

FOR SUBLEASE

High End Freestanding Flex Bldg

1754 N 48TH ST | MESA, AZ 85008

LEVROSE
COMMERCIAL REAL ESTATE

TCN
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1745 N 48th St



AVAILABILITY
±10,800 SF



SUBLEASE RATE
\$1.55/SF (NNN)



LEASE EXPIRATION
January 31, 2029



PARKING
32 Spaces



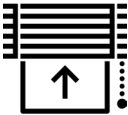
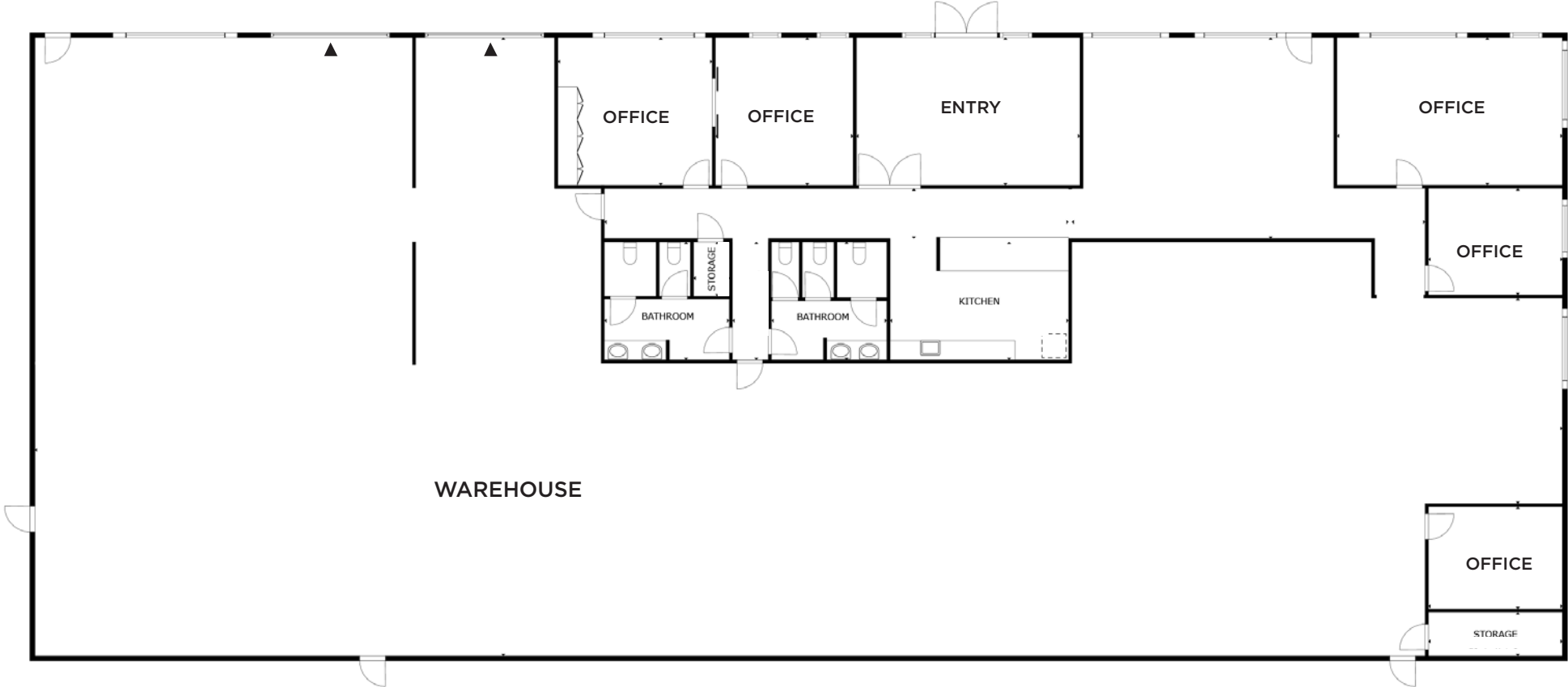
PROPERTY HIGHLIGHTS

