

Move In Ready Suites With
Flexible Small Space Options

\$18.50 PSF, FS | 1255 W BASELINE | MESA, AZ 85202

MESA EXECUTIVE PARK



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2944 N 44th St, Suite 200 Phoenix, AZ 85018
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Property Information



Property Location:	1255 W Baseline Rd, Mesa, AZ 85202
Building Class:	B
Lease Rate:	\$18.50 PSF, Full Service
Size:	±1,294 SF – 5,708 SF
Primary Use:	Office
Parcel #:	305-07-948
Zoning:	C-2

Property Features

- Quiet, professional atmosphere ideal for focused work
- Inviting, professionally maintained courtyard
- Exterior suite entrances for easy access
- Client-friendly drive-up parking
- Value rent: more office, less overhead
- Professional image without high-rise hassle
- Convenient access to Alma School Rd. and US-60
- Easy access to surrounding amenities for quick lunches and after-work visits
- Short drive to Tempe and Chandler

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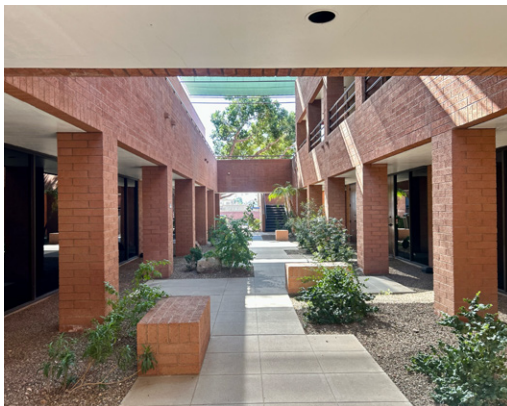
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Photos



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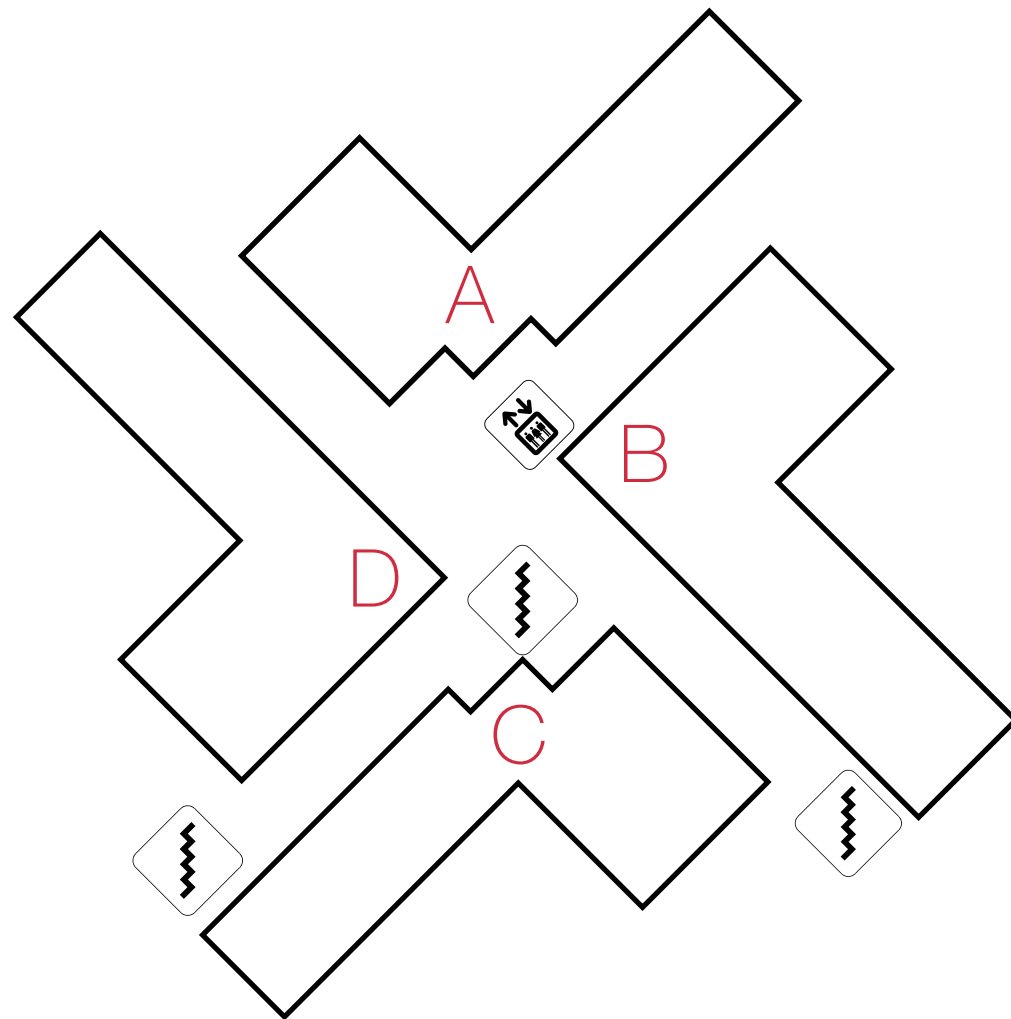
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Property Information

