

BROADWOOD BUSINESS PARK | MESA



FOR MORE INFORMATION

2450 W. BROADWAY RD | 2451-2452 W. BIRCHWOOD AVE., MESA, AZ



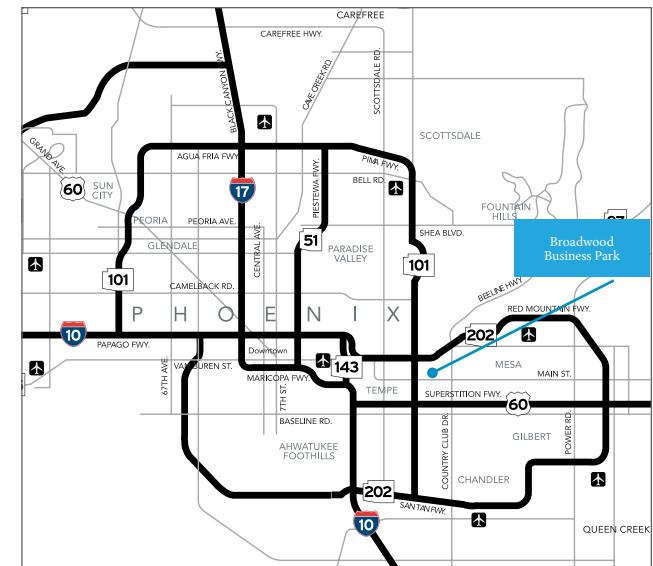
VANTAGE COMMERCIAL

Golden St. John
602.692.7615

Golden@Vantage-Commercial.com

PROPERTY FEATURES

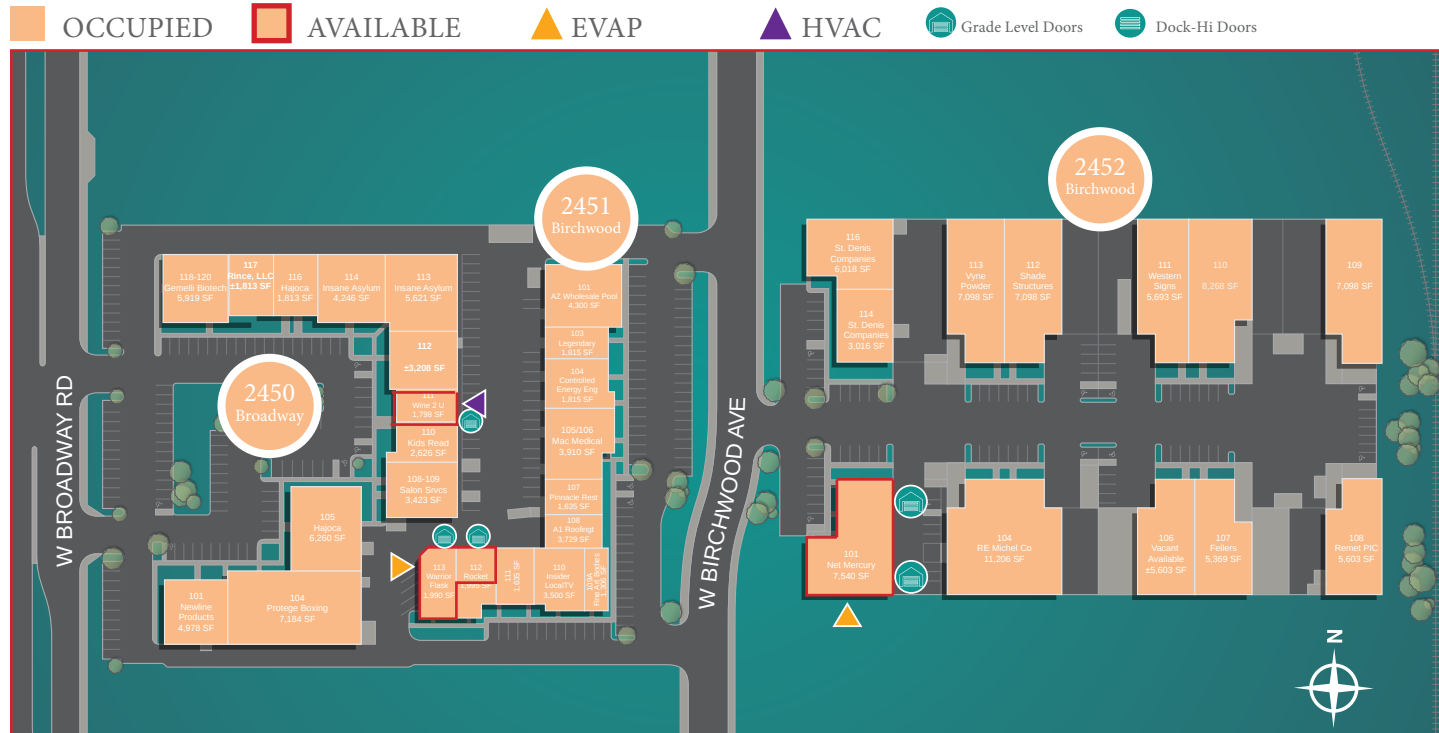
- » 2450 & 2451 Bldgs: 10x10 Grade Level Loading
 - » 2452 Bldgs: 10x10 Grade & Some have Dock Loading
 - » Built in 1987
 - » Close proximity to 101, 202 & US-60
 - » Fully sprinklered
 - » LI (M-1), City of Mesa Zoning, SRP
 - » Parking Ratio: 2.02/1,000 SF
 - » NNN Lease (Current Estimate: \$0.26/SF)
- *Rates based on long-term lease