- Plug & Play Opportunity with High-End Finishes
- Efficient Office Layout with Great Glass Line & Abundant Natural Light Throughout
- Office and Warehouse are 100% A/C
- Quick Access to the Loop 202 Freeway
- Convenient Pull up Parking for Easy Access

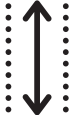
Floor Plan – ±10,800 SF

[CLICK TO VIEW VIRTUAL TOUR](#)

▲ GRADE LEVEL DOOR



2 GRADE
LEVEL DOORS



18' CLEAR
HEIGHT



100% AIR
CONDITIONED

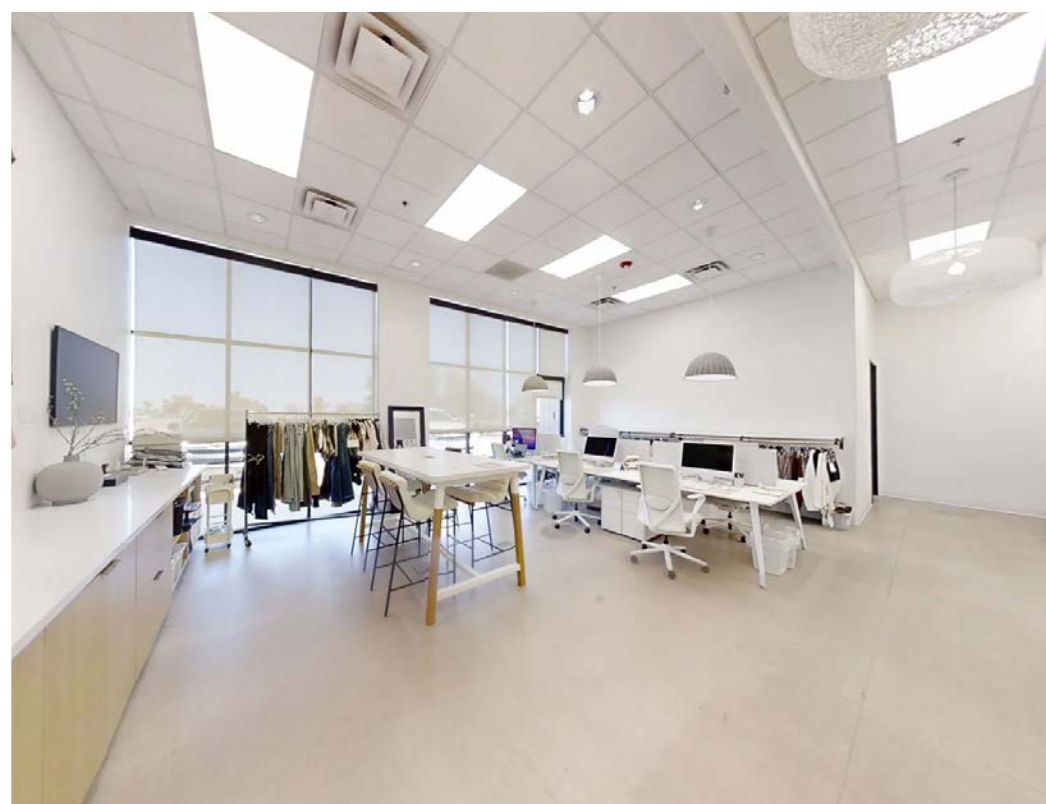


800 AMPS
120/208 V



30% OFFICE

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.





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DesertSky
BEAUTY

reese
Plumbing Centres

Frenzy

Location Highlights



CLOSE PROXIMITY TO
LOOP 202 FREEWAY



40+ RESTAURANTS
WITHIN 1 MILE



20+ RETAIL STORES
WITHIN 1 MILE



1 MINUTE FROM PHOENIX
MESA FALCON FEILD AIRPORT



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