

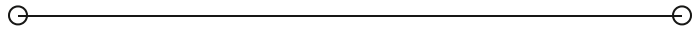


**OFFICE SPACE FOR LEASE**

# Baseline Crossings #103

**8419 E BASELINE RD.**

Mesa, AZ 85209



**PRESENTED BY:**

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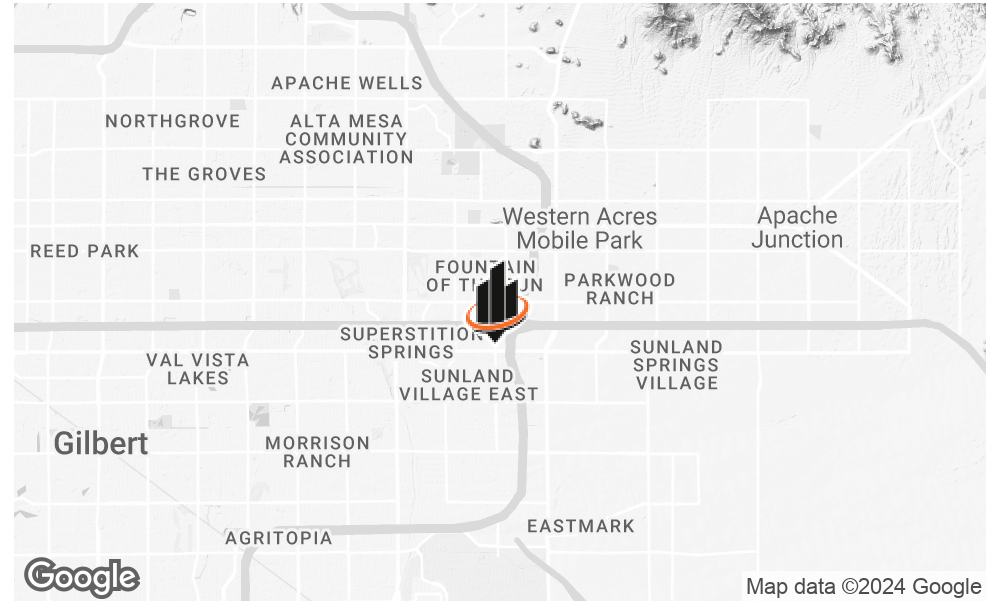
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00 MG
<b>LEASE TYPE:</b>	Modified Gross (+Janitorial & Electric)
<b>YEAR BUILT:</b>	2007
<b>OFFICE CONDO DEVELOPMENT</b>	Baseline Crossings
<b>PARKING RATIO:</b>	4.98 / 1,000
<b>VPD:</b>	±22,071
<b>ZONING:</b>	C-O

## PROPERTY HIGHLIGHTS

- Existing Office Buildout | ±1,498 SF
- Single Private Offices | Large Conference Room | Private Restroom
- Small Bullpen & Open Office Area
- Ideally Located Just Off Of Loop-202 South
- Close Proximity to ASU Polytechnic Campus & Phoenix-Mesa Gateway Airport
- Sufficient Parking Available (4.98 / 1,000 SF Parking Ratio)
- Ample Residential & Multifamily in the Immediate Vicinity

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease Baseline Crossings B103, a plug and profit location for any business owner. Built-out as traditional office space with 1 private offices, a small bullpen, conference room, private restroom, and break room, B103 is currently being offered at \$20.00 PSF MG.

