

1138, 1146, 1150, & 1130 N ALMA SCHOOL RD

MESA, ARIZONA 85201



PROJECT ADDRESS:	1138 (I), 1146 (II), 1150 (III) & 1130 (IV) N Alma School Rd			
PROJECT DESCRIPTION:	Waypoint is a ±425,000 SF, four-building office campus with modern finishes, ideally located near the Loop 101/202 interchange and across the street from more than 80 dining/retail options at Mesa Riverview.			
BUILT:	2008, 2009, 2015, 2017			
PARKING RATIO:	6.0/1,000 SF			
SUSTAINABILITY:	Energy Star Certified			
ON-SITE AMENITIES:	Tenant Lounges, Training Rooms, Fitness Center with Showers, Conference Rooms, EV Charging Stations			
ASKING RATE:	\$36.00/SF FSG			
AVAILABILITY:	Waypoint I	Suite 114	±2,251 SF	Available 2/1/27
		Suite 208	±2,100 SF	Available 11/1/26
		Suite 210	±1,661 SF	Available w/ 30 days notice
	Waypoint II	Suite 100	±21,872 SF	Divisible
		Suite 200	±10,547 SF	Contiguous to ±33,729 SF
		Suite 205	±23,182 SF	Contiguous to ±33,729 SF
	Waypoint III	1st Floor	±54,829 SF	Contiguous to ±108,956 SF
		2nd Floor	±54,127 SF	Contiguous to ±108,956 SF

For more information or to schedule a tour, please contact:

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