

# BROADWOOD BUSINESS PARK | MESA



FOR MORE INFORMATION

2450 W. BROADWAY RD | 2451-2452 W. BIRCHWOOD AVE., MESA, AZ



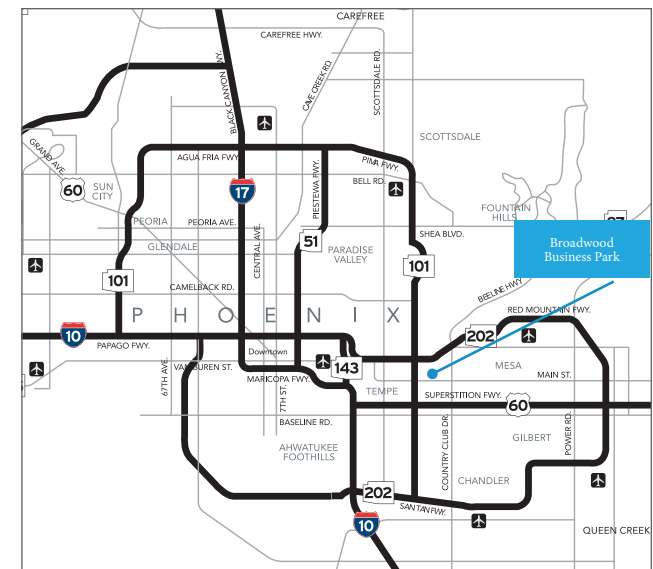
VANTAGE COMMERCIAL

Golden St. John  
602.692.7615

Golden@Vantage-Commercial.com

## PROPERTY FEATURES

- » 2450 & 2451 Bldgs: 10x10 Grade Level Loading
- » 2452 Bldgs: 10x10 Grade & Some have Dock Loading
- » Built in 1987
- » Close proximity to 101, 202 & US-60
- » Fully sprinklered
- » LI (M-1), City of Mesa Zoning, SRP
- » Parking Ratio: 2.02/1,000 SF
- » NNN Lease (Current Estimate: \$0.26/SF)  
\*Rates based on long-term lease



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

# BROADWOOD BUSINESS PARK

## SITE PLAN

■ OCCUPIED   
  AVAILABLE   
 ▲ EVAP   
 ▲ HVAC   
 Grade Level Doors   
 Dock-Hi Doors



FOR MORE INFORMATION



VANTAGE COMMERCIAL

Golden St. John  
 602.692.7615  
[Golden@Vantage-Commercial.com](mailto:Golden@Vantage-Commercial.com)

## AVAILABILITIES

BUILDING	SUITE	SF	RATE (\$/.26 NNN)	OFFICE %	COMMENTS	
2451 W Birchwood	105	3,910	\$1.45	40%: Reception, 2 Offices, Conf. Room, Break Room, 2 Restrooms	Evap (Scrim Insulated) - 2 Grade Level Doors	
2451 W Birchwood	113	3,264	\$1.45	27%: Reception, 3 Offices, Kitchenette, Restroom	Evap Warehouse - 904 SF of Office / 2,360 SF of Warehouse w/ (2) 10'x10' Grade Level Doors 200 amps	
2452 W Birchwood	101	7,540	\$1.50	55%: Reception, Bullpen (2), 6 Offices, Conf. Room, Break Room, 2 Restrooms 9'+ Office Clear Height	Evap or HVAC Warehouse w/ 2 10x10 Grade Doors 14' Clear Height - 400 amps Renovations/Reconfiguration Available	
2452 W Birchwood	106	5,603	\$1.50	29%: Reception, Bullpen, 2 Offices, Conf. Room, Break Room, 2 Restrooms.	HVAC Warehouse w/ 2 Grade Doors - 15' Clear Private Fenced Yard Area	
2452 W Birchwood	114 & 116	9,034	\$1.50	20%: Reception, 3 Offices, Work/Conf. Room, Break Room, 3 Restrooms.	HVAC Warehouse w/ 3 Grade Doors 15' Clear Height - 1,200 amps 120/208v, 3p Shared Yard Area Available June 1, 2026	

