

LIPOVIC PARK

Starting at

\$13.20/SF/YR

OFFICE FOR LEASE

Suite 202

An ideal professional environment designed for growing businesses.

Features:

- Two private offices with natural light
- Conference room for client meetings
- Spacious reception area
- Main Street exposure offering visibility and natural light
- Convenient second-floor location with stairway access

A professional, well-appointed workspace within Lipovic Park's business community.

\$1318.95/mo + 2.5% Mesa City Tax = \$1351.93/mo

\$1.35/sq ft/mo includes .25/sq ft/mo CAM



977 Sq Ft



2 Offices

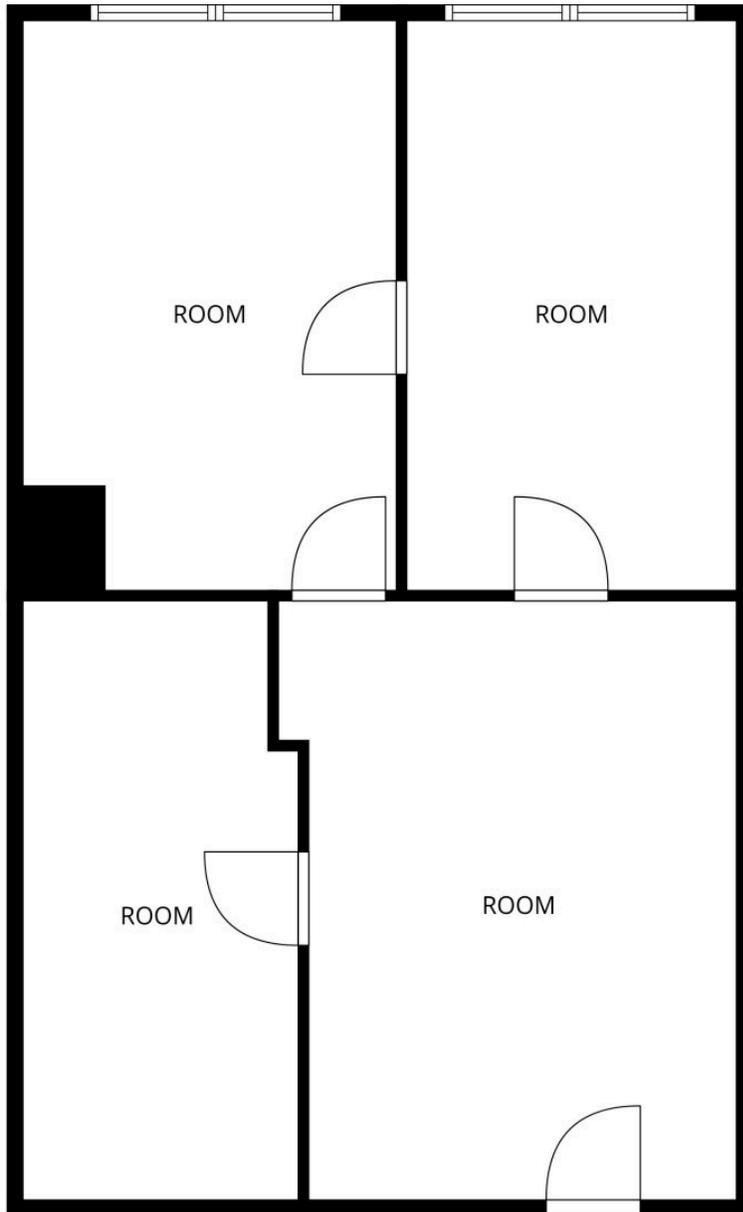


Near US 60



480-235-5028

Suite 202



What's Included

- Water service
- Trash removal
- Parking lot access
- Fire sprinkler system
- 3 parking spaces per suite

Tenant Responsibilities

- Electricity
- A/C service after 30 days (offices/retail)
- Cooler maintenance after 30 days (warehouses)
- Plumbing (warehouses)
- Business insurance and liability coverage
- Certificate of Insurance naming Lipovic Park LLC as additionally insured, with \$1M liability coverage

Improvements

Any tenant improvements or alterations must be approved by the landlord and the City of Mesa (including required permits).

