



# WAYPOINT IV

1130 N. ALMA SCHOOL RD., MESA, AZ

# SUBLEASE OPPORTUNITY



**SPACE AVAILABLE:** 2nd Floor  
**SIZE:** 50,379 SF  
**ASKING RATE:** Negotiable

**TERM THRU:** 02/28/2026  
**AVAILABILITY:** Immediate  
**PARKING:** 6.00/1,000

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## LEGEND

Subtenant A - 27,564 SF

Subtenant B - 22,815 SF

# 2nd Floor

## 50,379 SF

- 1 New Subtenant B space with card reader access
- 2 New door with card reader access for Subtenant B space
- 3 New door with card reader access for Subtenant B space
- 4 New mill-work for Subtenant A break room
- 5 New door with card reader access for Subtenant A break room
- 6 New door with card reader access for Subtenant A space
- 7 New door with card reader access for Subtenant A space

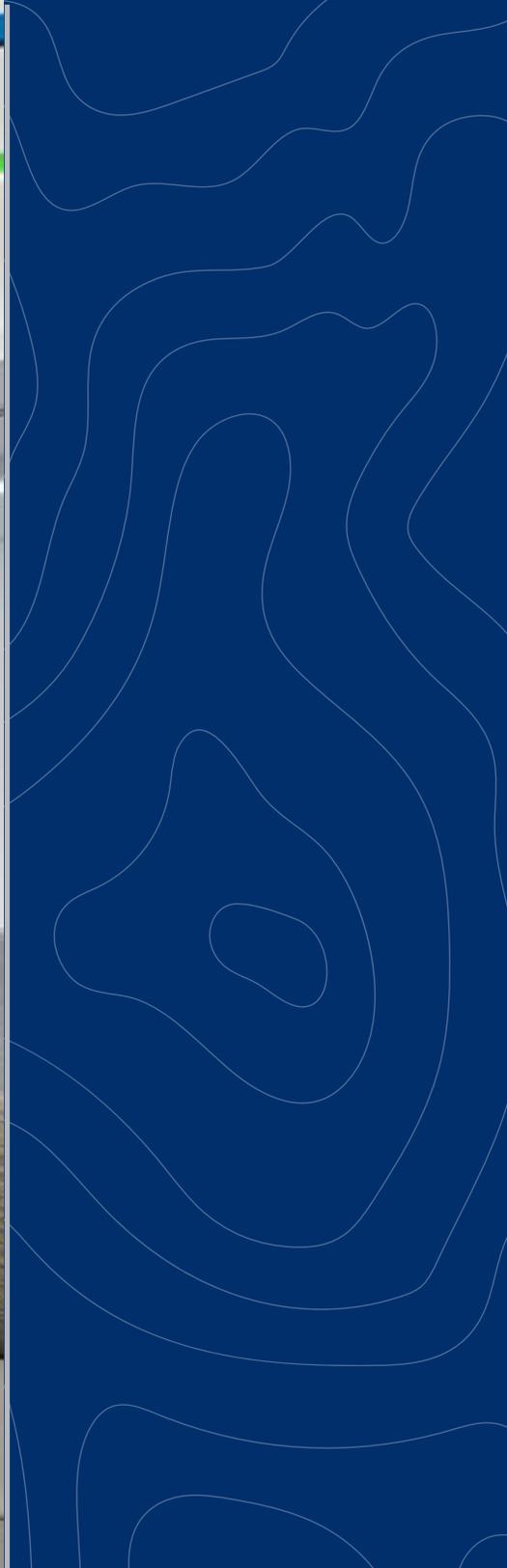


# Program Overview

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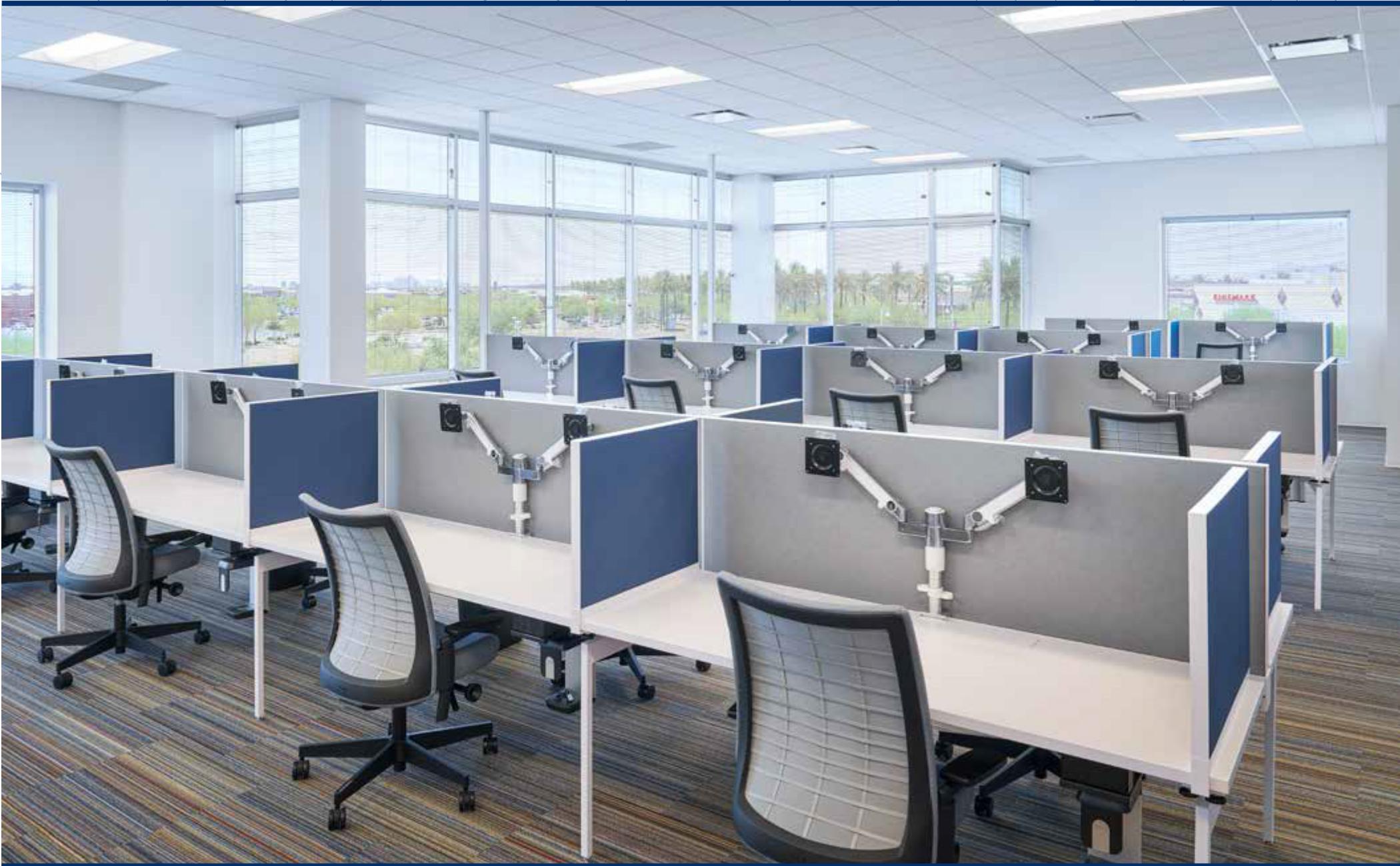
- 2 24 Person Training Rooms [48 person when combined]
- 2 12 Person Training Rooms [24 person when combined]
- 2 Private Offices
- 1 Hoteling Area with 12 Workstations
- 8 Phone Rooms
- 5 Medium, 8 person meeting rooms
- 8 Small, 4 person meeting rooms
- 3 Locker Areas
- 1 Wellness Room
- 1 Breakroom to Accommodate +/-135 people
- 1 Game Room  
Featuring: Video Games, Table Tennis, and Foosball
- 12 15-Seat Team Pods
- 5 25-Seat Team Pods
- 2 Open Office Areas with 197 Seats

















DINING WITHIN THE SHOPPING CENTER:



MESA RIVERVIEW SHOPPING CENTER

WAYPOINT IV

WAYPOINT I

WAYPOINT II

WAYPOINT III



BASS PRO DR

N ALMA SCHOOL RD

N ALMA SCHOOL RD

TEMPE

TEMPE MARKETPLACE

ASU

SKY HARBOR AIRPORT

PHOENIX

SCOTTSDALE

LOOP 101

LOOP 101

LOOP 202

LOOP 101

LOOP 101

LOOP 202

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