AVAILABLE SUITES

SUITE	SUITE SIZE	Rate
A-200	±4,659 SF	\$18.50
C-108	±4,180 SF	\$18.50
C-256	±2,588 SF (Divisible: ±1,294 SF - 2,588 SF)	\$18.50
C-257	±2,799 SF	\$18.50
C-259	±2,232 SF	\$18.50
D-112	±2,037 SF (Available 6/1/26)	\$18.50
D-278A	±1,500 SF	\$18.50
D-288B	±5,708 SF	\$18.50
D-278A & D-288B	±7,208 (Contiguous Floor Plan)	\$18.50



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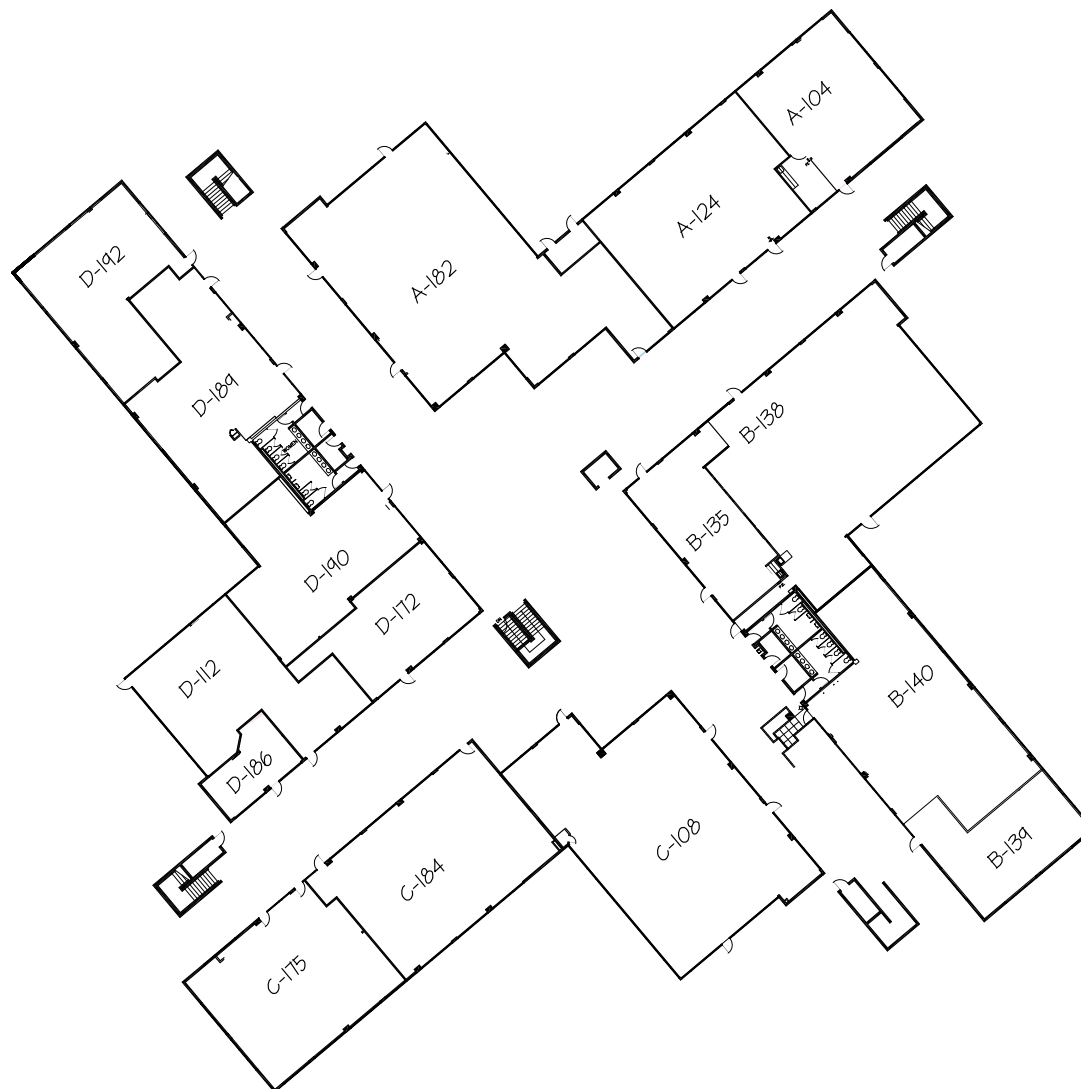
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Site Plan

