

FOR LEASE | FALCON CORPORATE CENTER
4711 EAST FALCON DRIVE | MESA, AZ 85215



Troy Giammarco

Executive Vice President

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COMMERCIAL REAL ESTATE

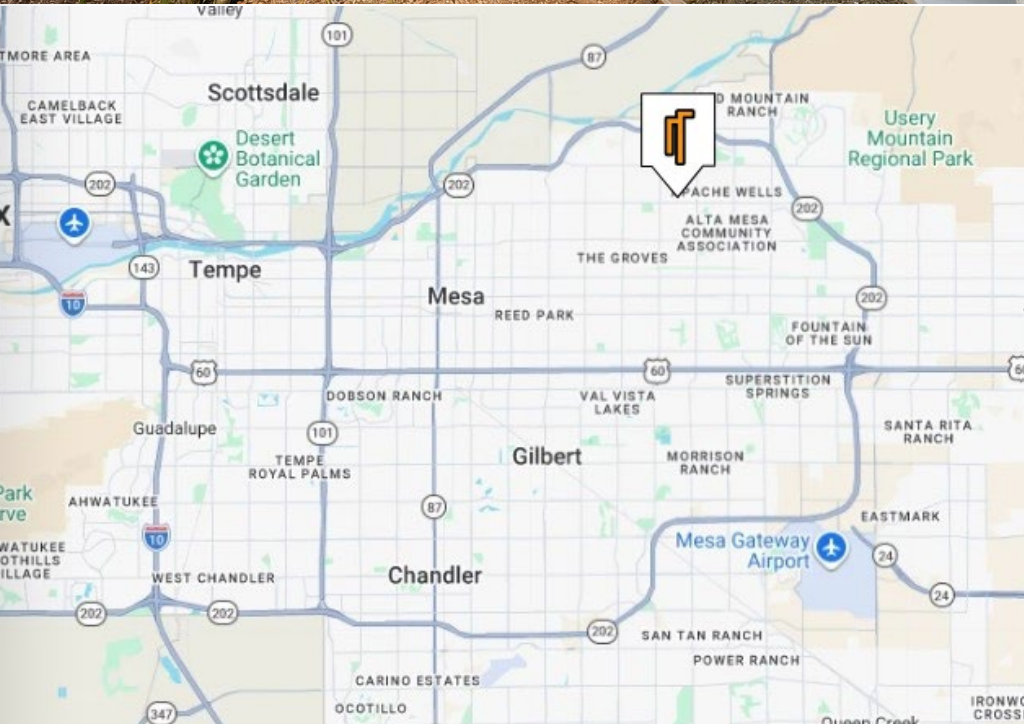


PROPERTY INFO

Location:	4711 E Falcon Dr Mesa, AZ 85215
Available Sizes:	542 - 2,011 SF
Lease Rate:	\$18 PSF + Modified Gross
Zoning:	M-1
Year Built:	1978
Building Class:	B
APN #:	141-36-001E

PROPERTY FEATURES

- Well-Maintained Asset with Recent Capital Upgrades Completed
- Community Kitchen Area with Refrigerator, Microwave and Seating
- Conveniently Located Adjacent to Falcon Field Airport
- Minutes to Loop 202, SR-60, Loop 101 with Connecting Access to I-10 & I-17 Highways
- City of Mesa Land Lease Meets Requirement for Falcon Field Airport Use/Access



DEMOGRAPHICS & TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Population	5,250	79,489	210,157
Average Age	45.3	45.5	44.3
Average HH Income	\$112,536	\$121,133	\$111,085
Employed Population	2,405	37,553	97,923
N 48th St	1,400 VPD		
E McKellips Rd	42,626 VPD		

