

ODYSSEY PROFESSIONAL PARK

2045 S VINEYARD | BLDG 2E | SUITE 136 | MESA, AZ 85210

SALE PRICE: \$1,188,250 (\$350/SF) | LEASE RATE: \$25.00 NNN



3,395 SF Single Tenant NNN Office Suite Available for Sale & Lease



For More Information, Please Contact an Exclusive Listing Agent:

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 **COMMERCIAL
PROPERTIES INC.**
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Executive Summary

CPI is pleased to present the opportunity to acquire **2045 S Vineyard, Building 2E, Suite 136**, a 3,395 SF two-story medical office condo located in the highly accessible East Valley submarket of Mesa, Arizona. This offering represents an exceptional **owner/user or investment opportunity**, ideally suited for a medical or healthcare operator seeking a flexible, well-appointed space with the ability to establish a long-term presence in a high-growth corridor.

The suite features a highly functional and thoughtfully designed layout spanning two levels with a mezzanine, including nine offices, a welcoming reception and waiting area, six restrooms, two laundry/janitorial rooms, two storage rooms, a dedicated breakroom, and a staff lab. Previously occupied by a midwife and birthing facility under a long-term 10-year lease, the space is purpose-built for medical use while maintaining flexibility to accommodate a variety of healthcare or professional applications. This configuration allows for immediate usability with minimal modifications, making it an efficient solution for an incoming owner or tenant.

Strategically positioned just off **Baseline Road and SR-60**, the property offers excellent visibility and seamless connectivity throughout Mesa, Gilbert, Chandler, and the greater Phoenix metropolitan area. The surrounding area is supported by strong residential growth, a dense population base, and continued demand for healthcare services, reinforcing the property's long-term viability. With limited availability of quality medical office product in this submarket, 2045 S Vineyard, Building 2E, Suite 136 presents a compelling opportunity to acquire a stabilized, well-located asset with both operational and investment upside.

Property Highlights

This offering presents a rare opportunity to acquire a move-in-ready medical office condo, providing an exceptional foundation for a healthcare provider to establish or expand their practice.



3,395 SF
Suite Size



\$5.37/SF
NNN's



2008
Year Built



M-1
Zoning



Signage
Building



B
Building Class



4.63/1,000
Parking Ratio



302-09-531D
Parcel #

Submarket Overview

Mesa East Office Submarket

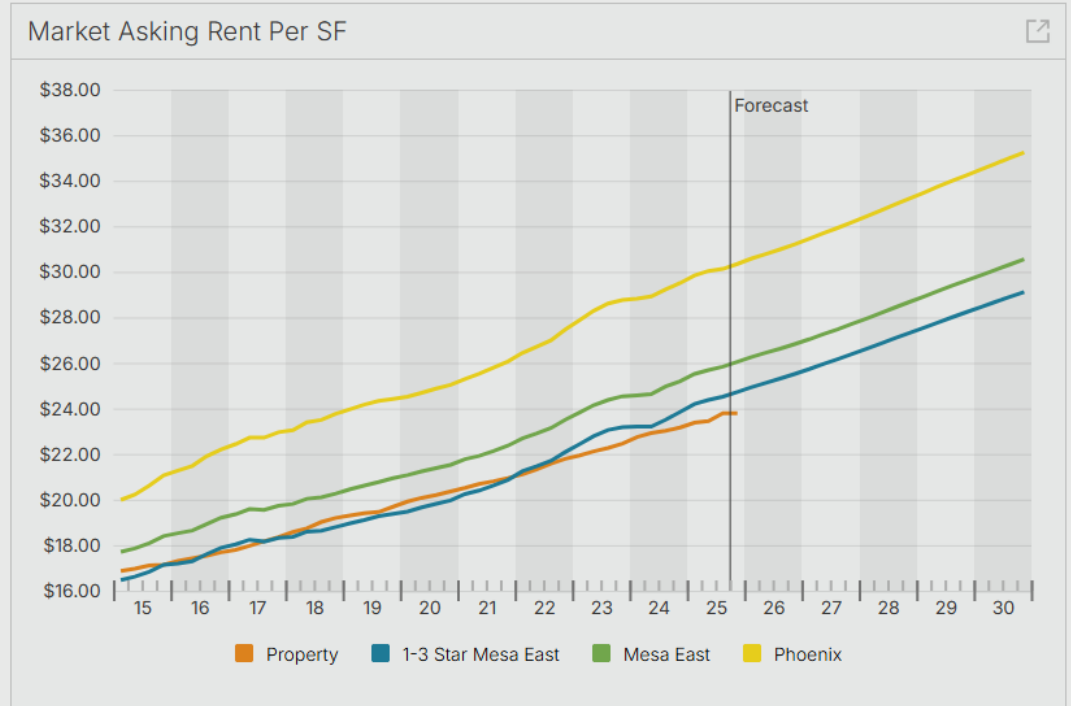
The Mesa East office submarket presents a compelling investment environment defined by exceptional stability and powerful fundamentals. For investors, the area offers a distinct value proposition: a mature, reliable market that is currently experiencing impressive rental growth fueled by a uniquely supply-constrained landscape. This combination of steady demand and limited competition creates a secure foundation for long-term appreciation and cash flow.

