



MESA OFFICE BUILDING

625 W Southern Ave, Mesa, AZ 85210



AMERICAN REALTY BROKERS
Experience You Can Trust



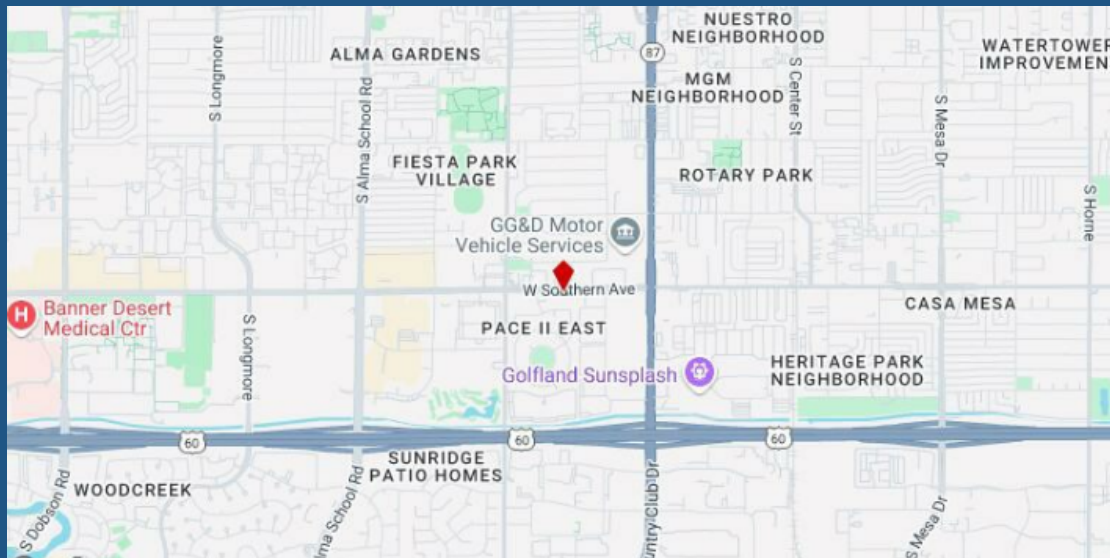
Bo Kapelke

American Realty Brokers

4001 N 32nd St, Suite A, Phoenix, AZ 85018

kapelke.bo@gmail.com

(602) 777-0456



OFFERED AT \$1,399,000

625 W Southern Ave

\$1,399,000

Great income producing property zoned OC with a CAP Rate of 6.28% for the life the current 84-month NNN Lease! The current Tenant is into their 5th year of their lease and (2) 5yr extensions are available, each at a market rent rate determined at the time of renewal. The current Tenant acts as the property manager. If you are looking for an office building to occupy as an owner/operator, the Tenant is willing to terminate the lease and relocate. Excellent frontage to Southern Ave. Do not disturb the current tenant....

- Great Investment Property with NNN Tenant Currently in Place
- Excellent Frontage to Southern Ave.
- 26 Offices, Reception Area, Conference Room, Kitchen/Coffee Rooms, 4 Restrooms



Price:	\$1,399,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.86%
Lot Size:	0.44 AC
Gross Building Area:	5,157 SF
Rentable Building Area:	5,157 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1973
Tenancy:	Multi
Parking Ratio:	9.7/1,000 SF
Zoning Description:	OC

Financial Data (existing tenant - NNN):

BASE RENT SCHEDULE		
<u>Monthly Lease Term</u>	<u>Monthly Base Rent*</u>	<u>Annual Base Rental per square foot</u>
1-12	\$6,500.00	\$15.13
13-24	\$6,695.00	\$15.58
25-36	\$6,895.85	\$16.05
37-48	\$7,102.73	\$16.53
49-60	\$7,315.81	\$17.03
61-72	\$7,535.28	\$17.54
73-84	\$7,761.34	\$18.07

****Lease start date was August 1, 2022****

*Tenant acknowledges that the Monthly Base Rent does not account for Tenant's obligation to pay rental tax (which is estimated to be 2.5%), which Tenant agrees to pay as additional rent on a monthly basis with its payment of Monthly Base Rent and at the then current rental tax rate.



***Actual building layout may vary**