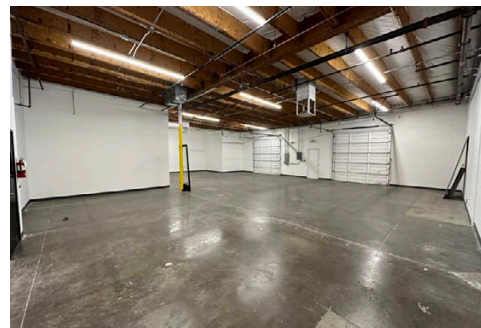
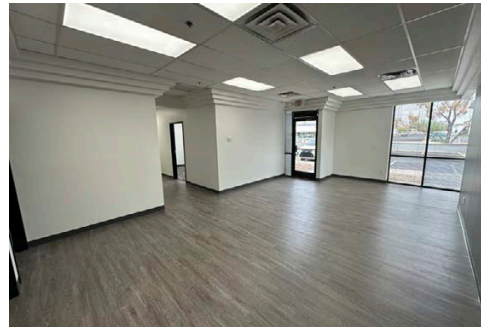
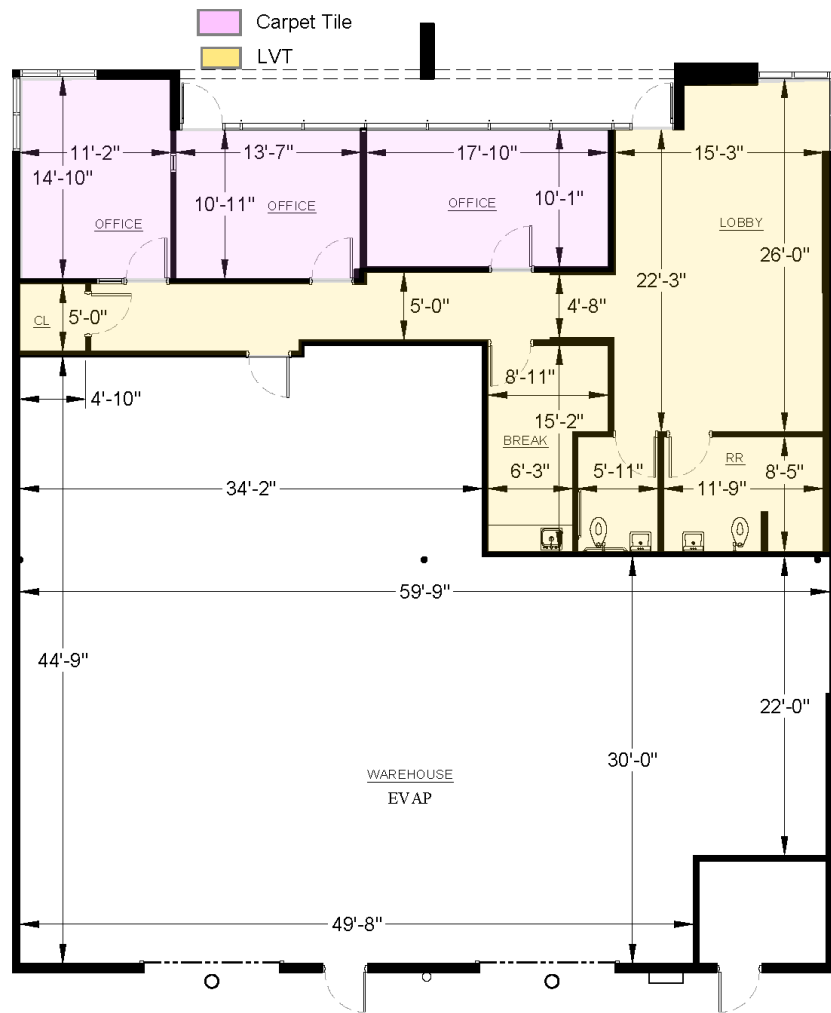
BROADWOOD BUSINESS PARK  
 2450 W. BROADWAY RD.  
 2451-2452 W BIRCHWOOD AVE  
 MESA