Robust Demand Meets Zero New Supply

The submarket's strength is clearly demonstrated by its leasing fundamentals. Mesa East has recorded positive net absorption of nearly 38,000 square feet over the past year, a trend that is pushing the vacancy rate down. This robust tenant demand is occurring in a market with zero new office space delivered in the last 12 months and none currently under construction. This lack of new competition provides a significant protective barrier for existing assets like Broadway East Medical Center, insulating them from market fluctuations and giving landlords significant leverage.

Accelerating Rent Growth & Superior Returns

The imbalance between strong demand and limited supply is fueling impressive financial performance. Asking rents in Mesa East have increased by 2.4% over the past year, a rate that significantly outpaces the Phoenix metro average. Investor confidence in the area is strong, with nearly \$39 million in office sales over the last 12 months. This combination of accelerating rent growth and higher-than-average returns makes Mesa East a prime target for a strategic medical office investment.



37.7K SF

12-Month Net Absorption



2.4%

Annual Rent Growth



0 SF

Under Construction

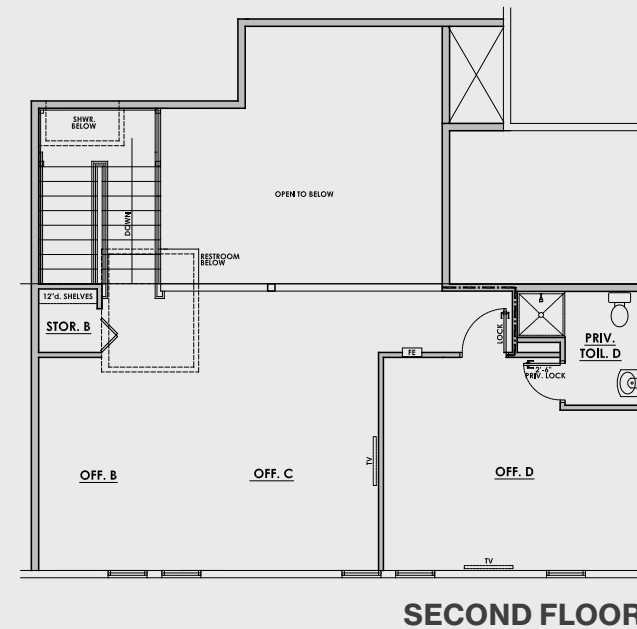
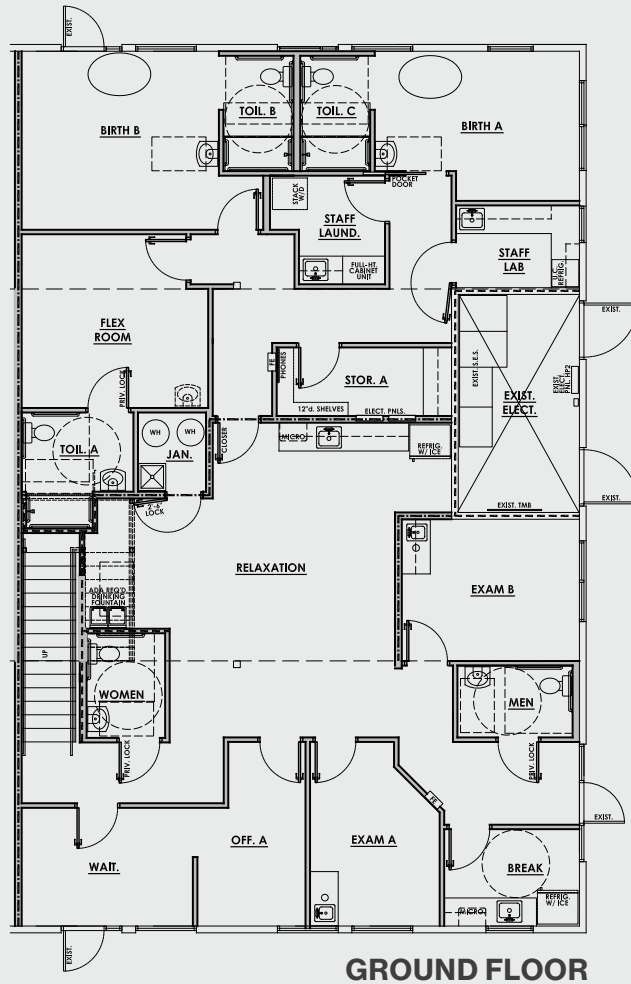
Suite 136