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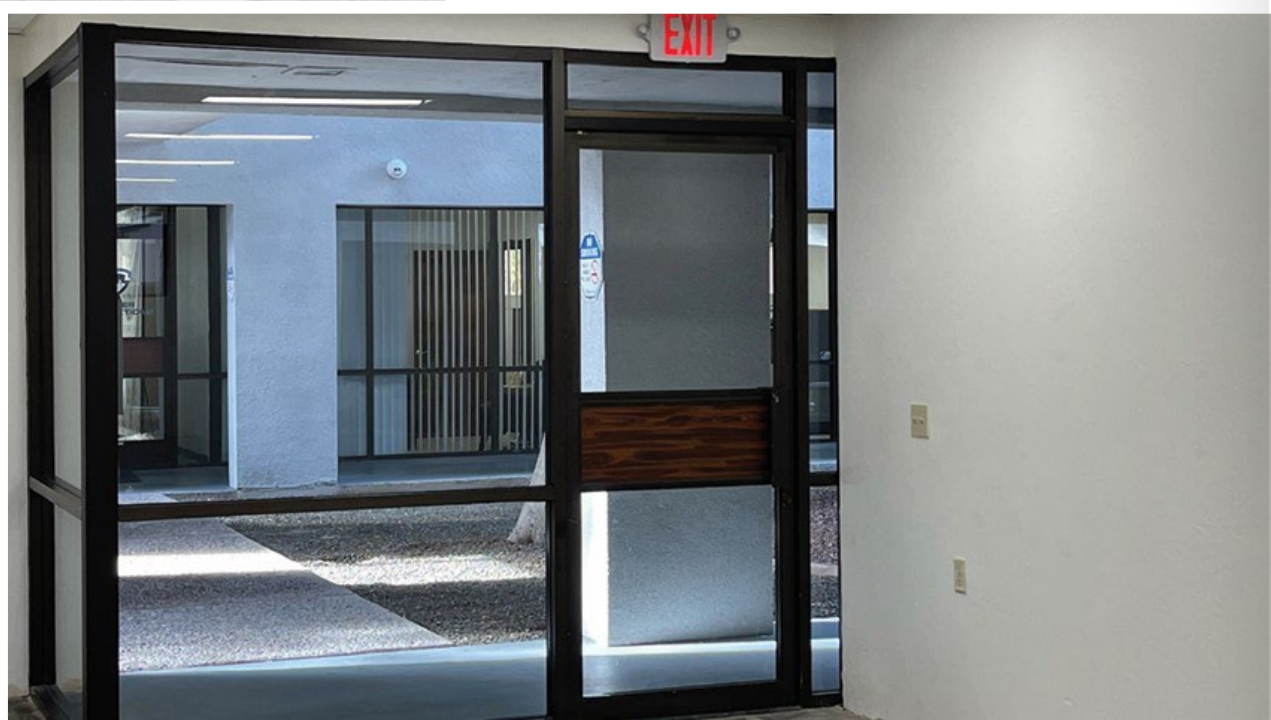
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SUITE 152 & 201



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SUITE 332



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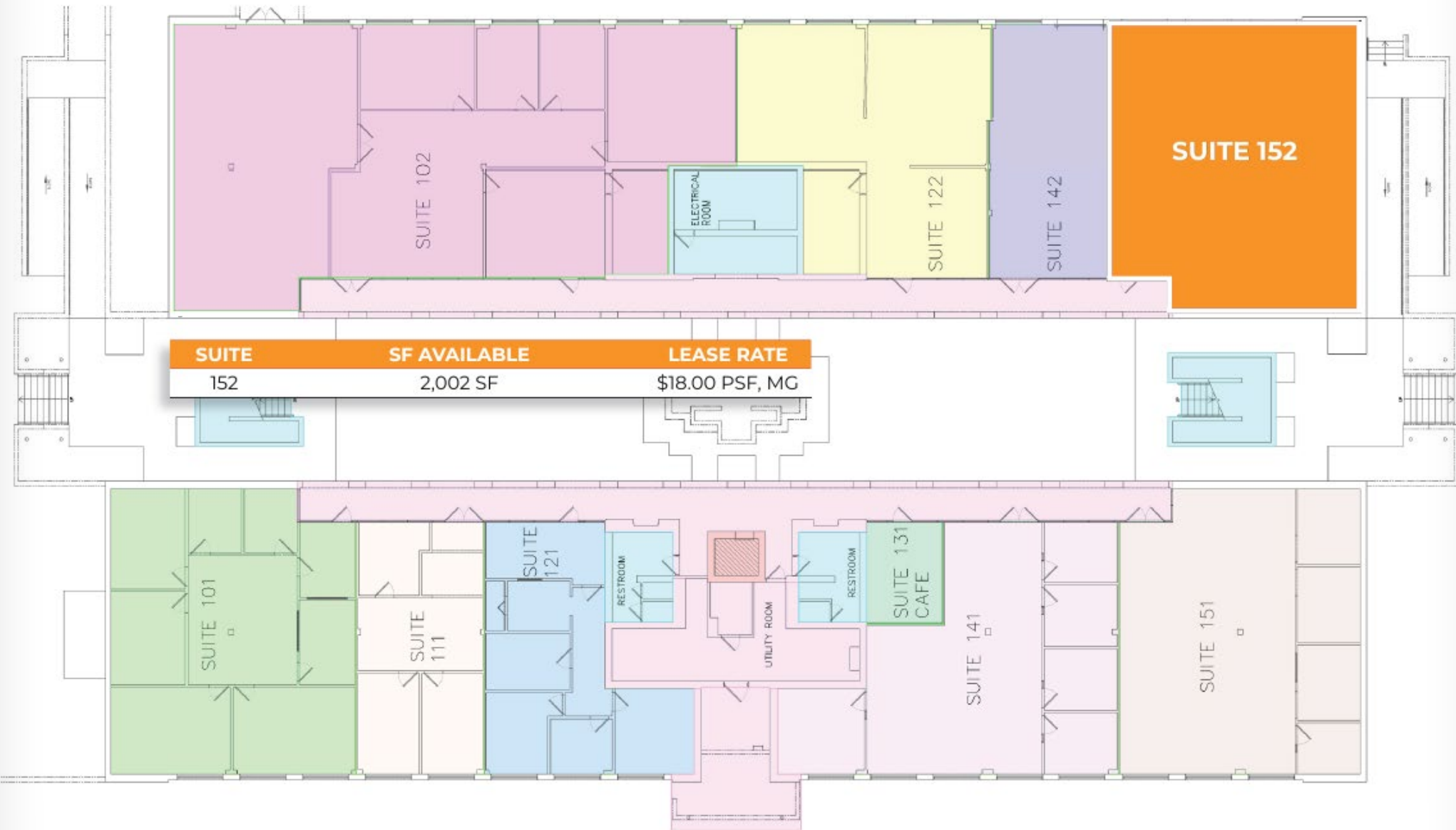
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1st Floor Site Plan