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

BROADWOOD BUSINESS PARK

SITE PLAN



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AVAILABILITIES

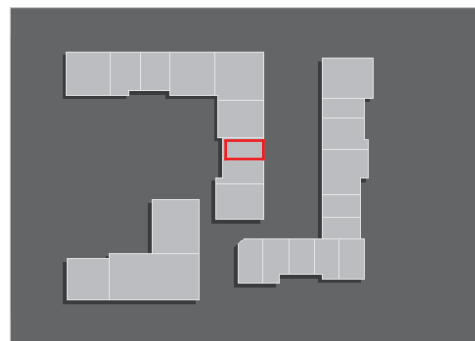
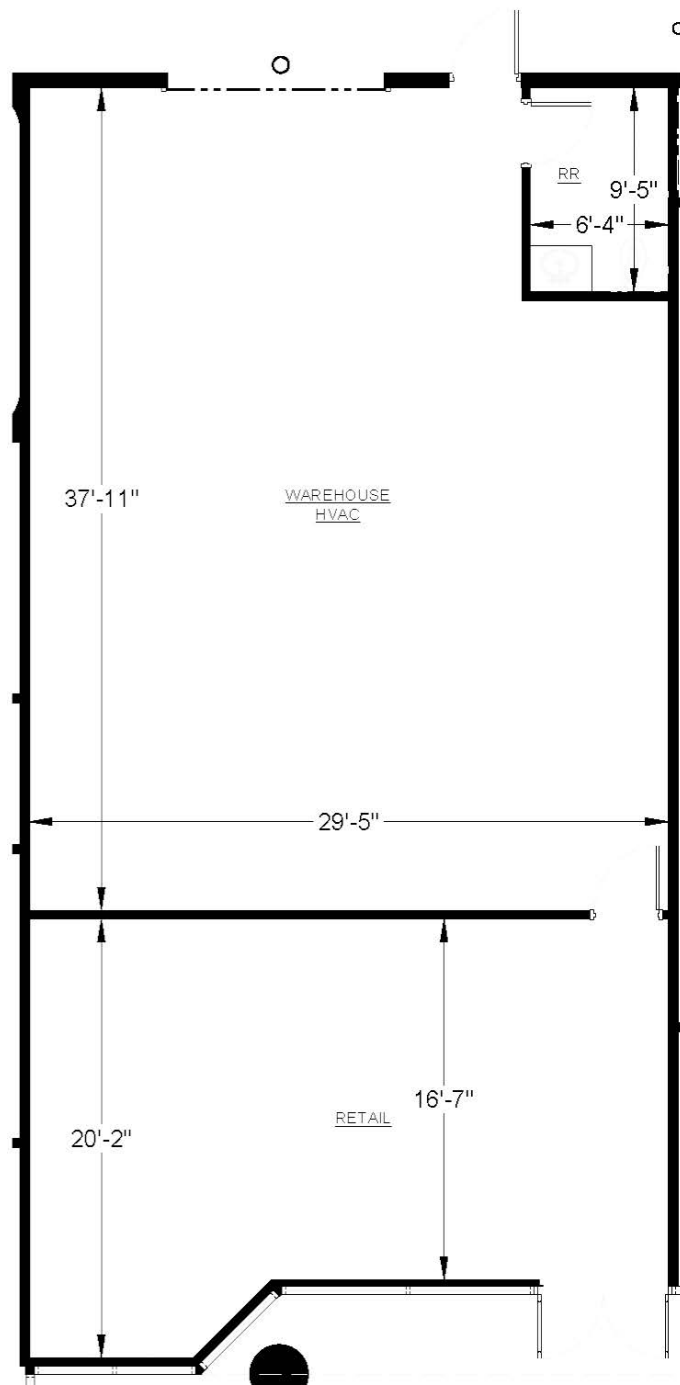
BUILDING	SUITE	SF	RATE (\$/26 NNN)	OFFICE %	COMMENTS	
2450 W Broadway	111	1,798	\$1.50	35%: Reception/Showroom, Restroom. 9' Office Clear Height	HVAC Warehouse - 9' Drop Ceiling (10'x10' Grade Door) - Mop Sink	
2451 W Birchwood	113	3,264	\$1.45	27%: Lobby, 3 offices, Kitchenette, Restroom	Evap Warehouse - 904 SF of Office / 2,360 SF of Warehouse w/ (2) 10'x10' Grade Level Doors 200 amps	
2452 W Birchwood	101	7,540	\$1.45	55%: Reception, Bullpen (2), 6 Offices, Conf. Room, Break Room, 2 Restrooms 9'+ Office Clear Height	Evap or HVAC Warehouse w/ 2 10x10 Grade Doors 14' Clear Height - 400 amps Renovations/Reconfiguration Available	