Ground Floor



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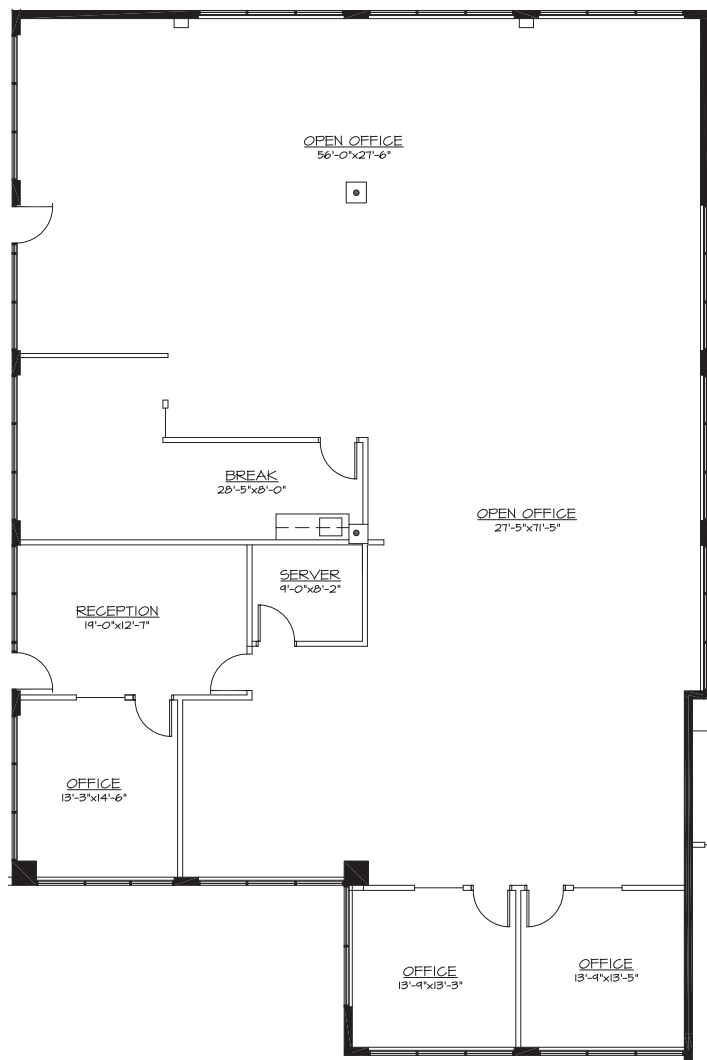


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Floor Plan

Suite A-200: 4,659 SF



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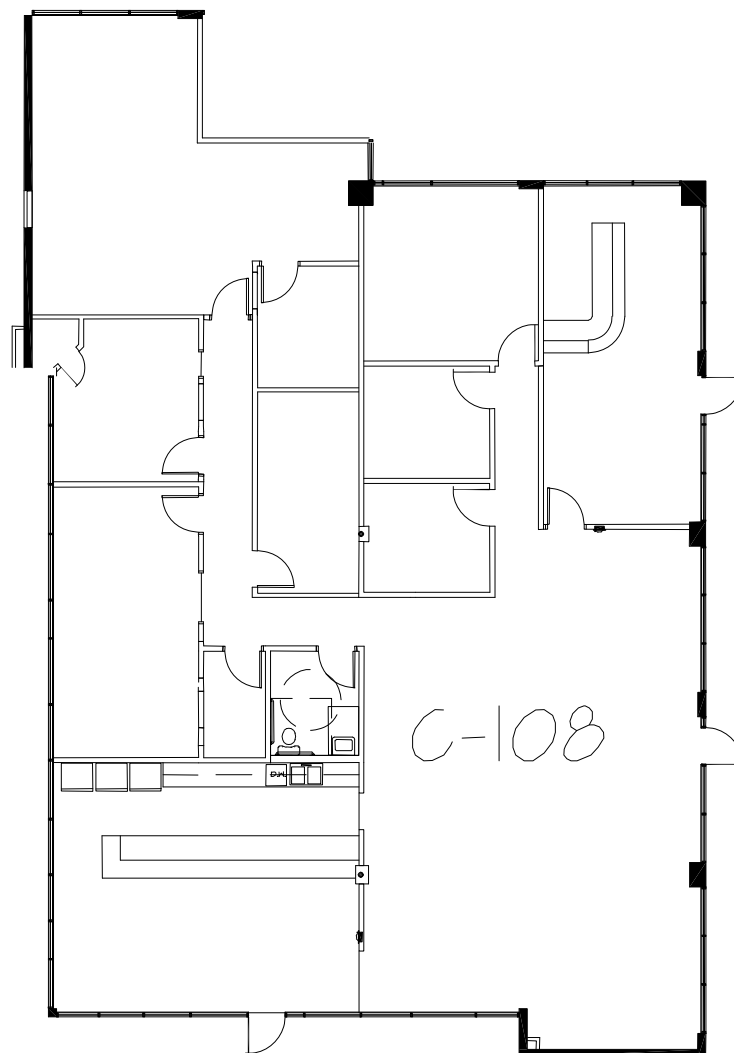
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Floor Plan

