

OWNER-USER OFFICE CONDO AVAILABLE FOR SALE

±3,504 SF | SALE PRICE: \$930,000 (\$265 PSF)



535 E MCKELLIPS BLVD, BLDG 4, SUITE 117 | MESA, AZ 85203



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT

D 480.966.7513

M 602.315.7131

TBREINHOLT@CPIAZ.COM

CALEB ALLEN

D 480.621.3290

M 480.622.4174

CALLEN@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

03 9 26

OWNER-USER OFFICE CONDO AVAILABLE FOR SALE

Address	535 E McKellips Rd, Bldg 4 Suite 117 Mesa, AZ 85203
Suite Size	±3,504 SF
Year Built	2004
Tenancy	Single Tenant
Parcels	136-24-395, 396
Zoning	LC, City of Mesa
Parking	6 Covered Spots
Amenities	Reception, 6 Offices, Conference Room, Break Room, Bull Pen, 3 Restrooms



SALE PRICE: \$930,000 (\$265 PSF)

- Turn-Key Space
- E McKellips Rd Frontage
- Easy Access to Loop 202
- Close Proximity to Downtown Mesa

FLOOR PLAN



RECEPTION AREAS

ONE (1)



CONFERENCE ROOMS

ONE (1)



BREAK ROOMS

ONE (1)



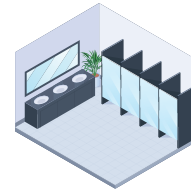
PRIVATE OFFICES

SIX (6)