±3,395 SF

\$1,188,250 (\$350/SF) Sale Price

\$25.00 NNN Lease Rate

Date Available for Lease: 06/01/26



Functional General Medical Office Layout

The 3,395 SF suite offers a highly functional, two-story layout designed to support a wide range of medical and healthcare users. Previously operated as a midwife and birthing facility, the space is thoughtfully built out with nine offices, a welcoming reception and waiting area, a dedicated staff lab, and multiple support areas to accommodate daily operations. The inclusion of six restrooms, two laundry/janitorial rooms, two storage rooms, and a breakroom further enhances efficiency and usability for both staff and patients.

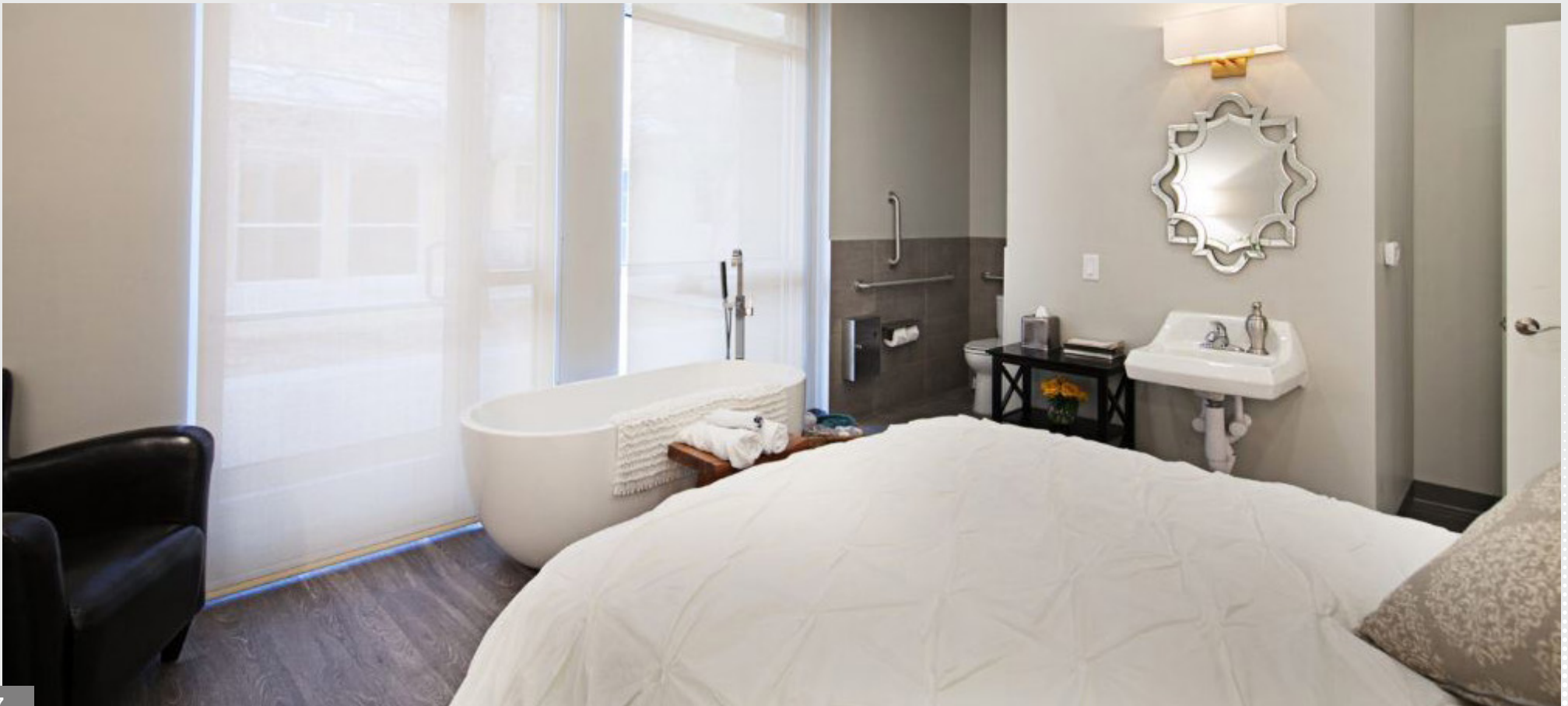
2045 S Vineyard, Building 2E, Suite 136 presents a compelling opportunity to acquire a well-appointed medical office condo in a highly desirable East Valley location. This offering combines a functional, medical-ready layout with strong underlying market fundamentals and excellent freeway connectivity, making it ideal for a healthcare operator seeking to own their real estate and establish long-term stability.

