



1138, 1146, 1150, & 1130 N ALMA SCHOOL RD
MESA, ARIZONA 85201





Waypoint is a premier office campus totaling $\pm 425,000$ SF across four buildings, featuring modern finishes and Energy Star certified efficiency. Ideally positioned near the Loop 101/202 interchange and just minutes from Sky Harbor International Airport, the property offers exceptional regional connectivity in the heart of the East Valley. A 6.0/1,000 SF parking ratio and availabilities from $\pm 1,661$ SF to $\pm 100,000$ SF (full building) provide flexible solutions for a range of users.



HIGHLIGHTS & FEATURES



- ±425,000 SF - 4 Buildings
- 6/1,000 Parking
- Immediate Loop 202 Freeway Access
- Energy Star Certified
- Flexible Suite Sizes
- 10 Minutes to Phoenix Sky Harbor International Airport
- Centrally Located On The Border of Tempe, Mesa & Scottsdale
- Across the Street from Mesa Riverview With Over 80 Retailers & More Than 30 Dining Options





ON-SITE AMENITIES



**TENANT
LOUNGES**



**FITNESS CENTER
W/ SHOWERS**



**TRAINING
ROOM**



**CAR WASHING
SERVICES**



**CONFERENCE
ROOMS**



**EV CHARGING
STATIONS**



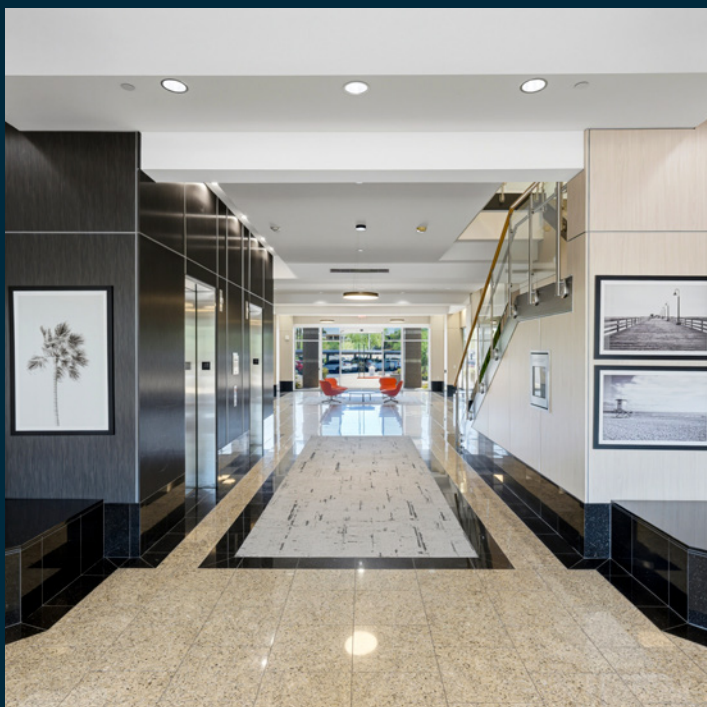




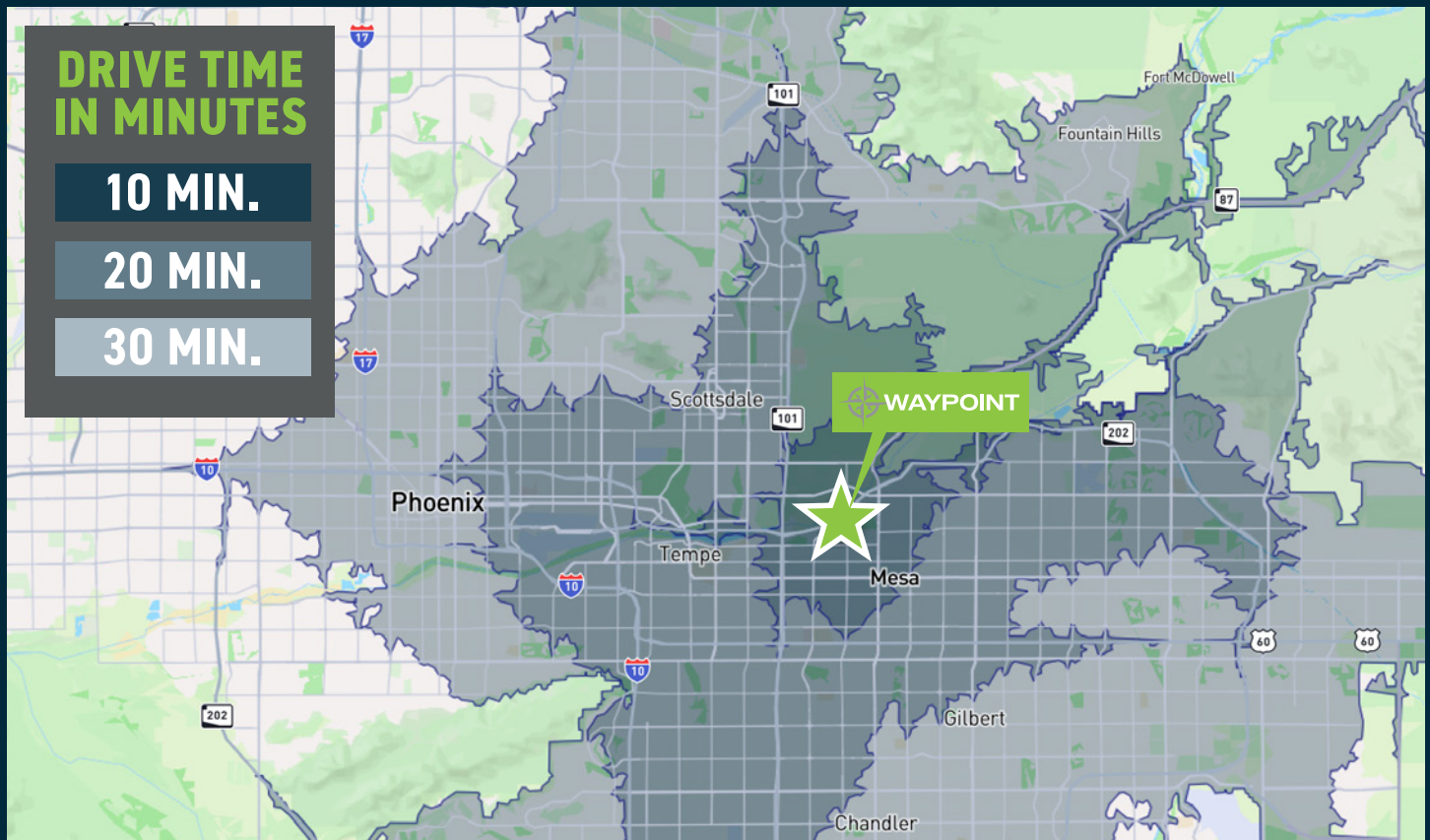
EXCEPTIONAL LOCATION

Waypoint sits at the crossroads of Mesa, Tempe, and South Scottsdale, offering easy access to Loop 101, Loop 202, and US-60 for seamless connectivity across the East Valley.

Mesa Riverview is directly across the street, providing walkable access to restaurants, retail, and everyday conveniences. Within minutes, tenants can reach Tempe Marketplace, Sloan Park, Downtown Mesa, Arizona State University, and Sky Harbor International Airport, delivering a wide range of dining, entertainment, and lifestyle amenities.