# 2451 W BIRCHWOOD AVE, SUITE 105

3,910 SF

FORMER SPEC SUITE

\$1.45 + \$.26 NNN



FOR MORE INFORMATION



VANTAGE COMMERCIAL

Golden St. John  
 602.692.7615  
 Golden@Vantage-Commercial.com



PHOTOS

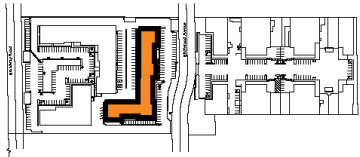


VIRTUAL TOUR

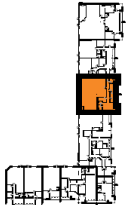
**SUITE DATA:**

OFFICE AREA	1,595 SF
WAREHOUSE AREA	2,315 SF
<b>TOTAL SUITE AREA</b>	<b>3,910 SF</b>
CLEAR HEIGHT	14'-0"
O GRADE LEVEL DOORS	2

**SITE KEY PLAN:**



**BUILDING KEY PLAN:**



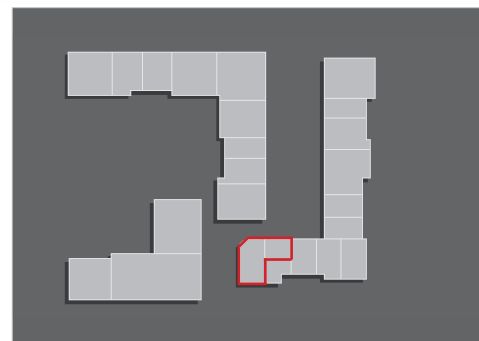
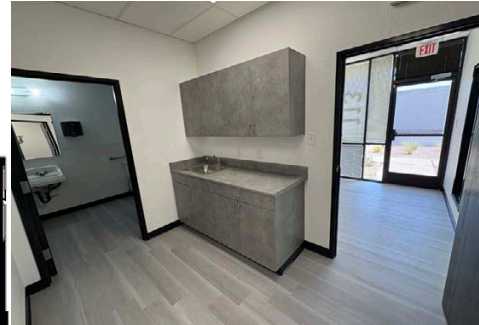
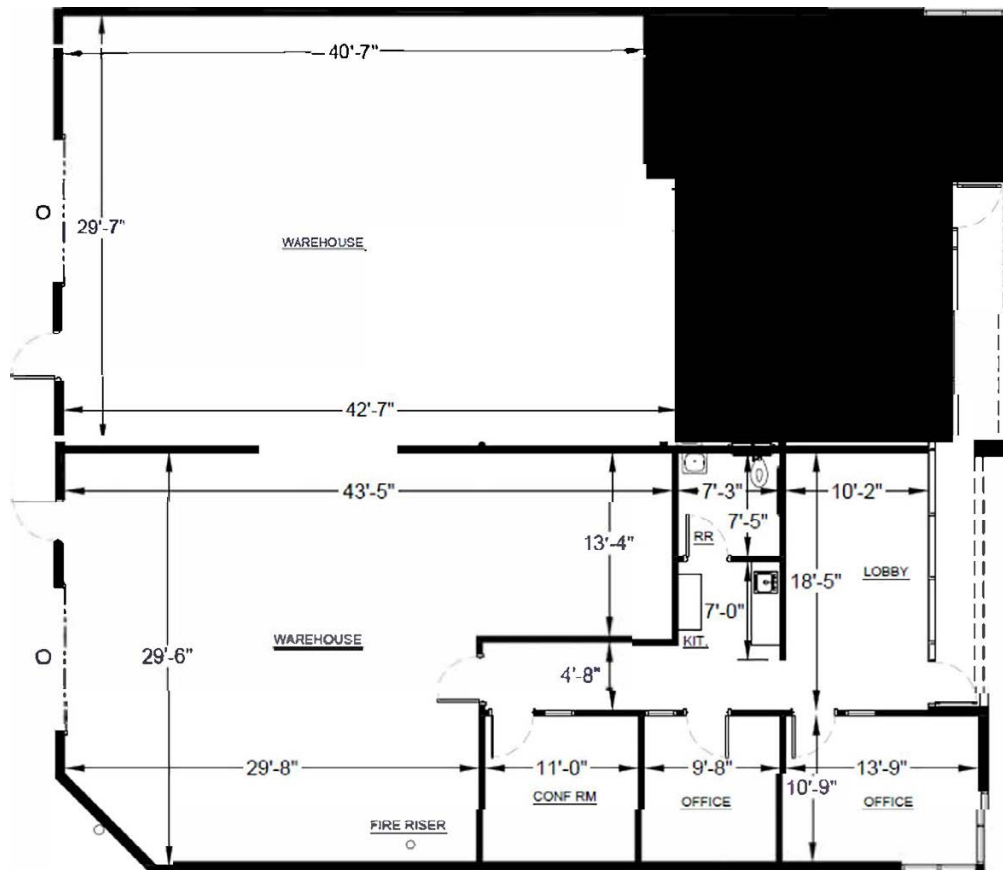
BROADWOOD BUSINESS PARK  
 2450 W. BROADWAY RD.  
 2451-2452 W BIRCHWOOD AVE  
 MESA