Suite C-108: ±4,180 SF



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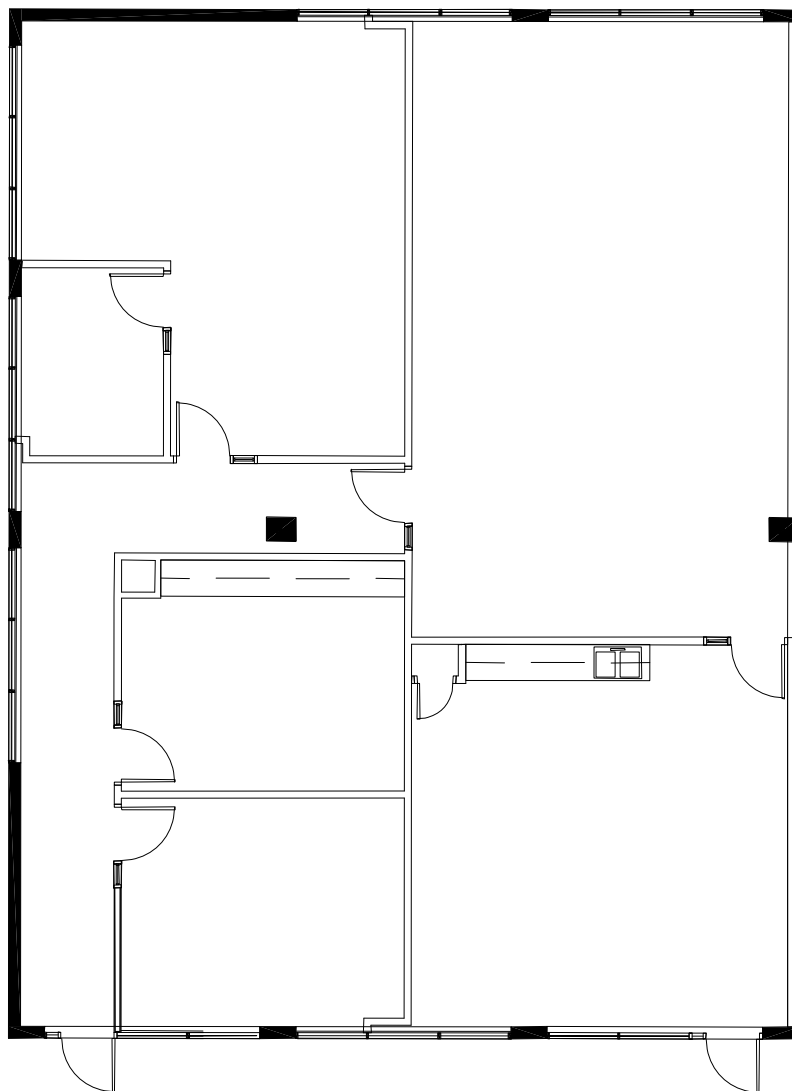
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Floor Plan