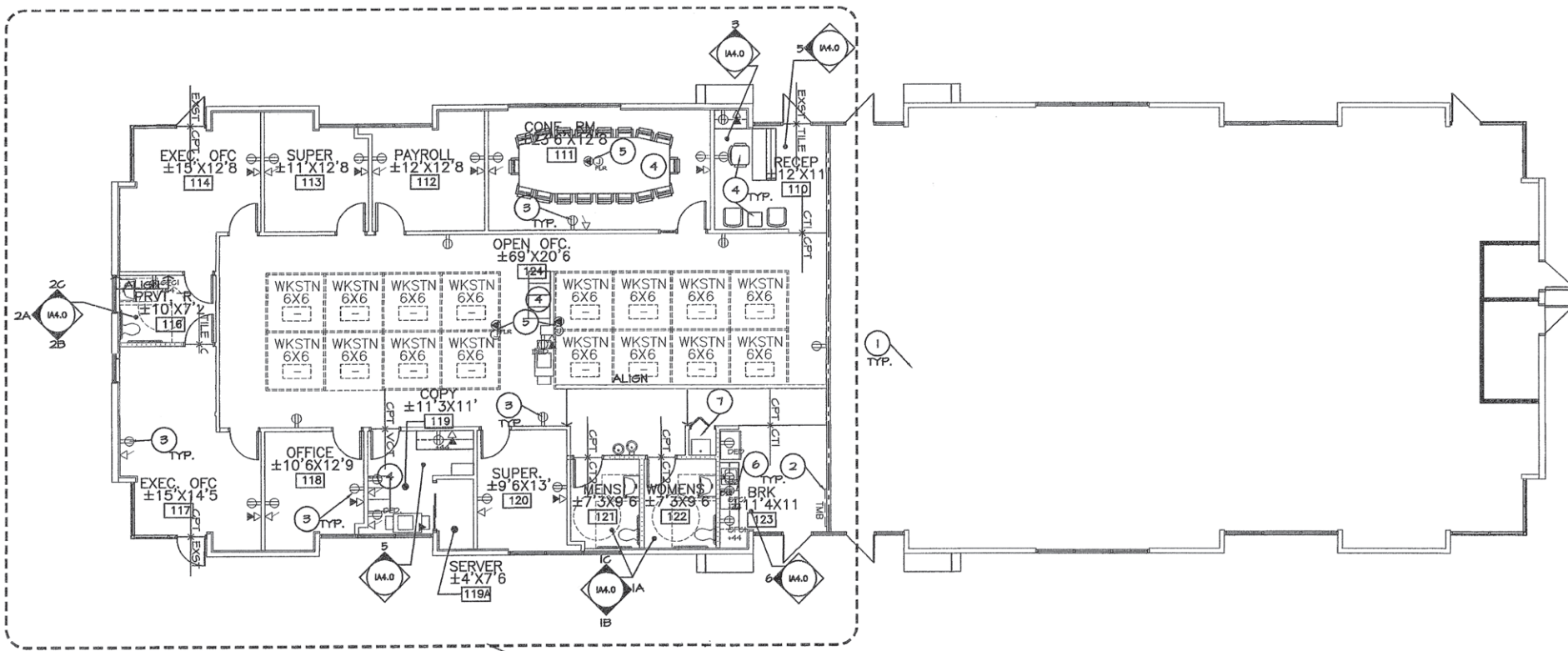
BULL PENS

ONE (1)



RESTROOMS

THREE (3)



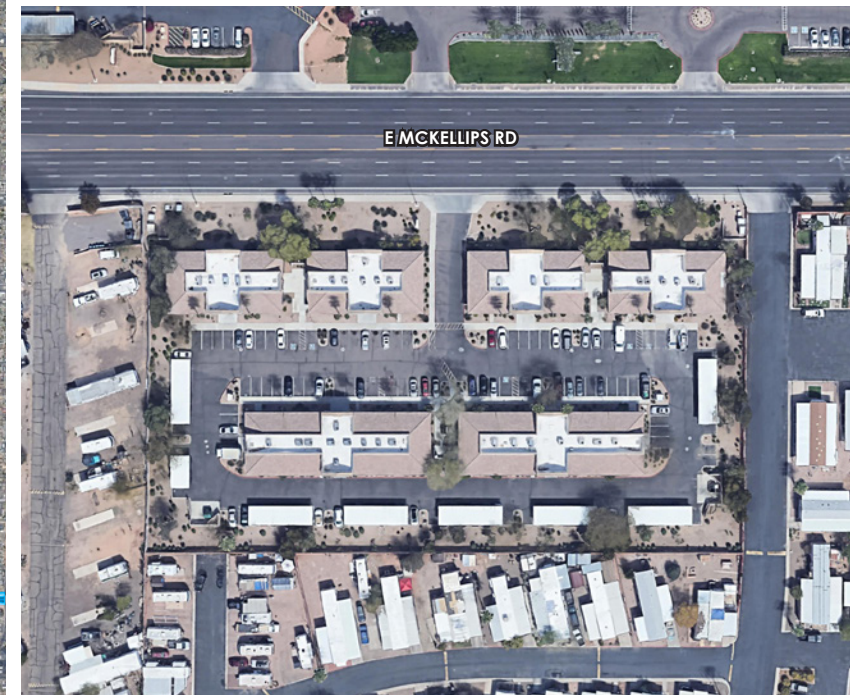
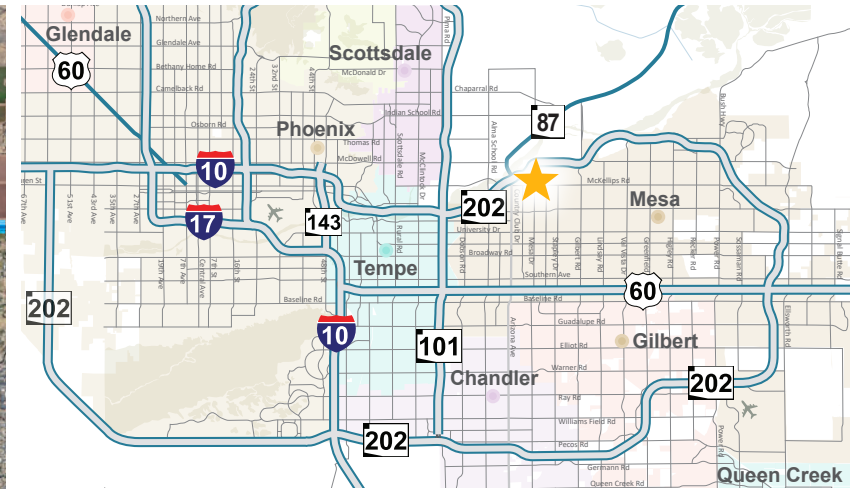
INTERIOR PHOTOS