# 2451 W BIRCHWOOD AVE, SUITE 113

3,264 SF

SPEC SUITE

\$1.45 + \$.26 NNN



FOR MORE INFORMATION



VANTAGE COMMERCIAL

Golden St. John  
602.692.7615  
Golden@Vantage-Commercial.com



PHOTOS



VIRTUAL TOUR

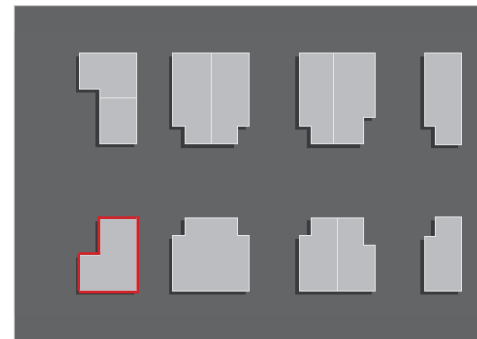
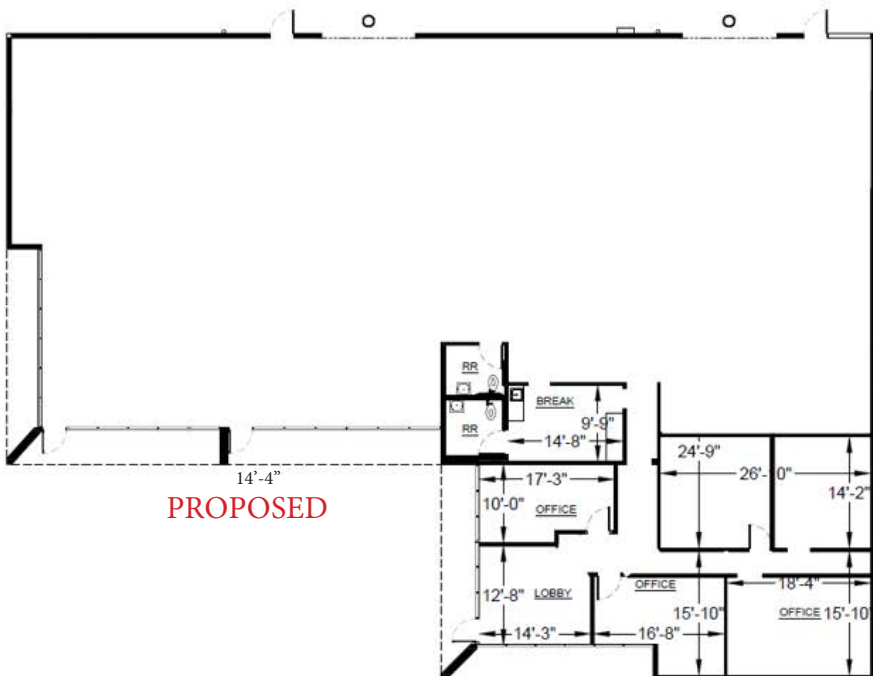
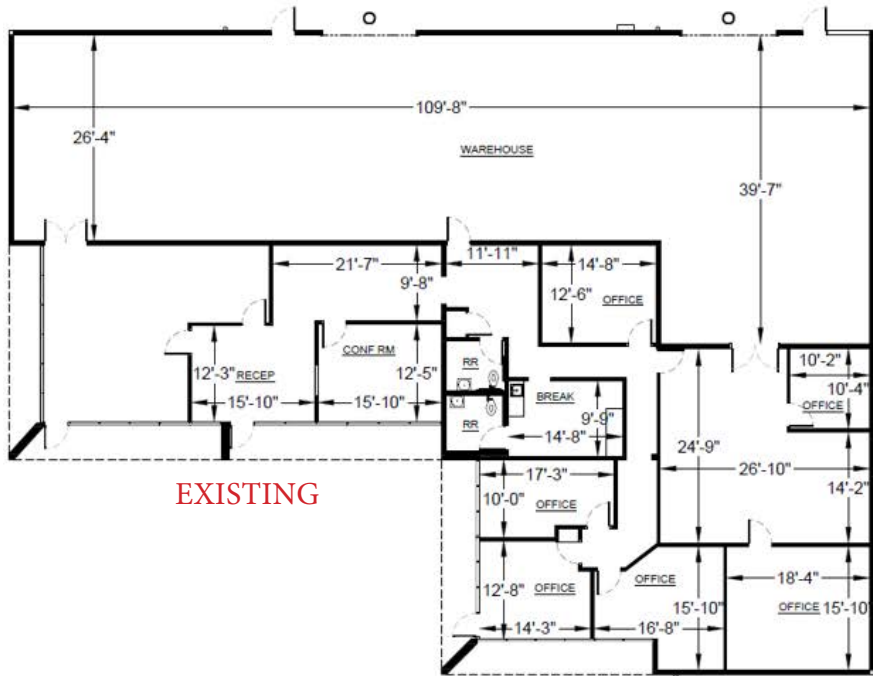
BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