Suite C-256: \pm 1,294SF - 2,588 SF



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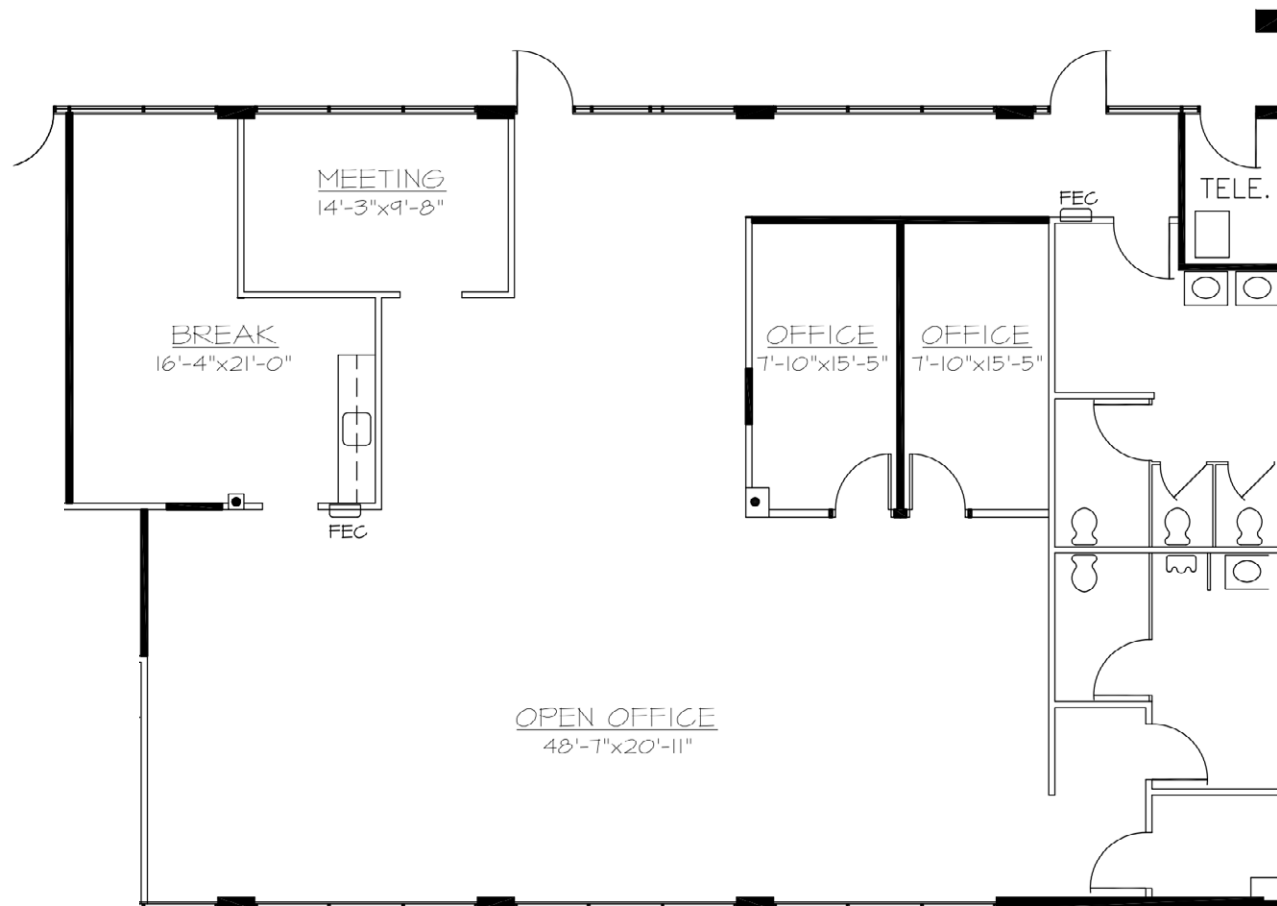
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Floor Plan

Suite C-257: ±2,799 SF



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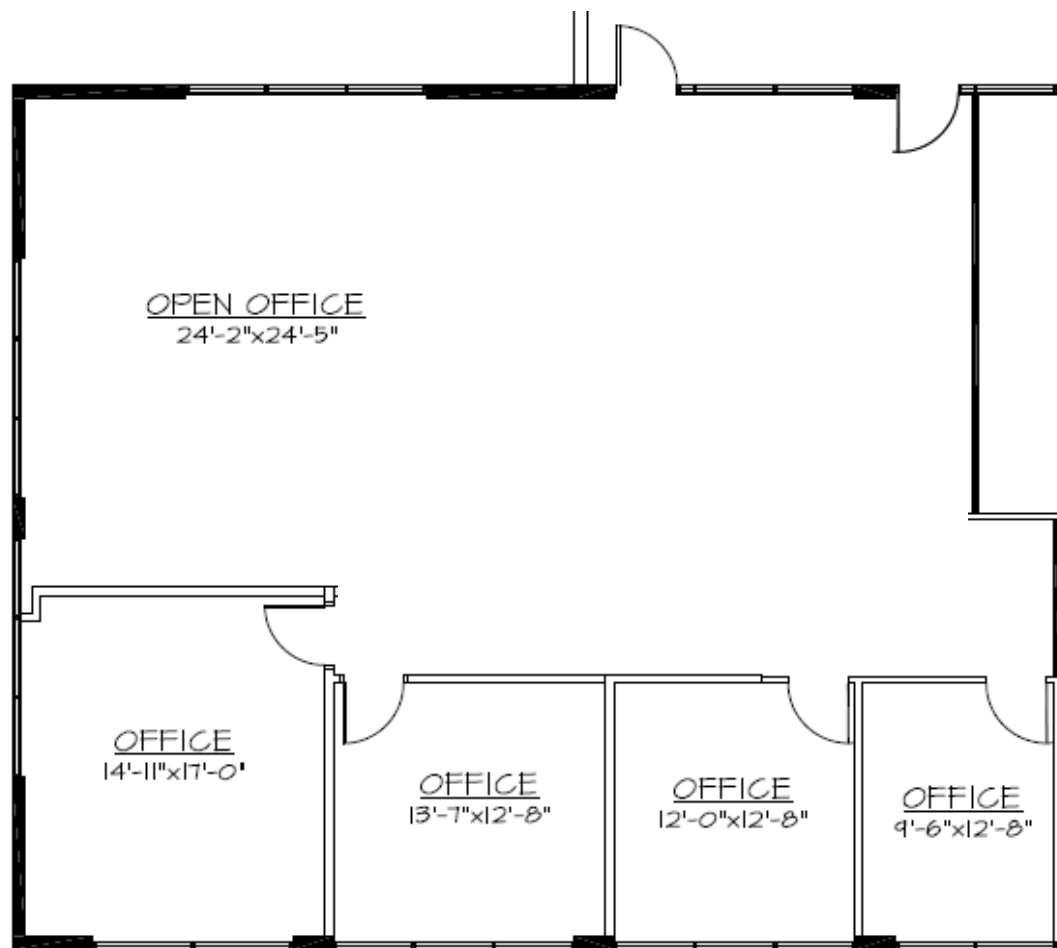
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Floor Plan

