

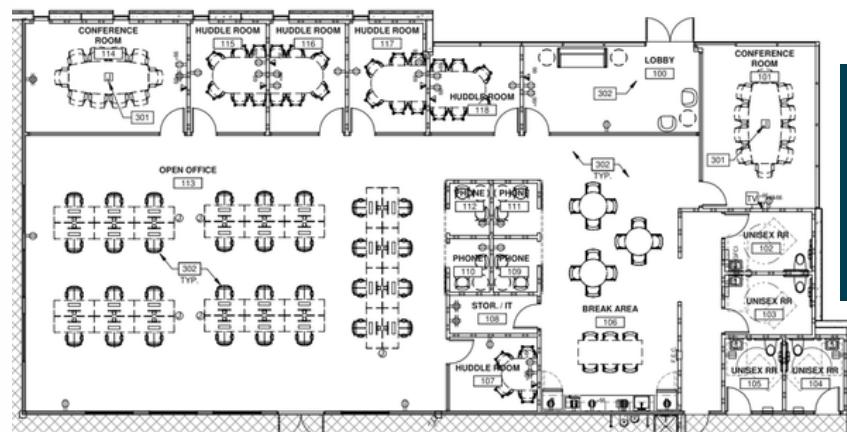
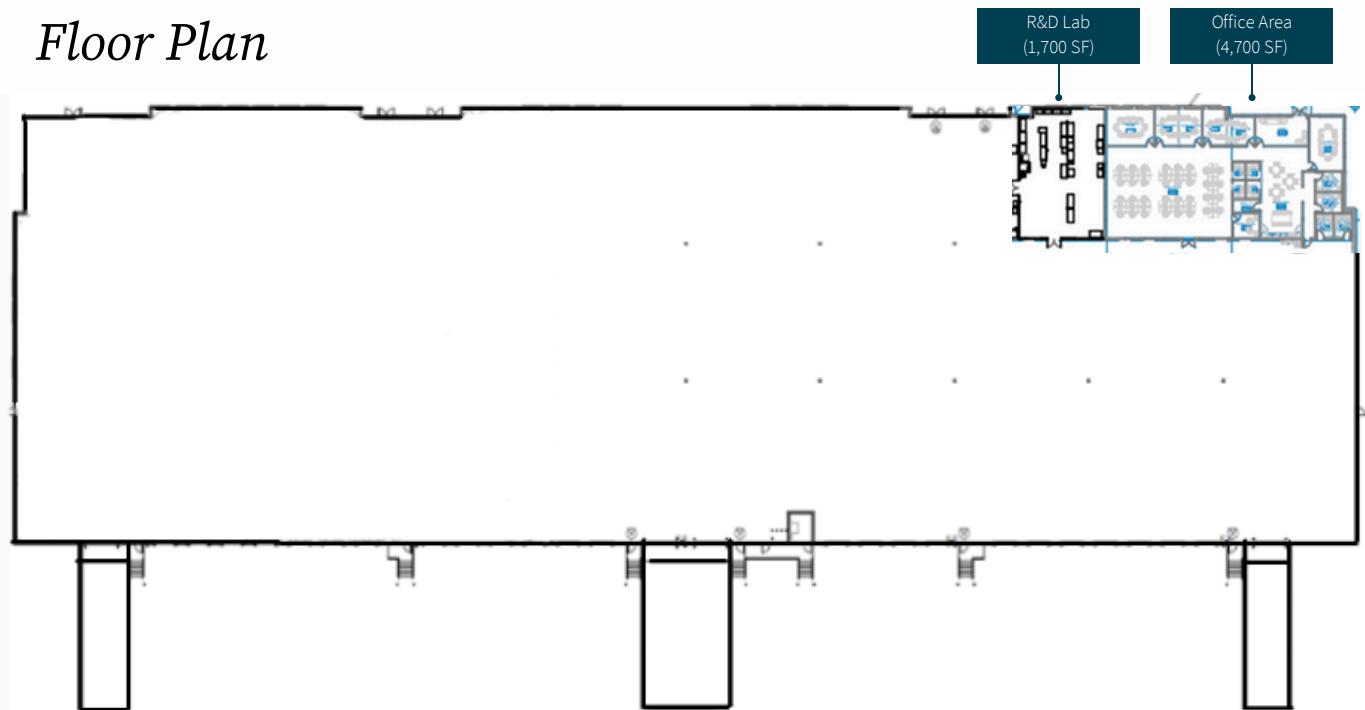