bendetti WCP Westport®  
Capital  
Partners

# 2452 W BIRCHWOOD AVE, SUITE 101

7,540 SF Reconfiguration Available

\$1.50 + \$.26 NNN



FOR MORE INFORMATION



VANTAGE COMMERCIAL

Golden St. John  
602.692.7615  
Golden@Vantage-Commercial.com



PHOTOS



VIRTUAL TOUR

BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

bendetti WCP Westport®  
Capital Partners

# 2452 W BIRCHWOOD AVE, SUITE 106

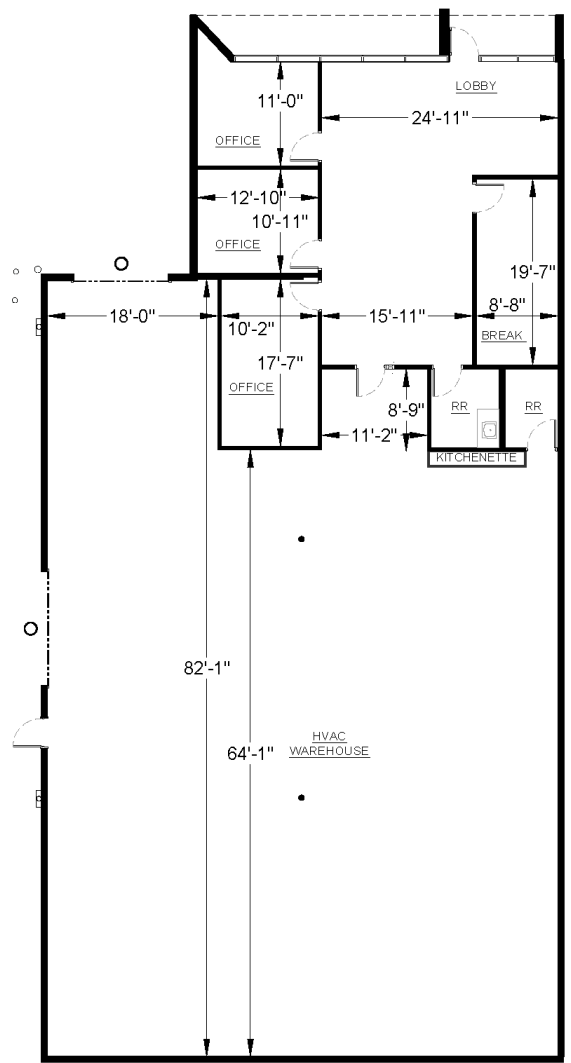
5,603 SF

YARD SPACE

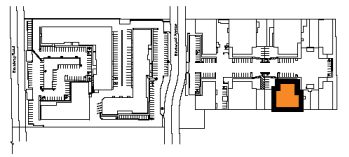
\$1.50 + \$.26 NNN

**SUITE DATA:**

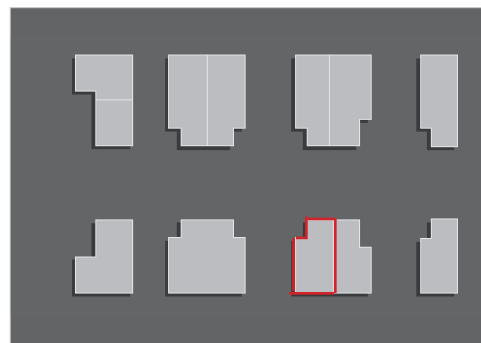
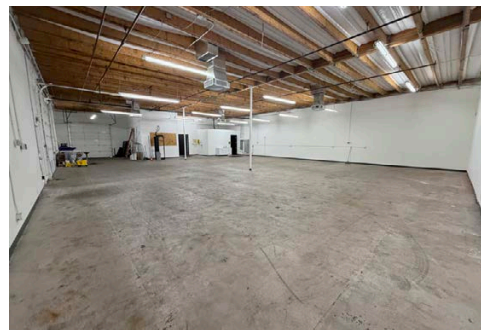
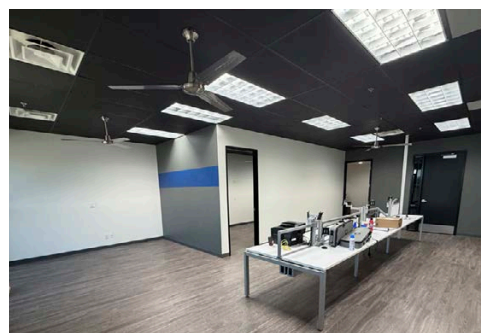
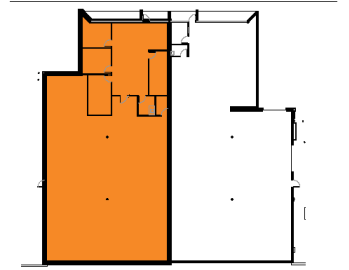
OFFICE AREA	1,625 SF
WAREHOUSE AREA	3,978 SF
<b>TOTAL SUITE AREA</b>	<b>5,603 SF</b>
CLEAR HEIGHT	14'-7"
O GRADE LEVEL DOORS	2



