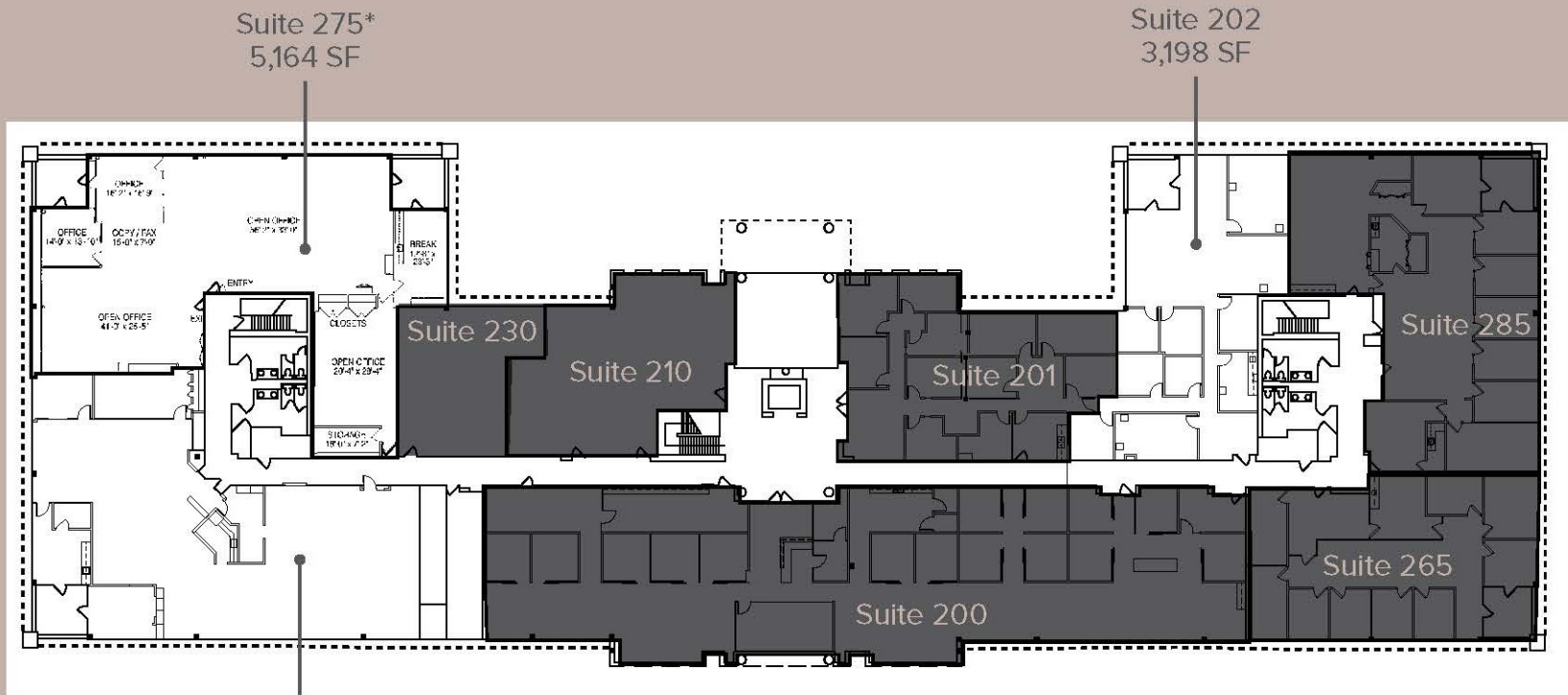


## LOCATION FEATURES

- Less than two miles from the Loop 101 & US 60 freeways
- Minutes from Banner Desert Medical Center and Mesa Community College
- Completed multi-million dollar lobby and common area renovations
- Two-story garden office building
- Frontage along Baseline Road
- Close proximity to retail and dining options

## SECOND FLOOR



Available  
Leased

Suite 250\*  
5,540 SF

\*Contiguous Space\*  
Suite 250 & 275  
10,704 SF



**RENTAL RATE:**  
\$21.00/SF Full Service



**TENANT IMPROVEMENT:**  
Negotiable



**PARKING:**  
5:1000, covered reserved  
spaces \$35.00



**SIGNAGE:**  
Monument available