For Sublease
4310 S. Sossaman Road Bldg 1B
Mesa, Arizona

Space Details

Location	<ul style="list-style-type: none"> 4310 S. Sossaman Road Mesa, Arizona
Available SF	<ul style="list-style-type: none"> 82,000 SF <ul style="list-style-type: none"> 4,700 SF Office Space 1,700 SF Lab Space
Asking Price	<ul style="list-style-type: none"> Negotiable
LED	<ul style="list-style-type: none"> 1/31/2030
Space Details	<ul style="list-style-type: none"> (4) 12x14 Ramp to Grade (24) 9x10 Dock Doors Building Depth: 160 Truck Court: 190 Secured 4,700 SF Office 1,700 SF Lab Space 28' Clear Height 2000 AMPS 277/480V 132 Parking Spaces Column Spacing: 52x50 60' Speed Bays

Floor Plan



Office Layout

- 4,700 SF designed for a headcount of 32
- 2 Main conference rooms, 5 huddle rooms, and 4 phone rooms, break area with sink, refrigerators, microwave ovens, etc.

Lobby and Break Area



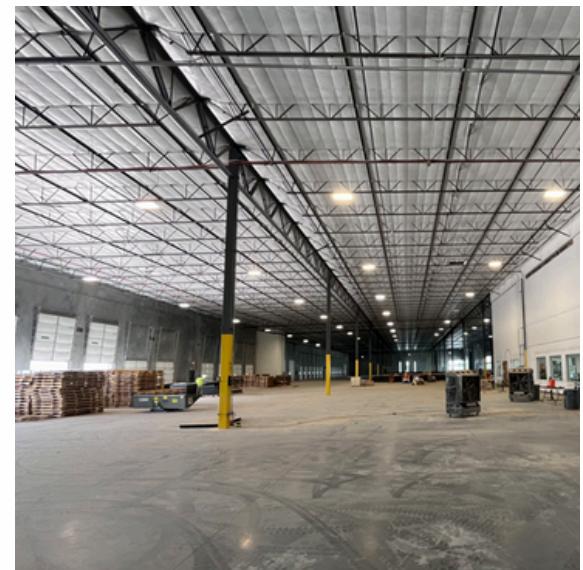
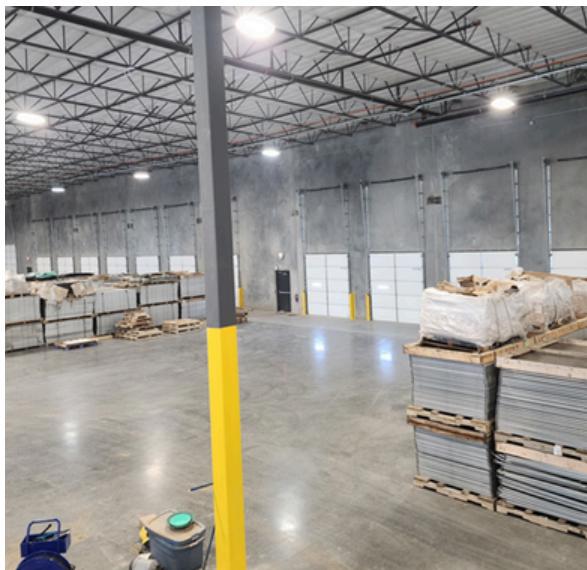
Office Area



Lab Area



Warehouse Area



ABOUT MESA



MESA BY THE NUMBERS	 500,000+ Mesa is the third-most populous city in Arizona	 36TH LARGEST City in the U.S.
 300+ Sunny Days per Year (on average)	 3RD LARGEST City in Arizona	 209 Parks
 900+ Restaurants	 30+ Golf Courses	 8 MILES from Phoenix Sky Harbor International Airport
 2 Airports including PHX Mesa Gateway Airport & Falcon Field	 5,000 + Hotel Rooms in Mesa	 28 MILES of light rail access

Economy and Industry

Mesa's robust economy is anchored by leading aerospace and high-tech companies, including Boeing and Honeywell Aerospace.

The city's strategic aviation infrastructure, featuring Falcon Field and Phoenix-Mesa Gateway Airport which serves as a significant catalyst for economic growth and development.

Mesa maintains a strong commitment to education and healthcare services through premier institutions such as Mesa Community College and multiple Banner Health and

Dignity Health facilities, creating a comprehensive network that supports both residents and the regional workforce.

Downtown Mesa offers a vibrant commercial and cultural landscape, featuring diverse retail establishments, dining venues, and specialty markets.

The Mesa Arts Center stands as the Southwest's premier destination for cultural programming and events, enhancing the city's appeal as both a business and lifestyle destination.

