

FOR LEASE | FALCON CORPORATE CENTER

4711 E Falcon Drive | Mesa, AZ 85215



LEASE RATE: \$18 PSF + Modified Gross

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Property Information



Location: 4711 E Falcon Dr | Mesa, AZ 85215

Available Sizes: 1,178 SF - 2,011 SF

Lease Rate: \$18 PSF + Modified Gross

Zoning: M-1

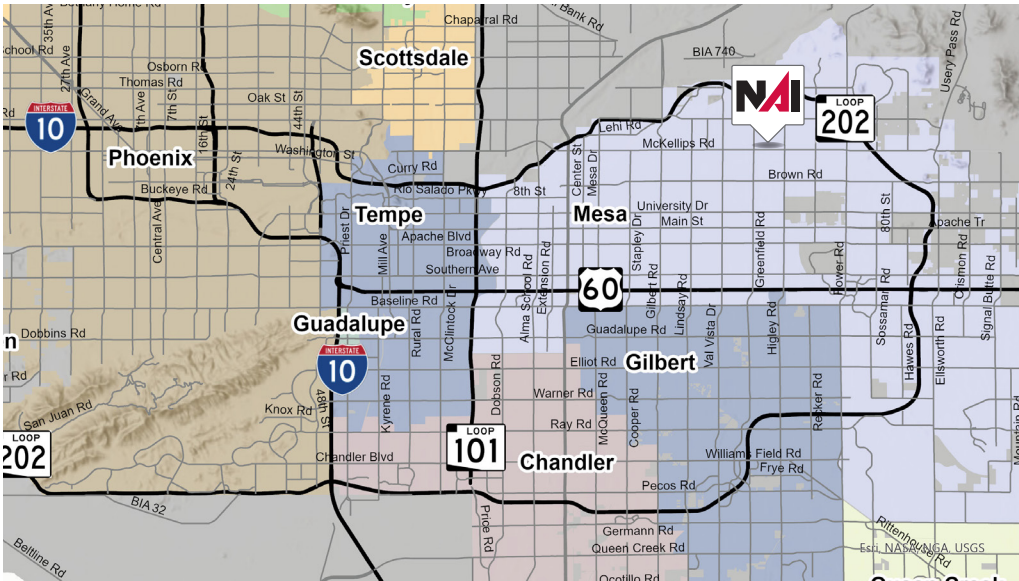
Year Built: 1978

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	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

Traffic Counts	VPD
N 48th St	1,400
E McKellips Rd	42,626

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Suite Photos | 152 & 201



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Suite Photos | 322



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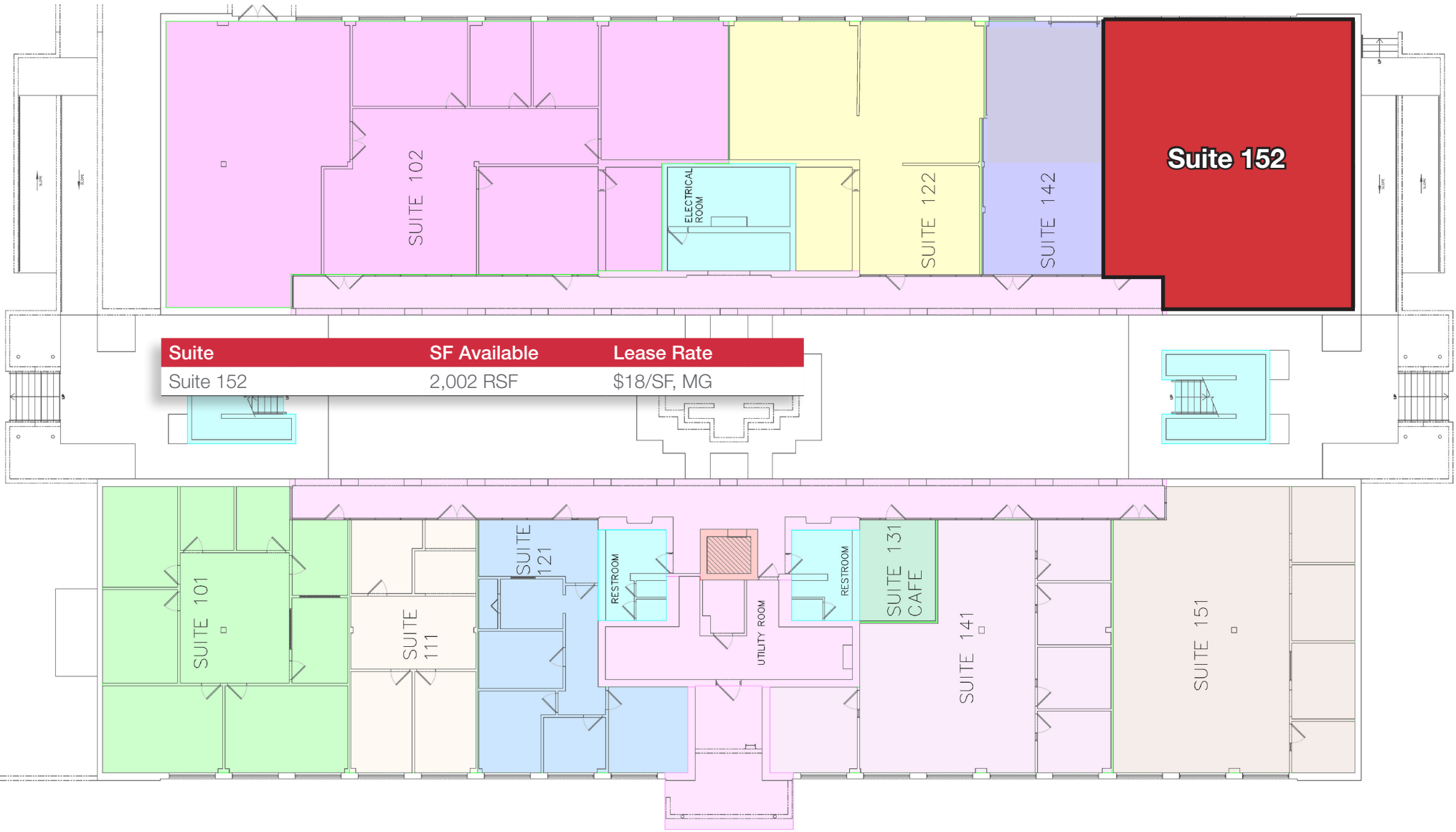
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1st Floor Site Plan