## LOCATION DESCRIPTION

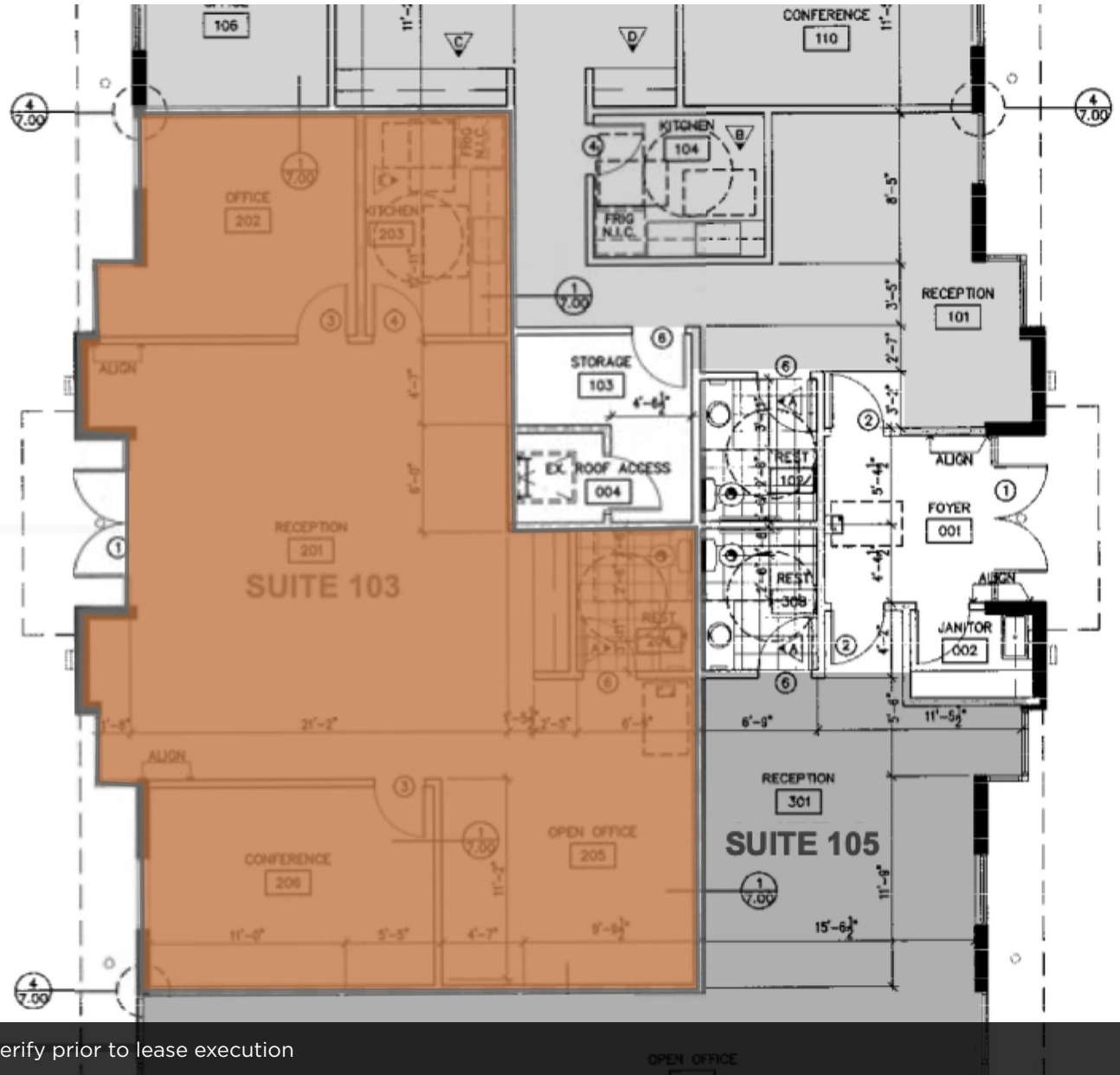
Located on the southeast corner of E Baseline Rd and S Hawes Rd. in the Baseline Crossings Office Condo development, suite 101 is an ideally located office condo for any business. With immediate access to the Loop 202 South and less than two miles from the US-60 & Sossaman Rd exit, the entire East Valley is open to you. Other immediate destinations in the vicinity include Arizona State University Polytechnic Campus, Phoenix-Mesa Gateway Airport, Superstition Springs Shopping Center, and Mountain Vista Medical Center.

# FLOOR PLAN

**BASELINE CROSSINGS**  
8419 E Baseline Rd.

**103**

TOTAL SF	±1,498 SF
OPEN OFFICE	YES
PRIVATE OFFICES	Yes - 1x
CONFERENCE ROOM	Yes - 1x
BREAK AREA	Yes
COPY ROOM   STORAGE	No
RESTROOMS	1



Actual Floor Plan may differ from plan shown. Tenant to verify prior to lease execution

# RETAILER MAP



LOOP 202 SOUTH



E. BASELINE RD.

S. HAWES RD.

# CITY OF MESA

Go big in Mesa, Arizona's third-largest city, where fan-favorite sports, art attractions, and outdoor adventure attract visitors on a large scale. The city's diverse economy spans across sectors such as healthcare, advanced manufacturing, aerospace, and technology, providing abundant job opportunities and career growth. Mesa's strategic location within the Phoenix metropolitan area offers easy access to major transportation networks and a thriving business ecosystem.