Flexible, Medical Buildout: The property is fully built out for medical office use, previously operating as a midwife and birthing facility under a long-term 10-year lease. The existing configuration includes multiple private offices, ample plumbing with six restrooms, dedicated lab space, and support areas, allowing for immediate occupancy. The layout is adaptable to a wide range of healthcare or wellness uses, minimizing the need for costly improvements and enabling a streamlined transition for a new owner.

Strong Market Fundamentals: Located within a high-demand healthcare corridor in Mesa, the property benefits from continued population growth, dense surrounding neighborhoods, and sustained demand for outpatient medical services. Limited availability of comparable medical office condos in the area enhances the long-term value of ownership while providing a hedge against increasing lease rates.

Strategic East Valley Location: Positioned just off Baseline Road with immediate access to SR-60, the property offers convenient connectivity throughout Mesa, Gilbert, Chandler, and the greater Phoenix metro. The location provides efficient regional access and strong accessibility for both patients and staff, supporting the property's long-term appeal and functionality.









W BASELINE RD

COUNTRY CLUB DR

COUNTRY CLUB DR



Aerial Map





101

51

101

17

Glendale

60

Scottsdale

Phoenix

87

101

10

10

17

143

202

60

202

10

10

SITE

202

202

202

Queen Creek

Peoria

Fountain Hills

Mesa

Tempe

Gilbert



Location Overview

Mesa, AZ

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1 City for Economic Growth
(250K-500K Population)
[\(Coworking Cafe, 2024\)](#)

#5 Most Neighborly Large City
[\(Neighbor.com, 2024\)](#)

#11 Best-Run City in the US
[\(WalletHub, 2025\)](#)

TOP 40 Cities with the Best Public Schools in the US
[\(Niche, 2024\)](#)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 2025 Population	14,478	149,969	430,184
 2025 Households	6,061	57,392	164,744
 Average Household Income	\$91,183	\$93,649	\$100,812
 Median Home Value	\$453,051	\$414,665	\$434,972

5 Mile Highlights

35.7

Median
Age

176K

Daytime
Employees

31%

Bachelor's Degree
or Higher

A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 176,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

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