

DOVER SHORES

2222 S. DOBSON ROAD, BLDG 11 | MESA, AZ

OWNER/USER OFFICE OPPORTUNITY AVAILABLE WITH INCOME



PRICE REDUCTION!



SALE PRICE: \$3,550,000 (\$275.79 PSF)

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpi.az.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpi.az.com

Jack Elder

D 480.968.9618

M 602.573.3210

jelder@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective 08/06/26

DOVER SHORES

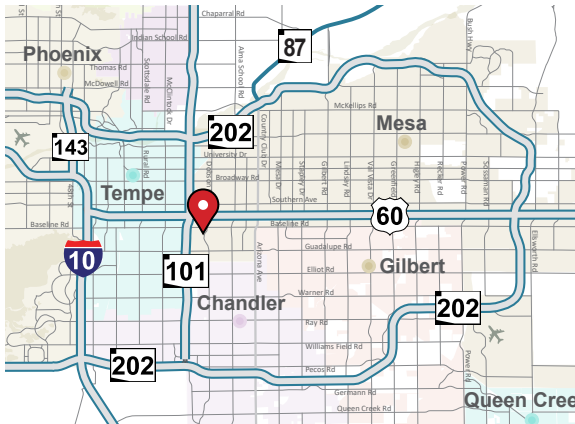
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PROPERTY HIGHLIGHTS:

- ±12,872 SF
- 3.89:1,000 Parking Ratio
- Covered Parking Available
- Zoning: LC, City of Mesa
- Excellent Visibility and Access
- Frontage on Dobson Road
- Courtyards & Lakes
- Minutes From US-60 & Loop 101