**513,977+**  
PEOPLE LIVE IN  
MESA, AZ



**36<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**2<sup>nd</sup>**  
LARGEST CITY IN  
PHOENIX-METRO



**1.2M**  
WORKFORCE POP.  
WITHIN 30 MIN. DRIVE



## MESA RANKINGS

**GOLD & SILVER EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS**

- IEDC

**TOP 5 U.S. CITY FOR POST-PANDEMIC SMALL BUSINESS RECOVERY**

- FOX 10 PHOENIX

**GOLDEN PROSPECTOR AWARD DEAL OF THE YEAR**

- AAED

**NO. 20 BEST RUN CITIES IN THE NATION**

- WALLETHUB

**NO. 5 TOP DIGITAL CITIES IN U.S.**

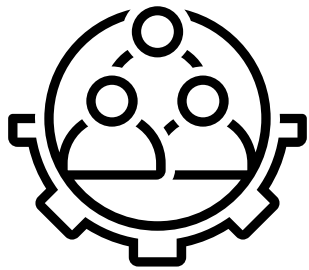
- CENTER FOR DIGITAL GOVERNMENT'S  
2022 DIGITAL CITIES SURVEY

**TOP 5 BEST-IN-STATE GOVERNMENT EMPLOYERS**

- FORBES

# CITY OF MESA EMPLOYMENT & EDUCATION

The City of Mesa prides itself on having an abundant, affordable, and high-quality workforce. From 2010 to 2022 the labor force in the Phoenix-Mesa MSA has increased by 18.4% and currently has 2,548,913 workers. The city has a thriving healthcare sector with numerous hospitals, clinics, and medical centers, creating a high demand for healthcare professionals. Additionally, Mesa's strong presence in advanced manufacturing, aerospace, and technology industries provides ample job openings for engineers, technicians, and IT specialists. With its growing economy and diverse job market, Mesa presents promising prospects for individuals seeking employment in these sectors.



**266,897**

**LABOR FORCE**



**259,419**

**EMPLOYMENT**



**2.8%**

**UNEMPLOYMENT**

## MESA COMMUNITY COLLEGE

SOUTHERN & DOBSON CAMPUS

RED MOUNTAIN CAMPUS



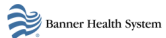
**20,351 students enrolled**

MCC Nursing Program Ranked  
Among Top 10 in Arizona



8,141+

EMPLOYEES



6,626+

EMPLOYEES



4,428+

EMPLOYEES



3,772+

EMPLOYEES

Dexcom

1,700+

EMPLOYEES



1,401+

EMPLOYEES



1,200+

EMPLOYEES



1,031+

EMPLOYEES



800+

EMPLOYEES



765+

EMPLOYEES

# CITY OF MESA MAJOR EMPLOYERS

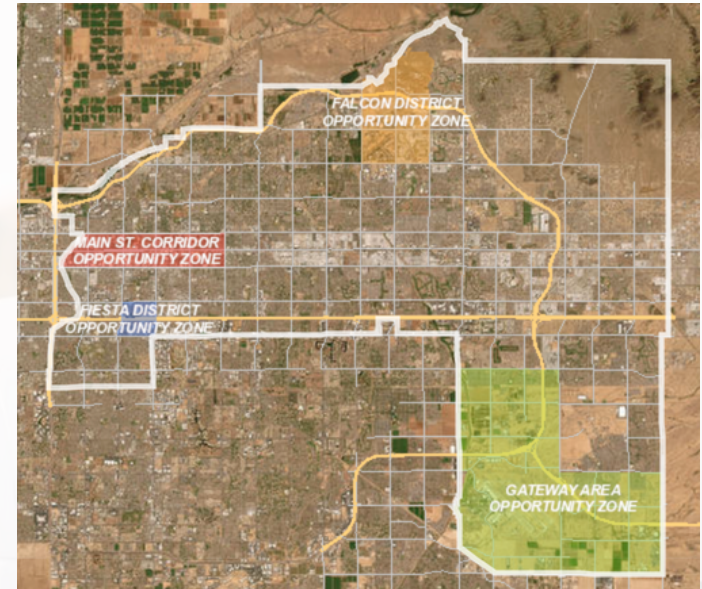
## TOP 10 EMPLOYERS

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, more than 20.4% of whom have an associate's degree or higher.