Suite C-259: ±2,232 SF



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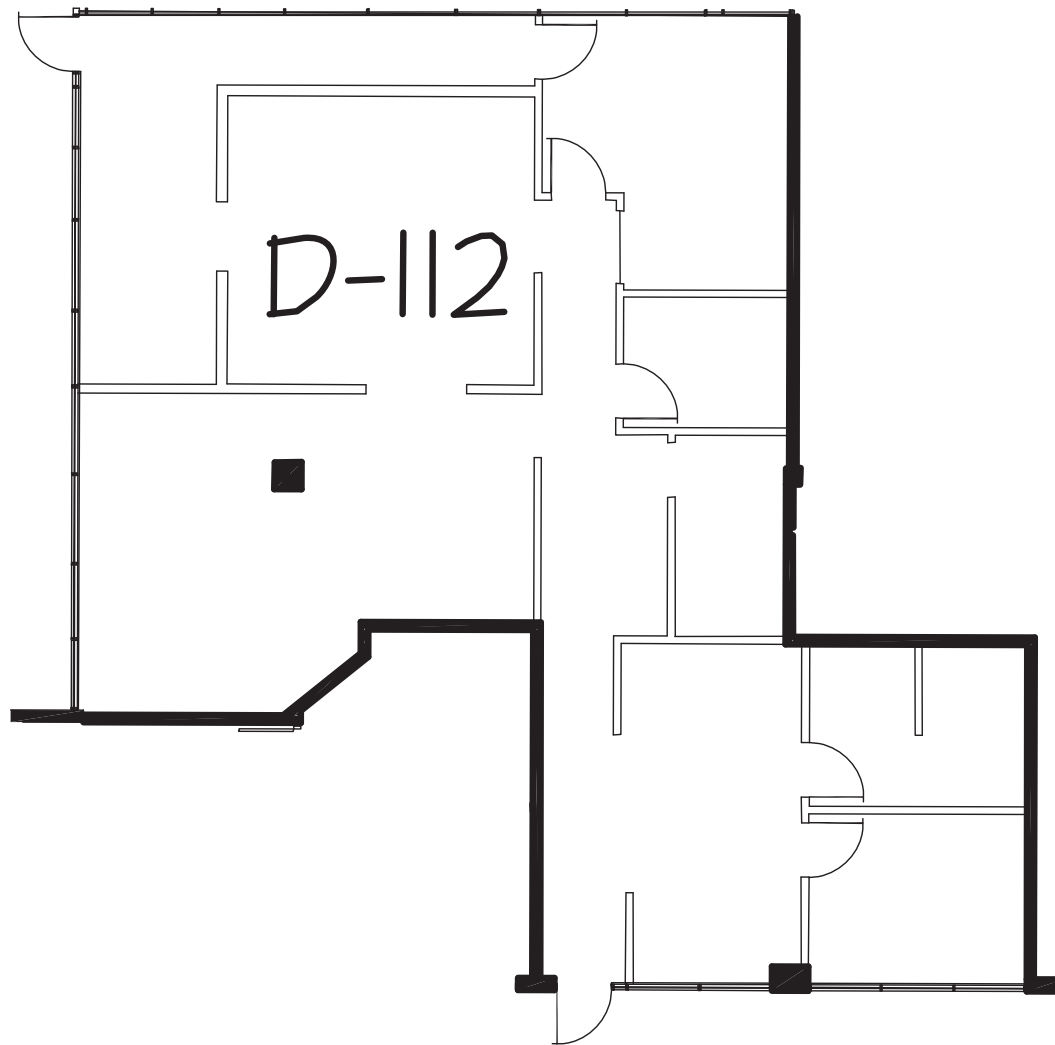
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Floor Plan