EMPLOYEE DRIVE TIMES



UNPARALLELED FREEWAY ACCESS

STRATEGIC LOCATION = SHORT DRIVE TIMES

MESA RIVERVIEW
1 MINUTE

DOWNTOWN MESA
5 MINUTES

SLOAN PARK
5 MINUTES

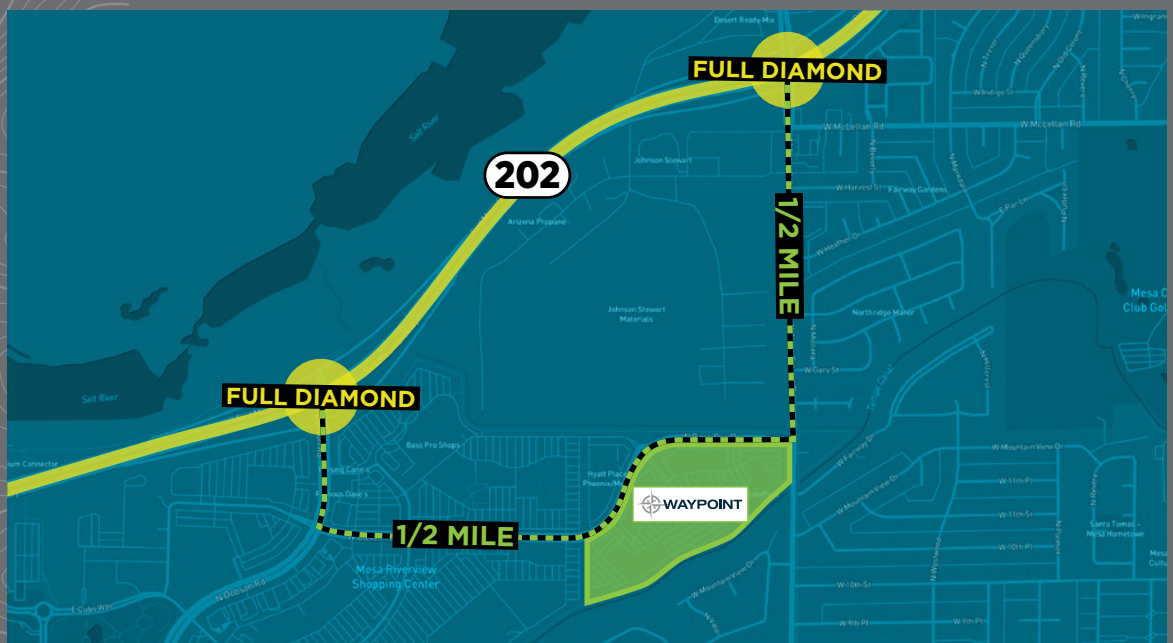
TEMPE MARKETPLACE
7 MINUTES

**ARIZONA STATE
UNIVERSITY**
9 MINUTES

**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
13 MINUTES

OLD TOWN SCOTTSDALE
14 MINUTES

DOWNTOWN PHOENIX
20 MINUTES



WHERE MESA, TEMPE & SCOTTSDALE CONNECT.





SURROUNDED BY CONVENIENCE

IMMEDIATE ACCESS TO DINING, RETAIL & SERVICES

- | | |
|------------------------------------|--|
| 1. Walmart | 43. Modern Body |
| 2. Home Depot | 44. AZ Scalp Doctor |
| 3. Uptown Cheapskate | 45. Hubbard Family Swim School |
| 4. Taroko | 46. Makitto Sushi |
| 5. Slick City | 47. AZ Chimney Cakes |
| 6. Esporta | 48. La Michoacana All Natural Fruit |
| 7. Peter Piper Pizza | 49. Ritos Mexican Food |
| 8. Dollar Tree | 50. Copper State Taphouse |
| 9. Ski Pro | 51. Cinemark |
| 10. The Foundry | 52. Fazoli's |
| 11. KPOT Korean BBQ & Hot Pot | 53. El Pollo Loco |
| 12. Paris Nails | 54. Pier 88 Boiling Seafood & Bar |
| 13. Xing Fu Tang | 55. Chili's |
| 14. Mensho Ramen | 56. Cracker Barrel |
| 15. Gentleman Joe's | 57. T-Mobile |
| 16. Tapestry Insurance Group | 58. Pearle Vision |
| 17. BoSa Donuts | 59. Sport Clips |
| 18. Elements Therapeutic Massage | 60. Subway |
| 19. ATI Physical Therapy | 61. Wingstop |
| 20. Henhouse Cafe | 62. Rubio's Coastal Grill |
| 21. Circle K | 63. Red Wing Shoes |
| 22. Bank of Arizona, N.A. | 64. Yogi's Teriyaki & Grill |
| 23. Chick-fil-A | 65. GNC |
| 24. McDonald's | 66. Verizon Wireless |
| 25. IHOP | 67. AT&T |
| 26. Taco Bell | 68. Mountain Mike's Pizza |
| 27. Panda Express | 69. digits. nails + spa |
| 28. Fifth Third Bank | 70. Hollywood Beauty |
| 29. Starbucks Coffee | 71. Options Medical Weight Loss |
| 30. Fired Pie | 72. Mesa Dental Home |
| 31. Mattress Firm | 73. Express Employment |
| 32. Jersey Mike's Subs | 74. America's Best Contacts & Eyeglasses |
| 33. Aspen Dental | 75. Great Clips |
| 34. Famous Dave's | 76. Sally Beauty Supply |
| 35. Carl's Jr. | 77. Petco |
| 36. Bass Pro Shops | 78. Ross Dress for Less |
| 37. Raising Cane's | 79. Burlington |
| 38. Dink & Dine Pickle Park | 80. Centerwell (Humana) |
| 39. City of Mesa Police Department | 81. Scrubs & Beyond |
| 40. The Bridge Improv | 82. DXL |
| 41. Salon Boutique | 83. Boot Barn |
| 42. AZ Laser Studio | 84. Sketchers |



**COPPER STATE
TAPHOUSE**
BEER • WINE • FOOD



CINEMARK



rubio's
COASTAL GRILL



Walmart ✱





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