# CITY OF MESA ECONOMIC DEVELOPMENT

## OPPORTUNITY ZONES

The Opportunity Zones program is a federal program designed to spur community investment by providing tax benefits to investors. The City of Mesa has 11 census tracts that have been designated Opportunity Zones by the U.S. Department of the Treasury. The map below highlights these tracts within the city boundaries.



## MESA FOREIGN TRADE ZONE #221

The Foreign Trade Zone (FTZ) Program is a federal program administered by the U.S. Foreign Trade Zones Board, a division of the U.S. Department of Commerce. The FTZ program helps encourage activity and value-added at U.S. facilities in competition with foreign alternatives by allowing delayed or reduced duty payments on foreign merchandise, as well as other savings.



# CITY OF MESA ECONOMIC DEVELOPMENT

## AREAS OF OPPORTUNITY - TECHNOLOGY

The City of Mesa has a longstanding history of encouraging the growth of technology-focused companies across numerous industry sectors. Many high-technology companies such as Apple, AT&T, Boeing, Dexcom, Waymo, Bridgestone, FUJIFILM, Mitel, Infineon, and many others have chosen Mesa. Economic Development priorities are guided by Mesa's industries of opportunity, building on Mesa's strengths, quality infrastructure, talented workforce, projected growth and global market trends.



### LAUNCHPOINT

The Mesa technology incubator, located in the heart of downtown mesa.

### ARIZONA LABORATORIES FOR SECURITY AND DEFENSE RESEARCH

A 92,000-square-foot, full-service research facility.

### THE ELLIOT ROAD TECHNOLOGY CORRIDOR

Offers more than 700 acres of shovel-ready sites with robust infrastructure and a streamlined entitlement process.

### THE PECOS ROAD EMPLOYMENT OPPORTUNITY ZONE

The planned campus-type setting is set for advanced manufacturing companies.

### THE FALCON DISTRICT

A high-tech hub for aerospace/ aviation, defense, advanced manufacturing, and technology companies.

# CITY OF MESA ATTRACTIONS

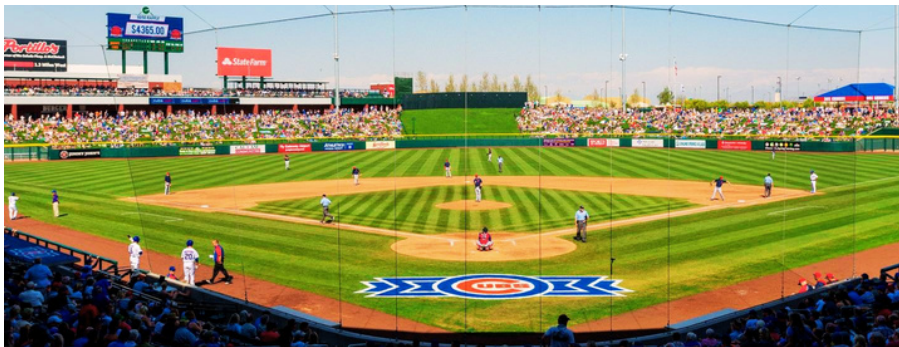
## OUTDOORS & ENTERTAINMENT

Situated along the banks of the Salt River, Riverview Park offers a picturesque setting for outdoor recreation and family gatherings. At the edge of the Tonto National Forest, the Userly Mountain Regional Park features miles of scenic trails for hiking, mountain biking, and horseback riding. Or spend a day of family fun at Golfland Sunsplash.



## MLB SPRING TRAINING

For more than 70 years, baseball fans have converged upon Mesa each spring to catch Major League Baseball Spring Training. The Chicago Cubs, who play at Sloan Park, and the Oakland A's, at Hohokam Stadium, host more than 200 Cactus League practice games during the month-long season.



## ART & CULTURE

Visit the largest arts center in Arizona, Mesa Arts Center, offering an array of captivating performances, including theater, music, dance, and comedy shows. History buffs and archaeology enthusiasts will appreciate a visit to Mesa Grande Cultural Park, an ancient Hohokam site. Or they can take a trip to the Arizona Museum of Natural History & the Commemorative Air Force Museum.



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,146	3,847	13,971
AVERAGE AGE	39	43	48
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	426	1,543	6,064
# OF PERSONS PER HH	2.7	2.5	2.3
AVERAGE HH INCOME	\$100,792	\$97,069	\$90,965
AVERAGE HOUSE VALUE	\$337,564	\$329,268	\$301,542

\* Demographic data derived from 2020 ACS - US Census