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2nd Floor Site Plan



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3rd Floor Site Plan



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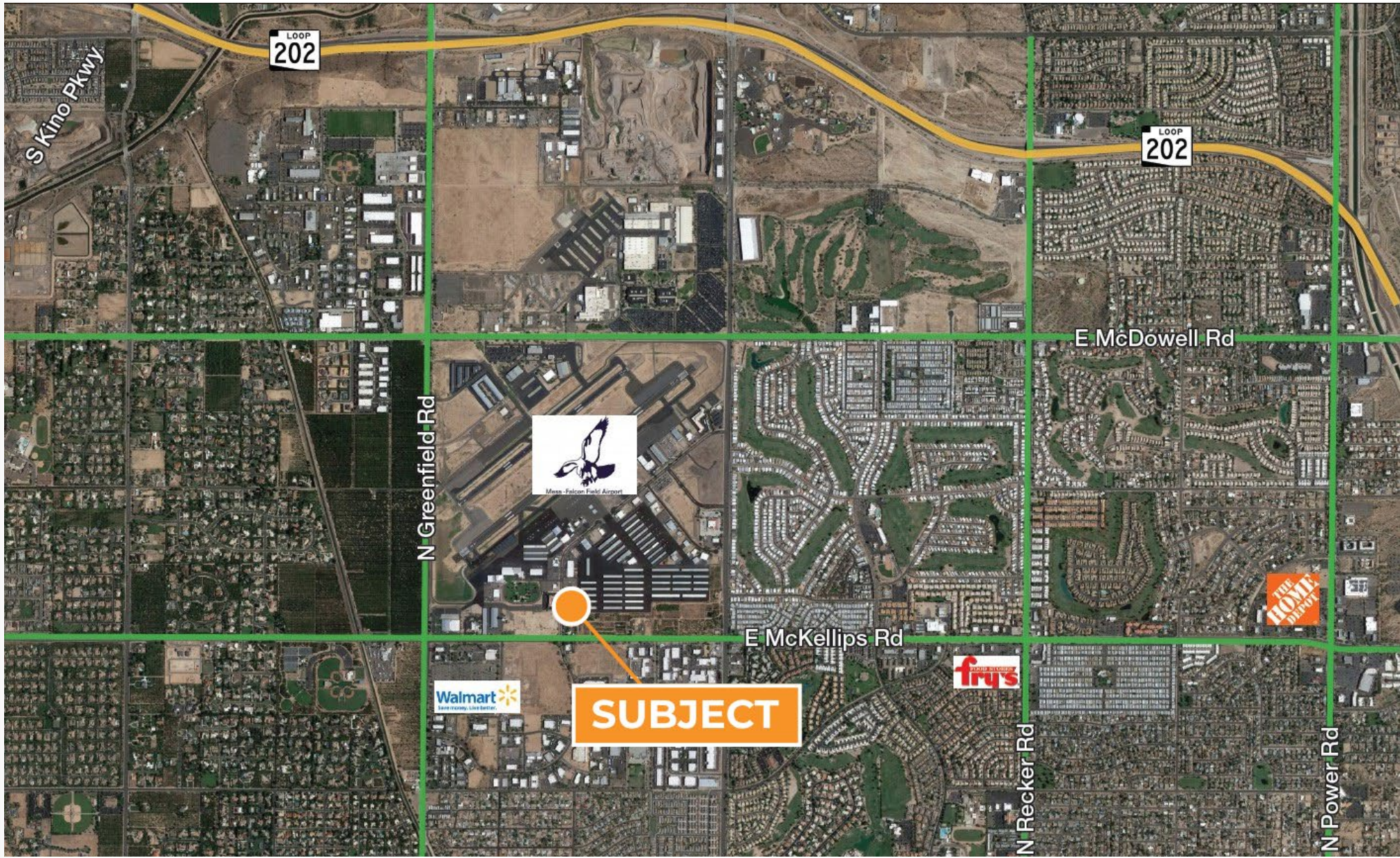
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Aerial Map



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