SITE KEY PLAN:



BUILDING KEY PLAN:



FOR MORE INFORMATION



VANTAGE COMMERCIAL

Golden St. John  
602.692.7615  
Golden@Vantage-Commercial.com



PHOTOS



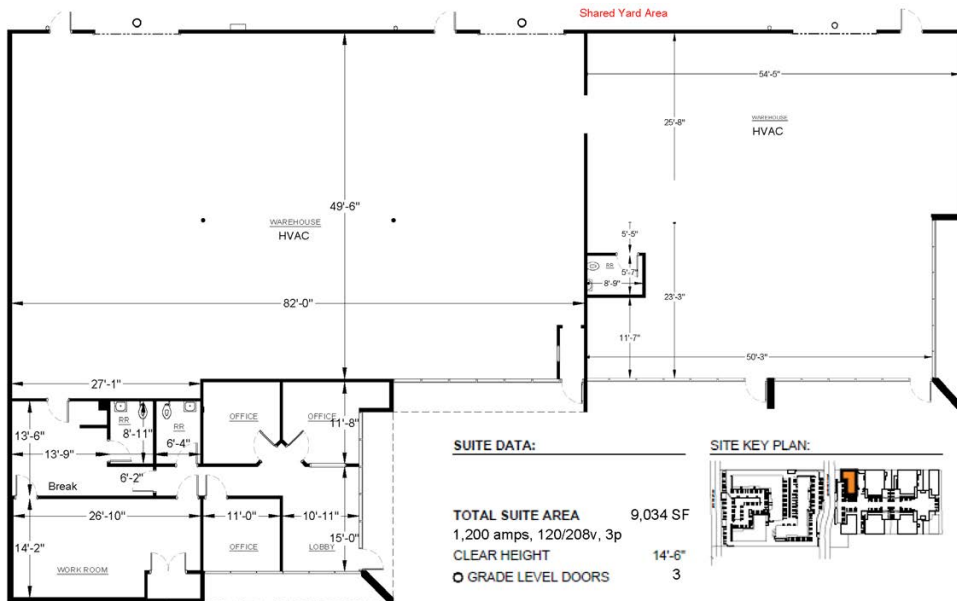
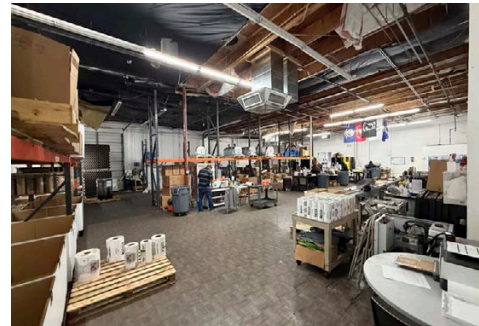
VIRTUAL TOUR

BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

# 2452 W BIRCHWOOD AVE, SUITE 114 & 116

9,034 SF Available June 1, 2026

\$1.50 + \$.26 NNN



FOR MORE INFORMATION



VANTAGE COMMERCIAL

Golden St. John  
602.692.7615  
Golden@Vantage-Commercial.com



PHOTOS



VIRTUAL TOUR - coming soon

BROADWOOD BUSINESS PARK  
2450 W. BROADWAY RD.  
2451-2452 W BIRCHWOOD AVE  
MESA

bendetti WCP Westport®  
Capital Partners

# AMENITIES MAP



## RECENT UPGRADES:

- Desert Landscape
- Exterior Paint
- Asphalt Repair/Parking Lot Slurry
- Tenant Signage
- Monument Signage

## FOR MORE INFORMATION:



VANTAGE COMMERCIAL

Golden St. John  
 602.692.7615  
[Golden@Vantage-Commercial.com](mailto:Golden@Vantage-Commercial.com)

BROADWOOD BUSINESS PARK  
 2450 W. BROADWAY RD.  
 2451-2452 W BIRCHWOOD AVE  
 MESA