535 E MCKELLIPS RD, BLDG 4, SUITE 117
MESA, AZ 85203



AREA MAP

535 E MCKELLIPS RD, BLDG 4, SUITE 117
MESA, AZ 85203



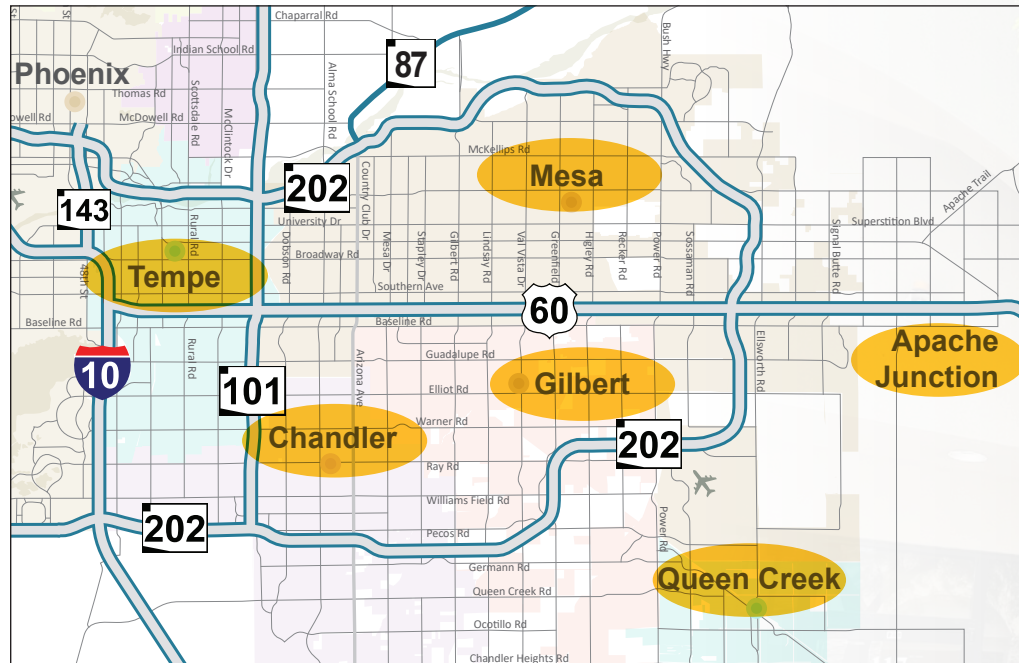
CPI COMMERCIAL PROPERTIES INC.
 Locally Owned. Globally Connected. CORFAC INTERNATIONAL
 TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

TYSON BREINHOLT
 D 480.966.7513
 M 602.315.7131
 TBREINHOLT@CPIAZ.COM

CALEB ALLEN
 D 480.621.3290
 M 480.622.4174
 CALLEN@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the 28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.



In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and Piper Plastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.



This corner of metro Phoenix is defined by university life, family fun and the ruggedly beautiful Superstition Mountains. Arizona State University is located in Tempe, which plays host to some of the region's biggest outdoor parties. Chandler is considered the innovation and technology hub of the Southwest.

GROW WITH THE PHX EAST VALLEY.

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.



TOP 6 COMPANIES IN THE VALLEY

GoDaddy

GoDaddy is an innovative software development and web design company. Employees are encouraged to live fearlessly, exceed goals, and celebrate individuality.

Keap

Located in Chandler, Keap is a private company that offers an e-mail marketing and sales platform for small businesses.

Clearlink

Clearlink works with the world's leading brands to extend brand reach and gather consumer insights. Clearlink is a resource for marketing solutions, sales solutions, and data-science solutions.

TEKsystems

TEKsystems helps companies build all-star teams that are as ambitious as the all-star companies they work for.

AZBigMedia

AZBigMedia has brought the most compelling news stories from the around the country to Arizona readers.

Vixxo

Vixxo is a technology-enabled asset management company located in Scottsdale. Their client list is made up of many Fortune 500 companies spanning from retail and restaurants to businesses and large companies.



Intel has announced a \$20 billion investment in two new manufacturing facilities in Chandler, AZ, set to come online for production in 2024. Gelsinger has pointed out that Intel is ready to break ground, increasing the number of factories on Intel's Ocotillo campus, in Chandler, from four to six. This is the largest private investment in Arizona history resulting in 3,000 high paying tech jobs, 3,000 construction jobs and 15,000 indirect jobs in the submarket.