

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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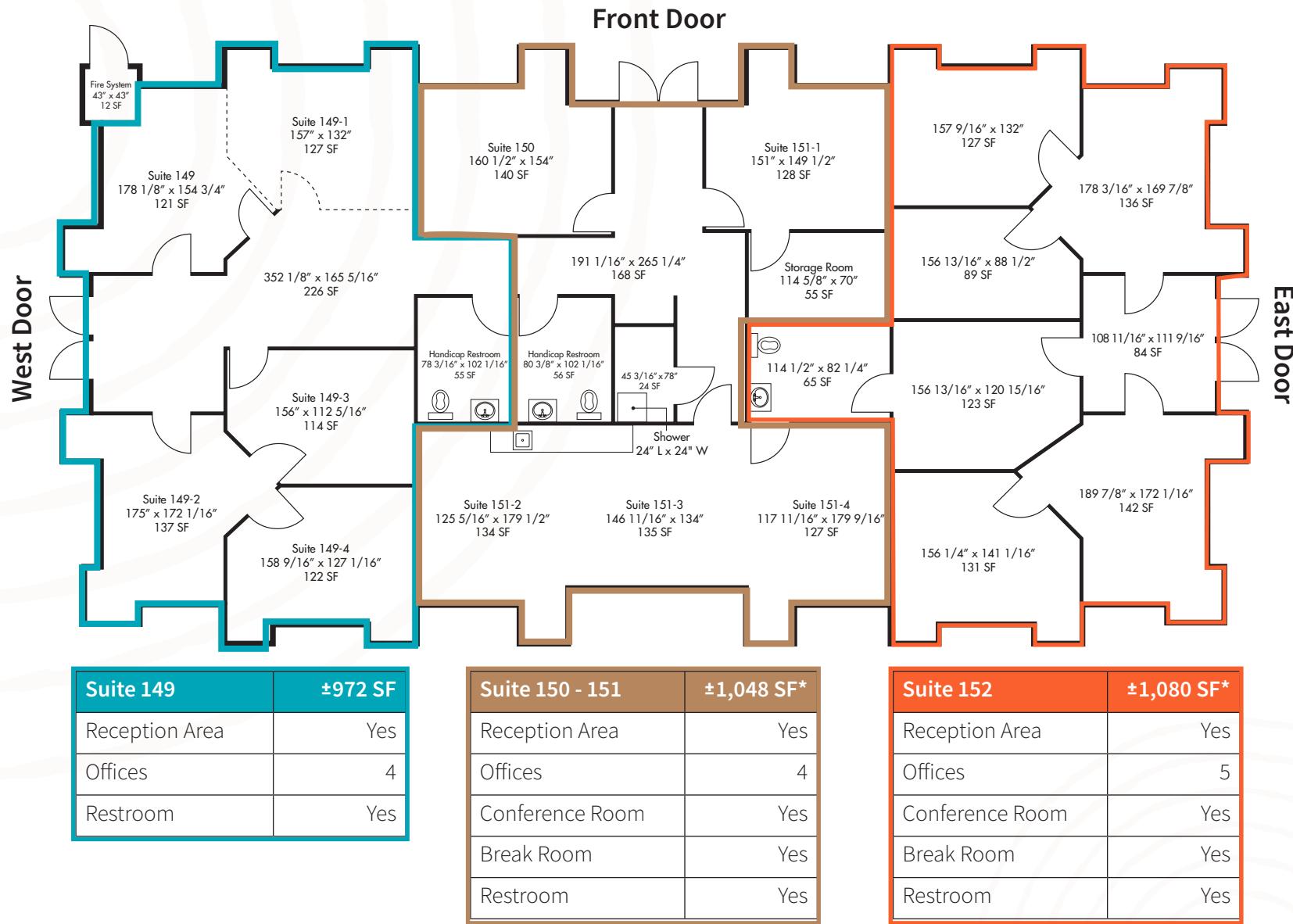
Property Highlights

Class B Medical Office

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

Building 13

±3,100 RSF

Lease Rate

\$21.00/SF Modified Gross



Not to Scale



Area Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	11,226	102,833	265,240
Daytime Population	10,391	100,677	245,499
PLACE OF WORK			
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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