BROADWOOD BUSINESS PARK
2450 W. BROADWAY RD.
2451-2452 W BIRCHWOOD AVE
MESA

2450 W BROADWAY AVE, SUITE 111

1,798 SF

\$1.50 + \$0.26 NNN



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PHOTOS



VIRTUAL TOUR

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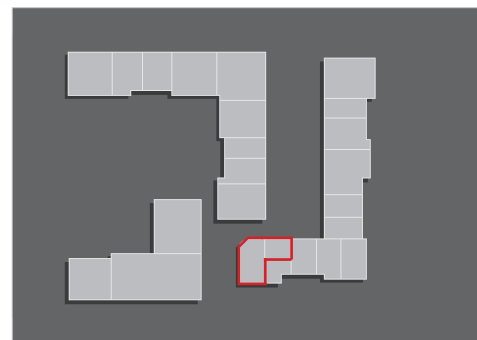
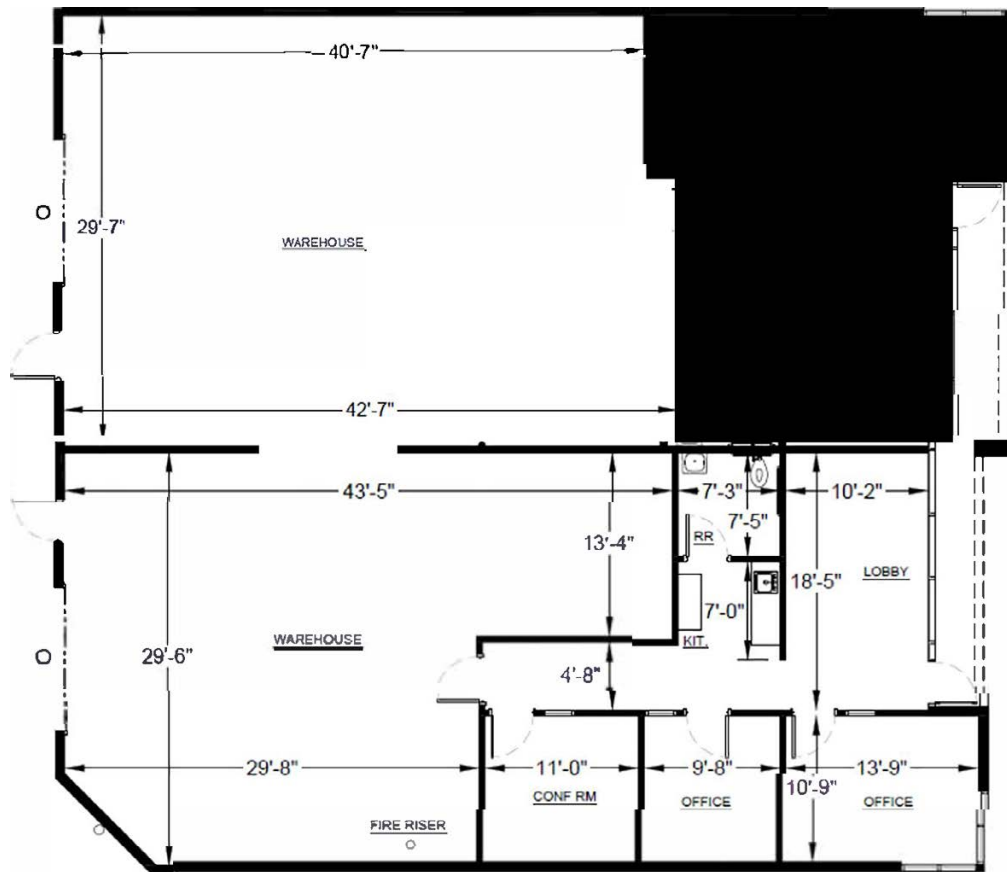
bendetti WCP Westport®
Capital Partners