2025 Educational Attainment

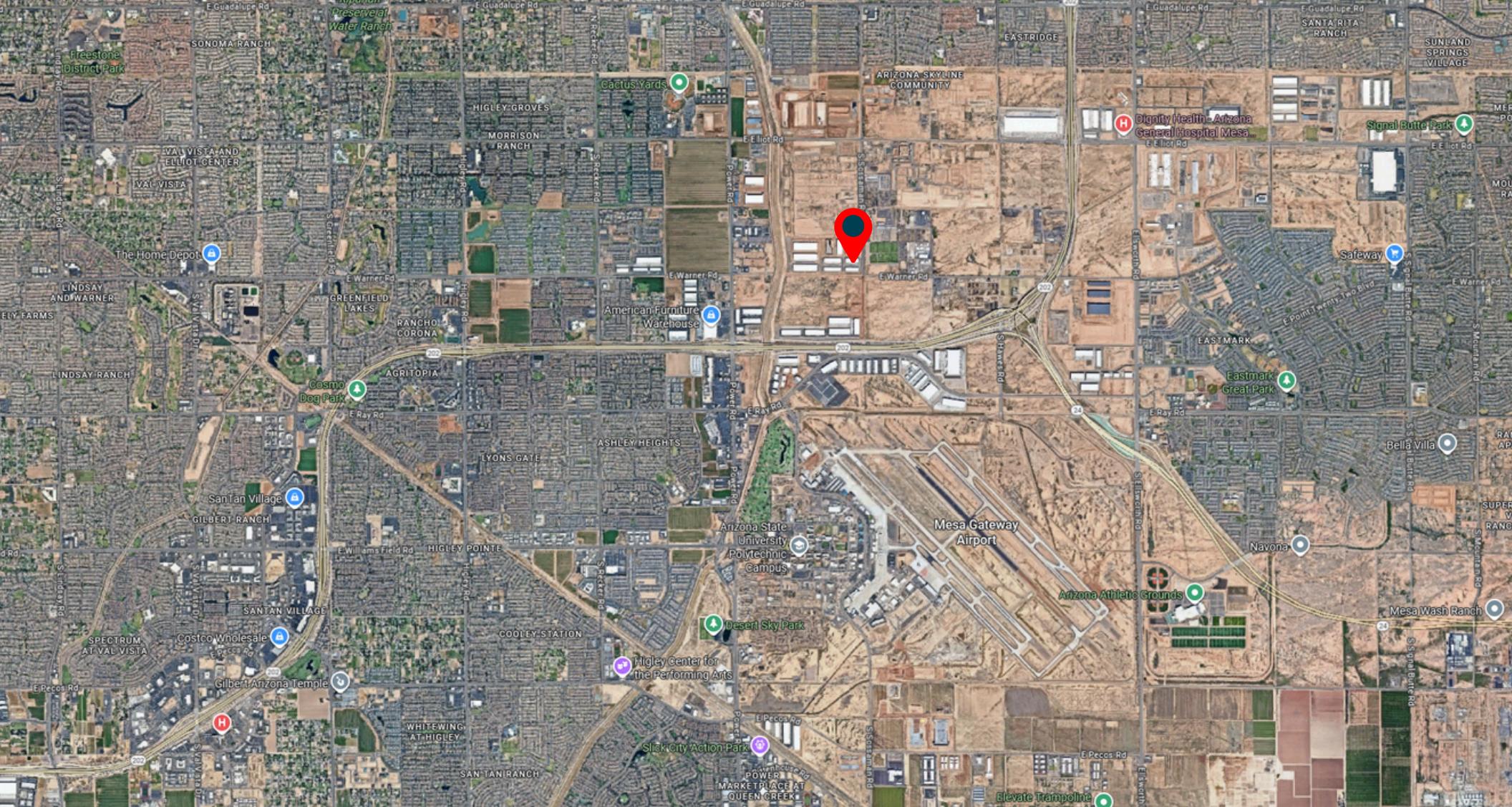
High School Graduate	20.4%
Some College	23.9%
Associate Degree	10.3%
Bachelor's Degree	22.4%
Graduate Degree	11.3%

2025 Employment & Labor Force

	Mesa	Phx-Mesa metro
Labor Force	272,174	2,674,069
Employment	262,926	2,581,183
Unemployment	3.4%	3.5%

Source: ESRI Business Analyst, 2025

Note: Not seasonally adjusted



Contact Us:

Sophie Hilton
Associate Broker
+1 480 299 3468
sophie.hilton@jll.com

Andrew Medley
Executive Managing Director
+1 602 524 0551
andrew.medley@jll.com

Chris Corney
Managing Director
+1 602 463 7072
chris.corney@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.