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1ST FLOOR

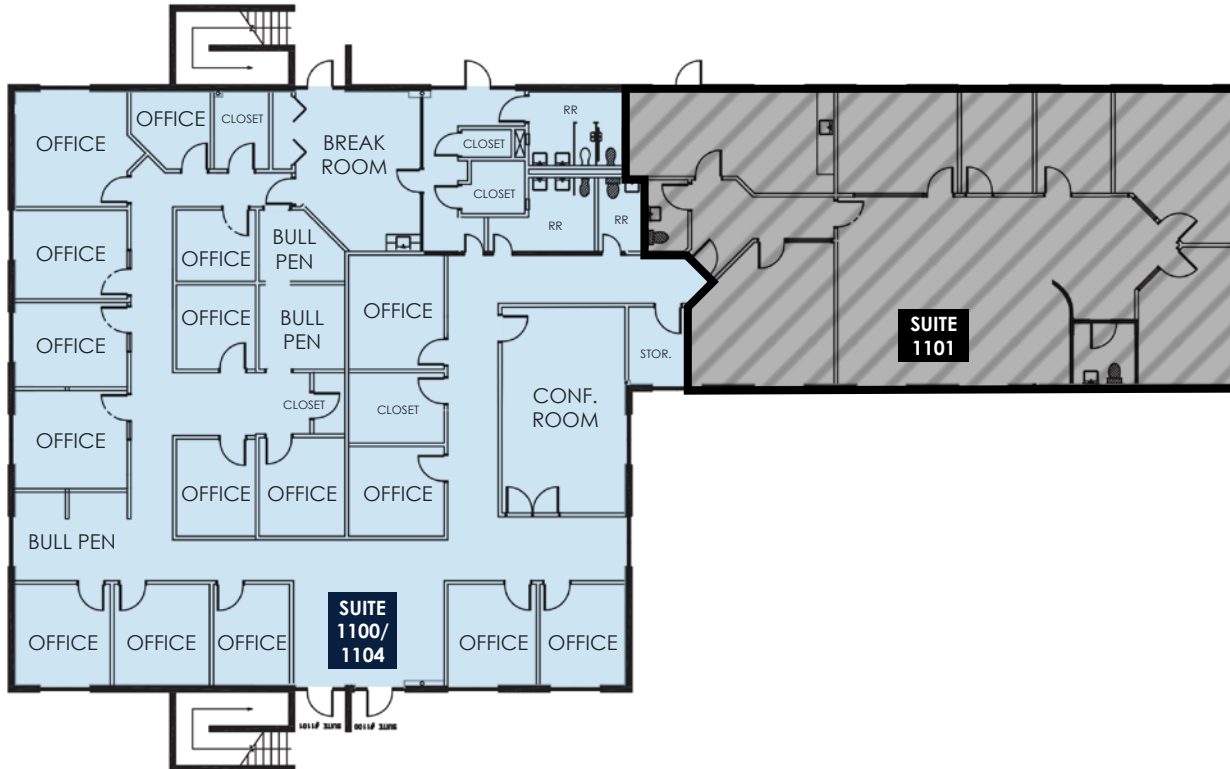
1,838 SF LEASED

SUITE 1100/1104

6,629 SF

AVAILABLE OWNER/USER SPACE

Reception, Conference Room,
17 Offices, Bull Pen, & 3 Restrooms



2ND FLOOR

1,295 SF LEASED

SUITE 1102 - 1,108 SF

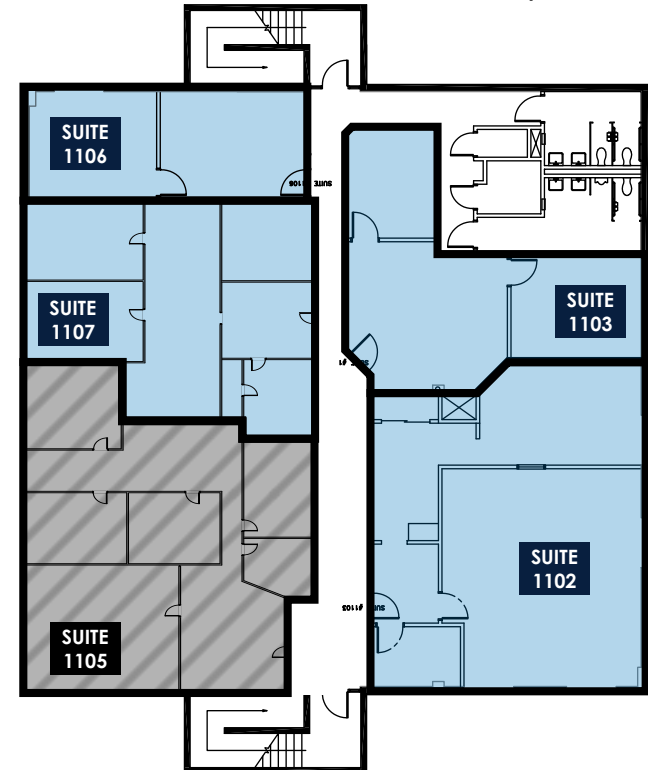
SUITE 1103 - 800 SF

SUITE 1106 - 555 SF

SUITE 1107 - 897 SF

3,360 SF TOTAL

AVAILABLE
OWNER/USER SPACE



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UPDATED IMPROVEMENTS THROUGHOUT THE OWNER/USER SPACE!

- Two New HVAC Units With Smart Digital Programmable Thermostats
- Revised Floorplan For Improved Flow
- Updated Restrooms
- New Ceiling Tiles Throughout
- New High-End Flooring Throughout
- LED Lighting
- Upgraded Hardware on Freshly Painted Doors & Trim



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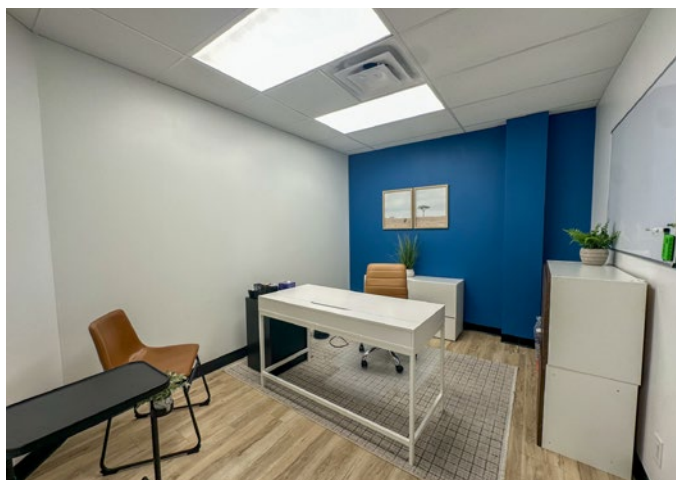
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