Suite D-112: ±2,037 SF



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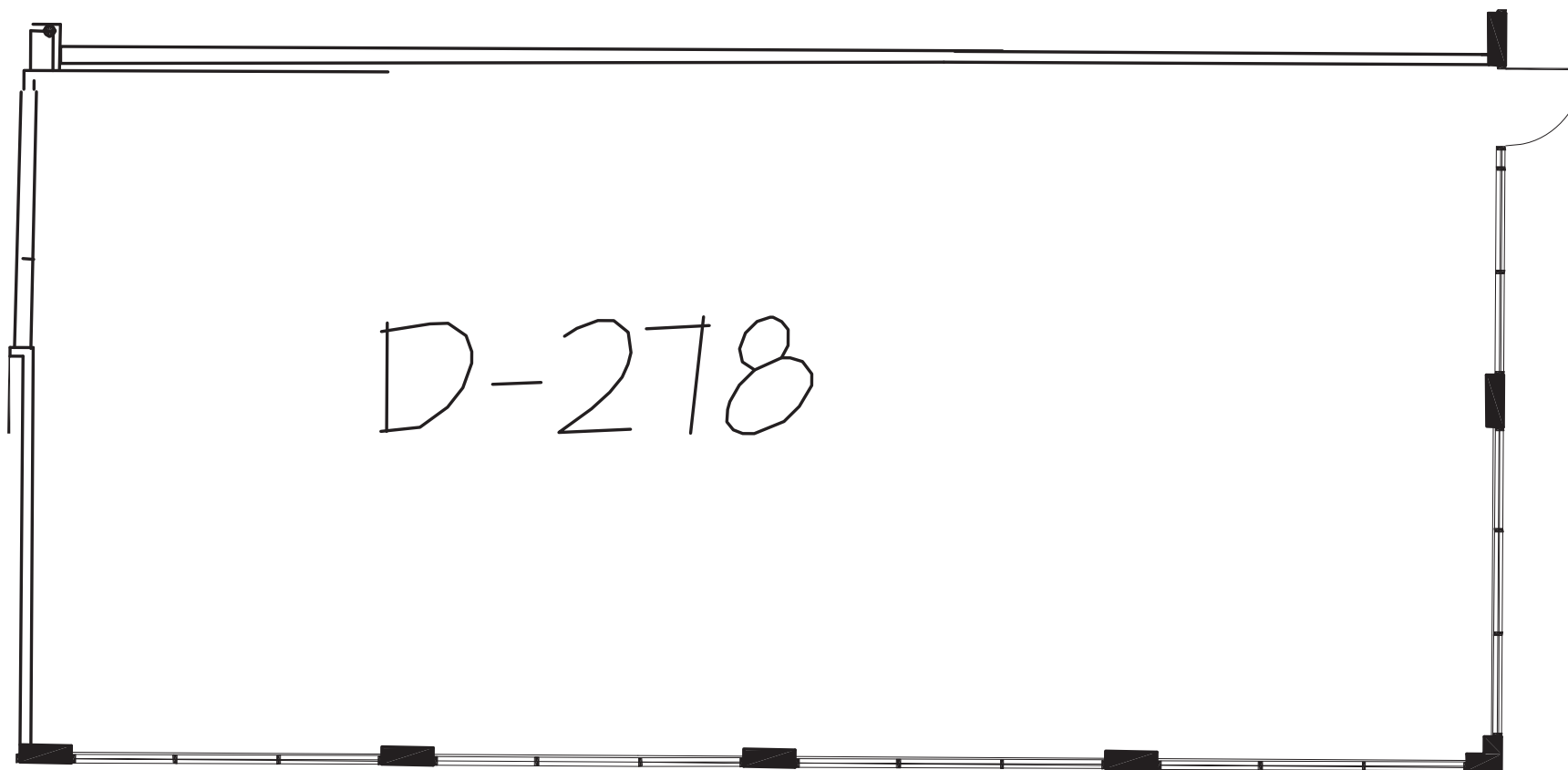
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Floor Plan

