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Mesa Gateway Airport, Arizona

SKYPLUS<sup>®</sup>  
DEVELOPMENTS

CBRE

An architectural rendering of a modern, multi-story office and retail building complex. The buildings feature a mix of light-colored stone or concrete panels and dark wood accents. Large glass windows and balconies are visible. The scene includes a parking lot with several cars, some trees, and a few people walking. The sky is blue with scattered white clouds. A large white arc graphic is positioned behind the main title text.

# *SkyBridge*

## *Arizona*

**OFFICE & RETAIL SPACE**

**AVAILABLE IN THE HEART OF MESA GATEWAY AIRPORT**

**(2) ±18,400 SF BUILDINGS (DIVISIBLE)**

# ADJACENT TO MESA GATEWAY AIRPORT



**Tower A**

**Tower B**

<b>Total Building SF</b>	±18,400 SF	±18,400 SF
<b>First Floor</b>	±9,200 SF (Retail or Office)	±9,200 SF (Retail or Office)
<b>Second Floor</b>	±9,200 SF (Divisible)	±9,200 SF (Divisible)
<b>Parking Ratio</b>	6/1,000	6/1,000

## REDEFINING THE STANDARD

- High end building finishes
- Private offices
- Reception areas
- Breakrooms
- Outdoor tenant amenity space
- Abundance of natural light
- First floor restaurant & coffee shop

DESIGNED BY



# CONNECTED, ALL IN ONE.

SkyBridge is a **game-changing, 435-acre multi-use gateway development.** Strategically located in the greater Phoenix area, SkyBridge promises businesses more efficiency and **more connections with fewer steps.**

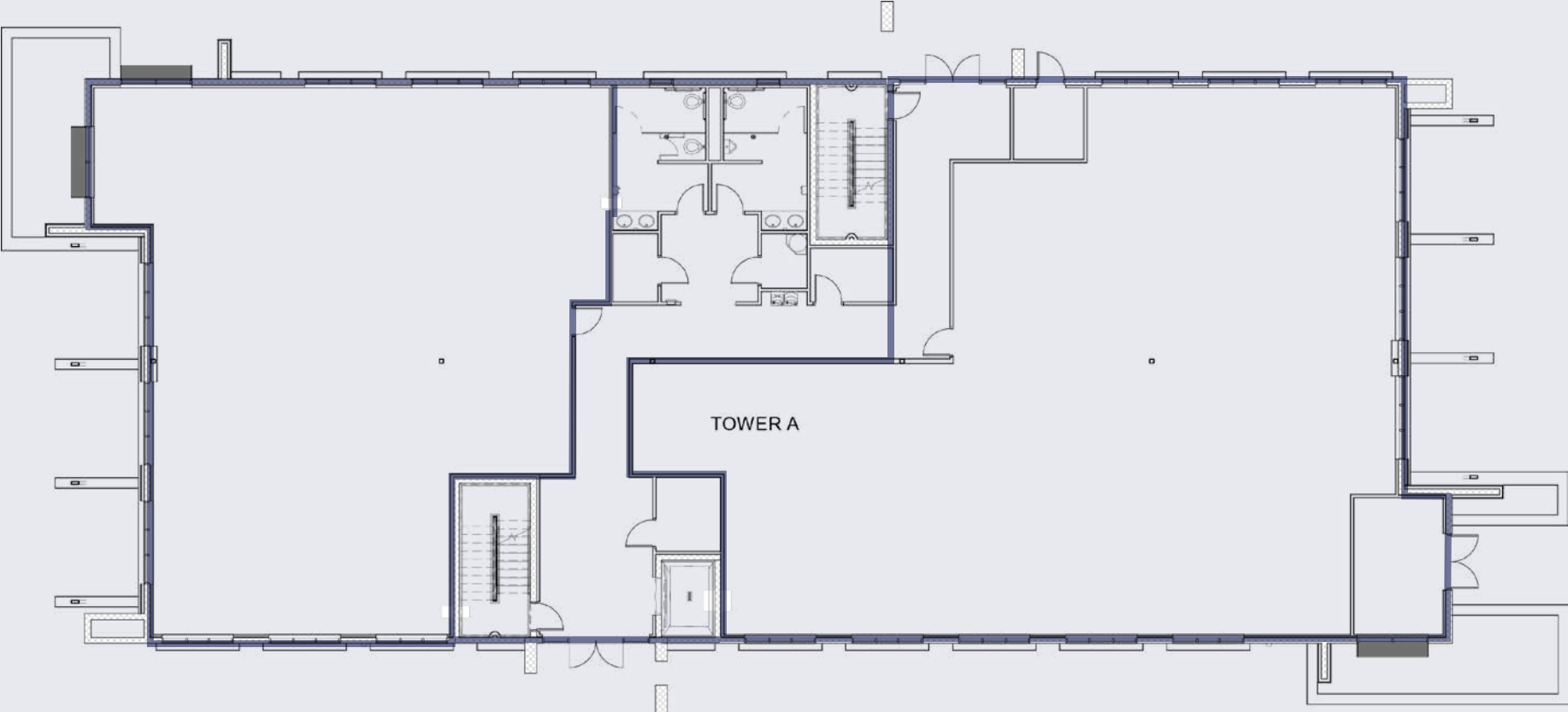


**435**  
ACRES

**22**  
BUILDINGS



# FIRST FLOOR: TYPICAL FLOOR PLATE



**±9,200 SF**  
**(DIVISIBLE)**



NOT TO  
SCALE

# SECOND FLOOR: PLANNED SPEC SUITES

**SUITE 2**  
**±1,658 SF**



**SUITE 1**  
**±2,857 SF**

**±9,200 SF**  
**(DIVISIBLE)**

**SUITE 3**  
**±2,541 SF**



# ONSITE & AREA AMENITIES



**WINGATE  
HAWTHORNE  
HOTEL**  
127 GUESTROOMS



**MESA GATEWAY  
AIRPORT**  
44 DESTINATIONS  
1.9M ANNUAL PASSENGERS



**ASU  
POLYTECHNIC  
CAMPUS**  
10,488 STUDENTS

## AIRPORT AMENITIES

**Panera**  
BREAD®

**OHSO**  
BREWERY & DISTILLERY  
PHOENIX, AZ

**INFUSION**  
COFFEE & TEA CRAFTERS

**Macayo's**  
Mexican Food

**BARRIO**  
BREWING CO.  
TUCSON, ARIZONA



# MESA GATEWAY AIRPORT AREA



# OFFICE & RETAIL SPACE (2) ±18,400 SF BUILDINGS

## GET CONNECTED.

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**SkyBridge**  
Arizona

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**CBRE**

## CORPORATE NEIGHBORS

**Able** | AEROSPACE SERVICES

**Cessna/Citation**  
Service Center

**EMBRAER**  
Executive Jets

**U.S. Immigration and Customs Enforcement**

**intel** | **allegiant**

**Gulfstream**  
A GENERAL DYNAMICS COMPANY

**sun country**  
airlines

**Virgin GALACTIC**

A MEMBER OF

**SKYPLUS**  
DEVELOPMENTS