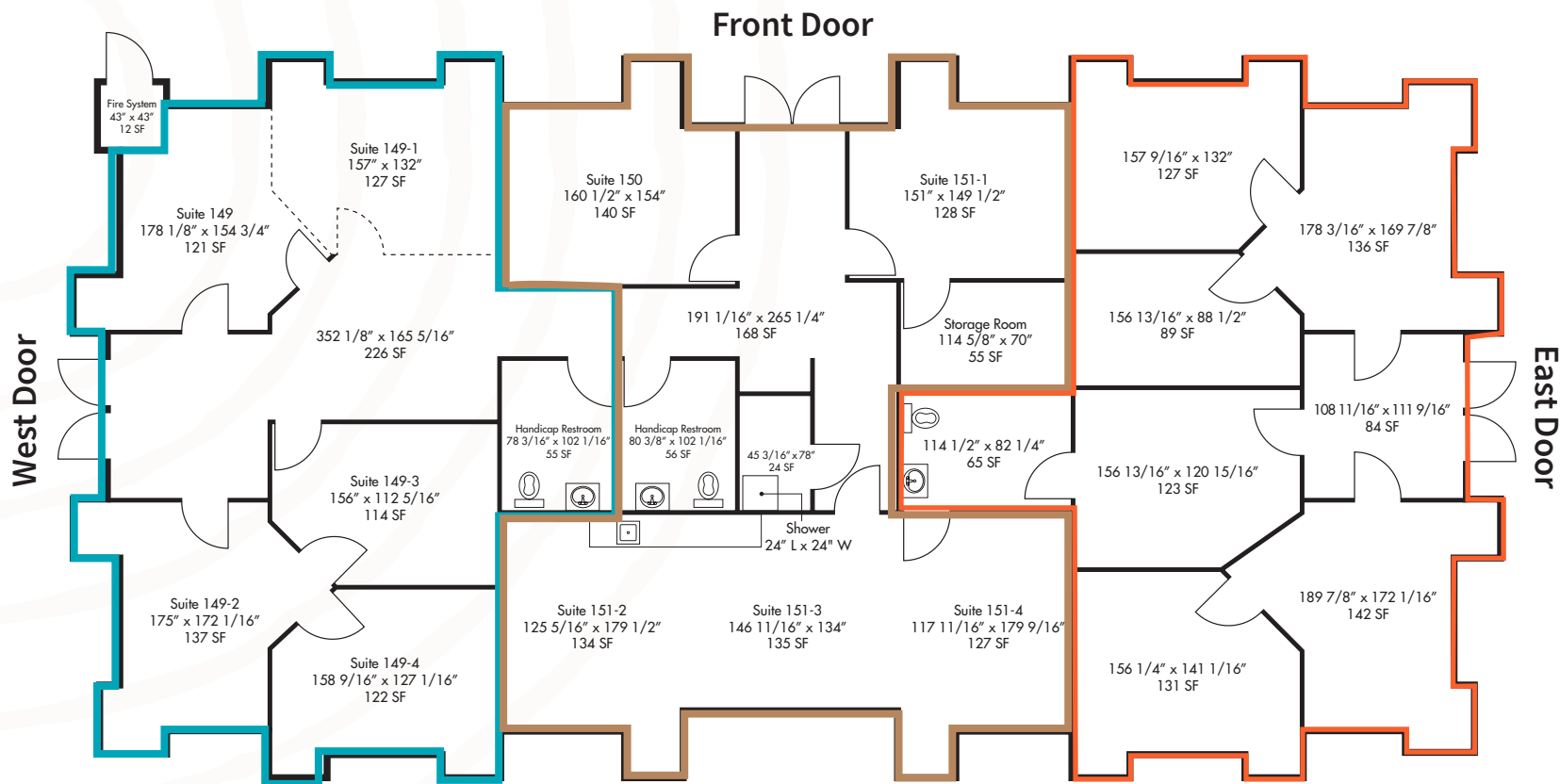
# Property Highlights

## Class B Medical Office

<b>Building Size</b>	±3,100 SF
<b>Available SF</b>	±972 – ± 3,100 SF
<b>Lot Size</b>	±0.14 Acres
<b>Parcel Number</b>	218-14-029
<b>Zoning</b>	C-0 — City of Mesa
<b>Lease Rate</b>	\$21.00/SF Modified Gross
<b>Year Built</b>	2006
<b>Parking</b>	4.20/1,000 Surface & Covered
<b>Front Office</b>	6 offices, 2 bullpen areas 2 restrooms
<b>Side Office</b>	4 offices, bathroom
<b>Access</b>	6 minutes to Loop 202 9 minutes to US 60



# Floor Plan



Suite 149	±972 SF
Reception Area	Yes
Offices	4
Restroom	Yes

Suite 150 - 151	±1,048 SF*
Reception Area	Yes
Offices	4
Conference Room	Yes
Break Room	Yes
Restroom	Yes

Suite 152	±1,080 SF*
Reception Area	Yes
Offices	5
Conference Room	Yes
Break Room	Yes
Restroom	Yes

\*Suites 150-152 contiguous to ±2,128 SF



Not to Scale

**Building 13**

±3,100 RSF

**Lease Rate**

\$21.00/SF Modified Gross



## Area Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	11,226	102,833	265,240
Daytime Population	10,391	100,677	245,499
<b>PLACE OF WORK</b>			
2025 Businesses	320	2,462	6,510
2025 Employees	3,916	31,565	77,669



### LOCATION

6 Minutes to Loop 202 &  
9 Minutes to US 60 Freeways



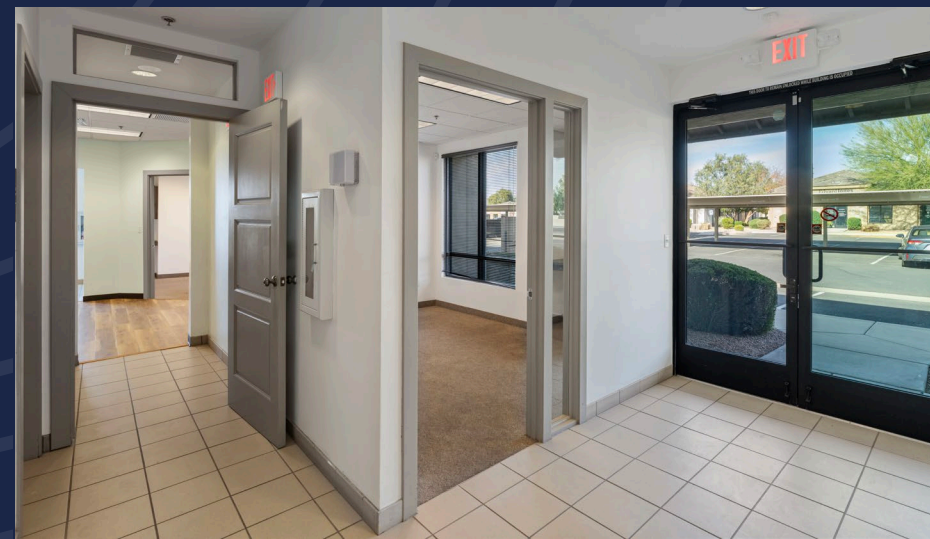
### AMENITIES

3 Minutes to Banner Baywood  
Medical Center & Hospital

# Baywood Square



# Baywood Square



# Baywood Square

7165 E University Dr  
Building 13  
Mesa, Arizona 85207

## CONTACTS

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