Suite D-278A: ±1,500 SF



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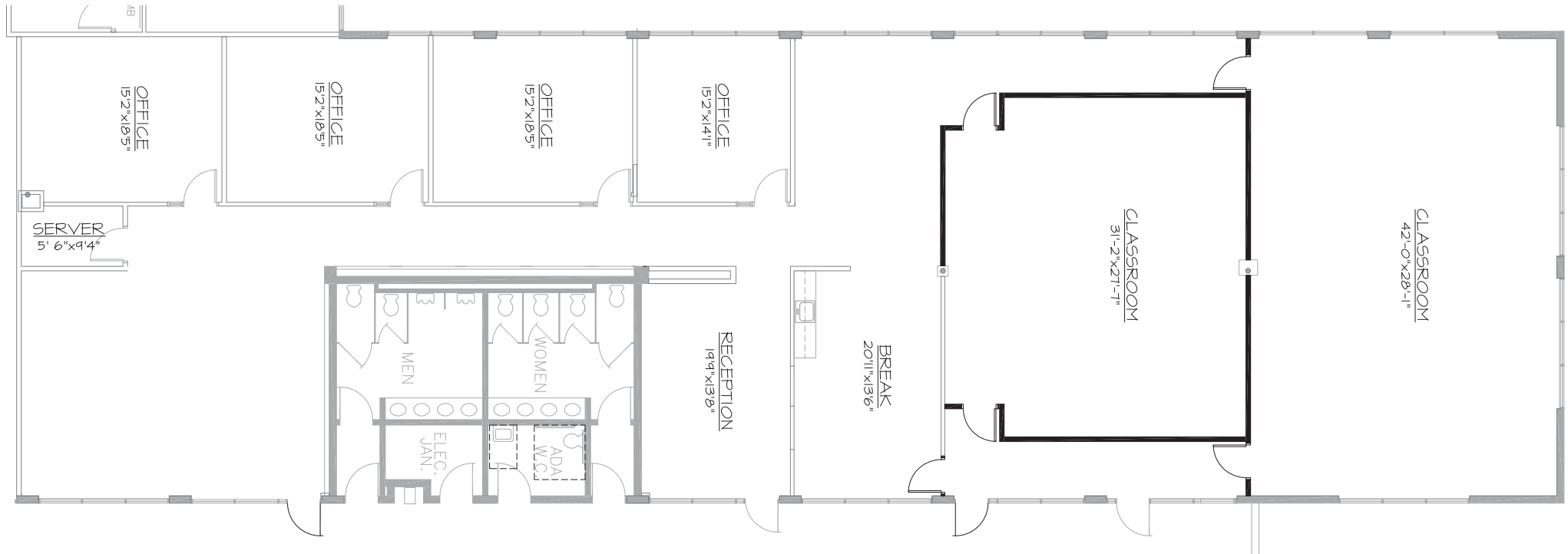
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Floor Plan

Suite D-288B: ±5,708 SF



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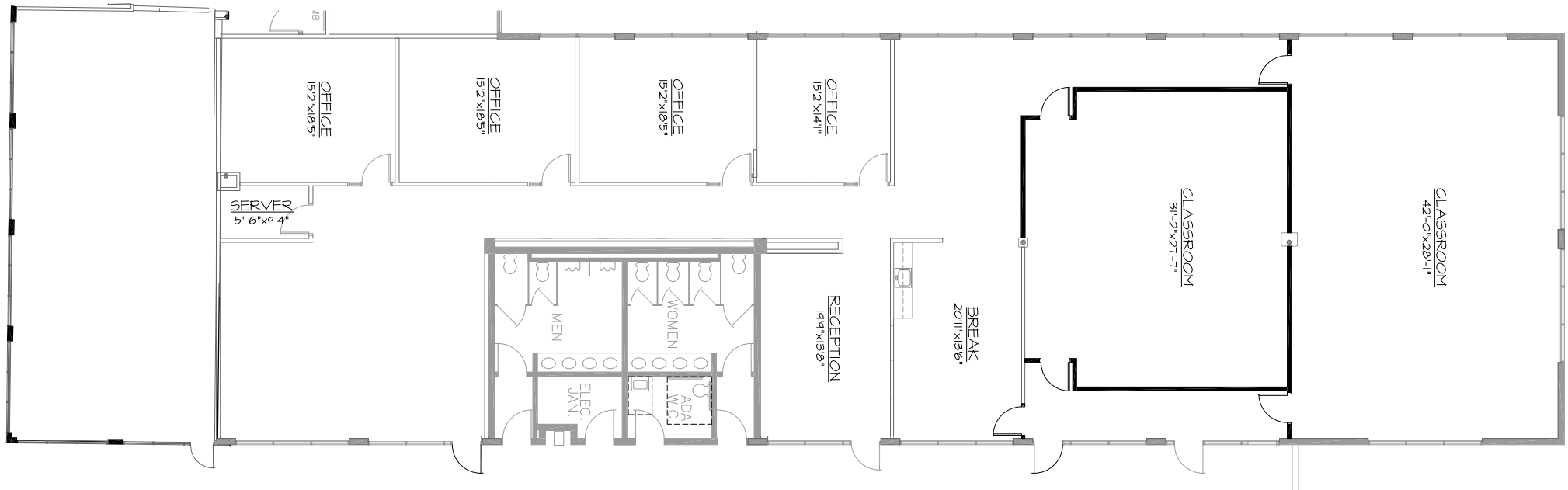


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Floor Plan

Suite D-278A & D-288B: ±7,208 SF



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Aerial Map



26-04-011

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