2451 W BIRCHWOOD AVE, SUITE 113

3,264 SF

SPEC SUITE

\$1.45 + \$.26 NNN



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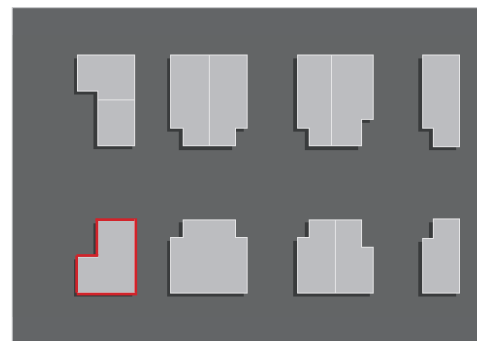
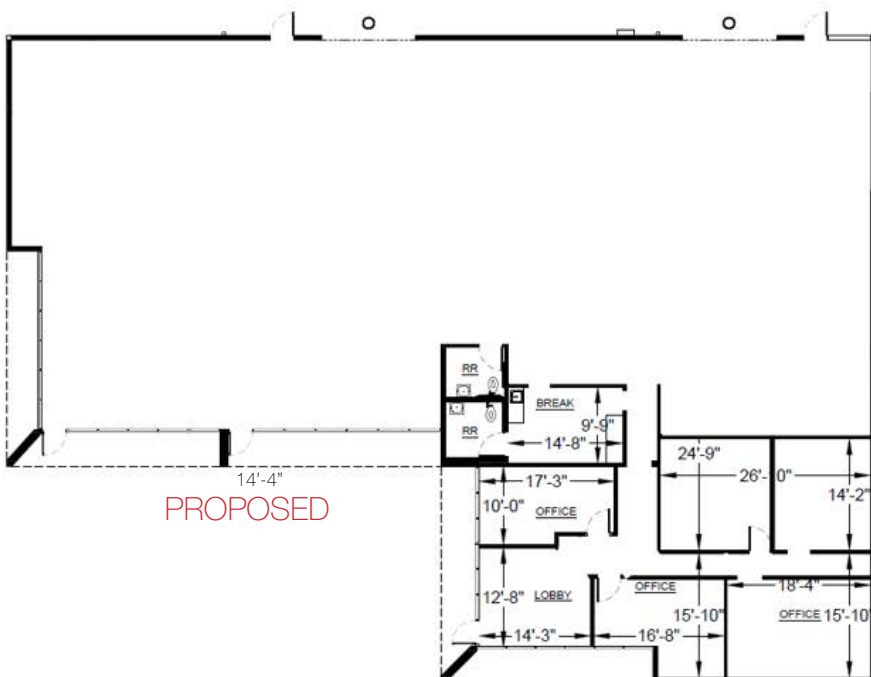
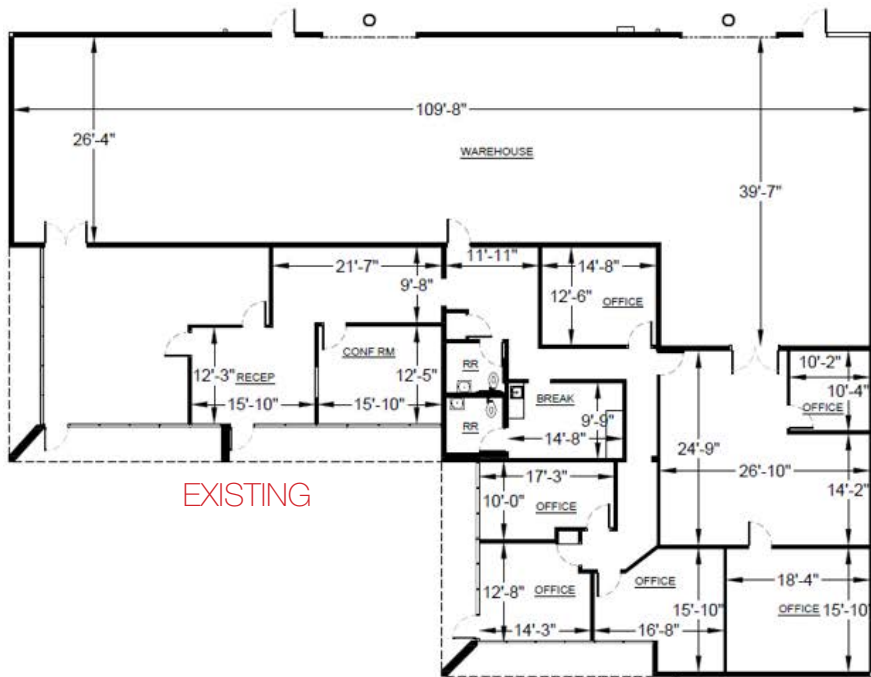
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2452 W BIRCHWOOD AVE, SUITE 101

7,540 SF Reconfiguration Available

\$1.45 + \$.26 NNN



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AMENITIES MAP



RECENT UPGRADES:

- Desert Landscape
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage

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