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2nd Floor Site Plan



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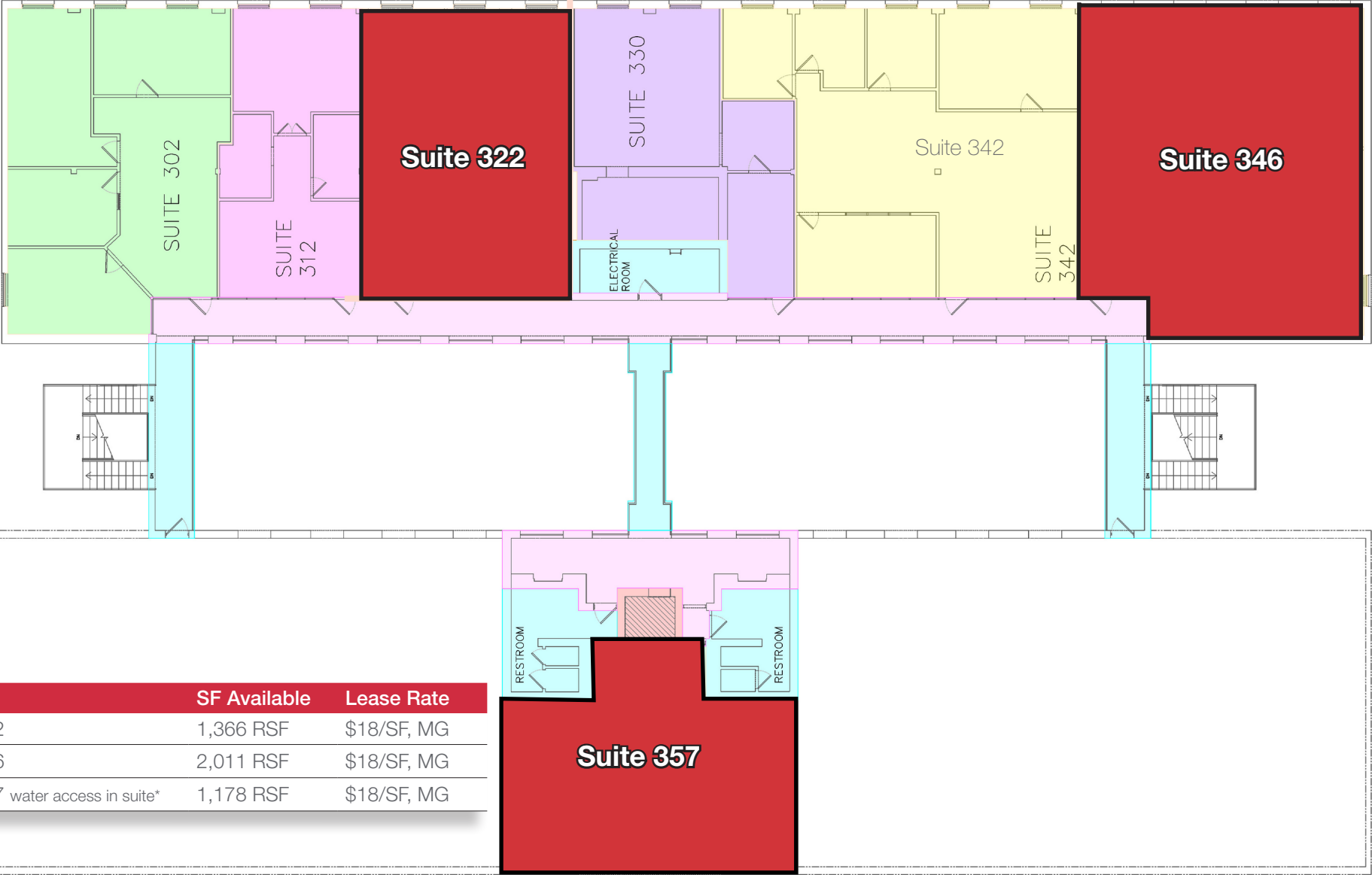
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3rd Floor Site Plan



Suite	SF Available	Lease Rate
Suite 322	1,366 RSF	\$18/SF, MG
Suite 346	2,011 RSF	\$18/SF, MG
Suite 357 water access in suite*	1,178 RSF	\$18/SF, MG

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Aerial Map



20-04-037

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