



COURT CENTER

1837 S MESA DR, MESA, AZ

FOR SALE / LEASE



CONTACTS

MIKE PARKER

Executive Vice President
+1 602 614 7877
mike.parker6@cbre.com

JAMIE SWIRTZ

Senior Vice President
+1 480 343 8586
jamie.swirtz@cbre.com

JOE PEQUENO

Senior Associate
+1 602 510 0003
joe.pequeno@cbre.com



THE OFFERING

The subject property was built in 1985 and is ideally located in proximity to the Mesa Drive full diamond interchange at the US-60 freeway. The building is attractive and well maintained.

There are currently nine tenants generating \$132,669/annum in $\pm 11,281$ SF of space and $\pm 17,417$ sf of vacancy for an owner/user or for lease for additional income. The largest vacant contiguous space is the entirety of Building B totalling $\pm 12,689$ SF. There is another $\pm 1,449$ SF vacancy in suite C102.

Address	1837 S Mesa Dr, Mesa, AZ 85210
Type	Two-story office building
Building Size	$\pm 27,660$ SF
Site Area	± 1.09 Acres (47,698 SF)
Year Built	1985
Construction	Masonry
Zoning	LI, Light Industrial, City of Mesa
APN	139-12-004J
Taxes	\$24,099.52



PROPERTY OVERVIEW



Building signage available with Mesa Drive frontage



Proximity to full diamond interchange at Mesa Drive and US60 Freeway



32 Covered Parking spaces
78 total stalls



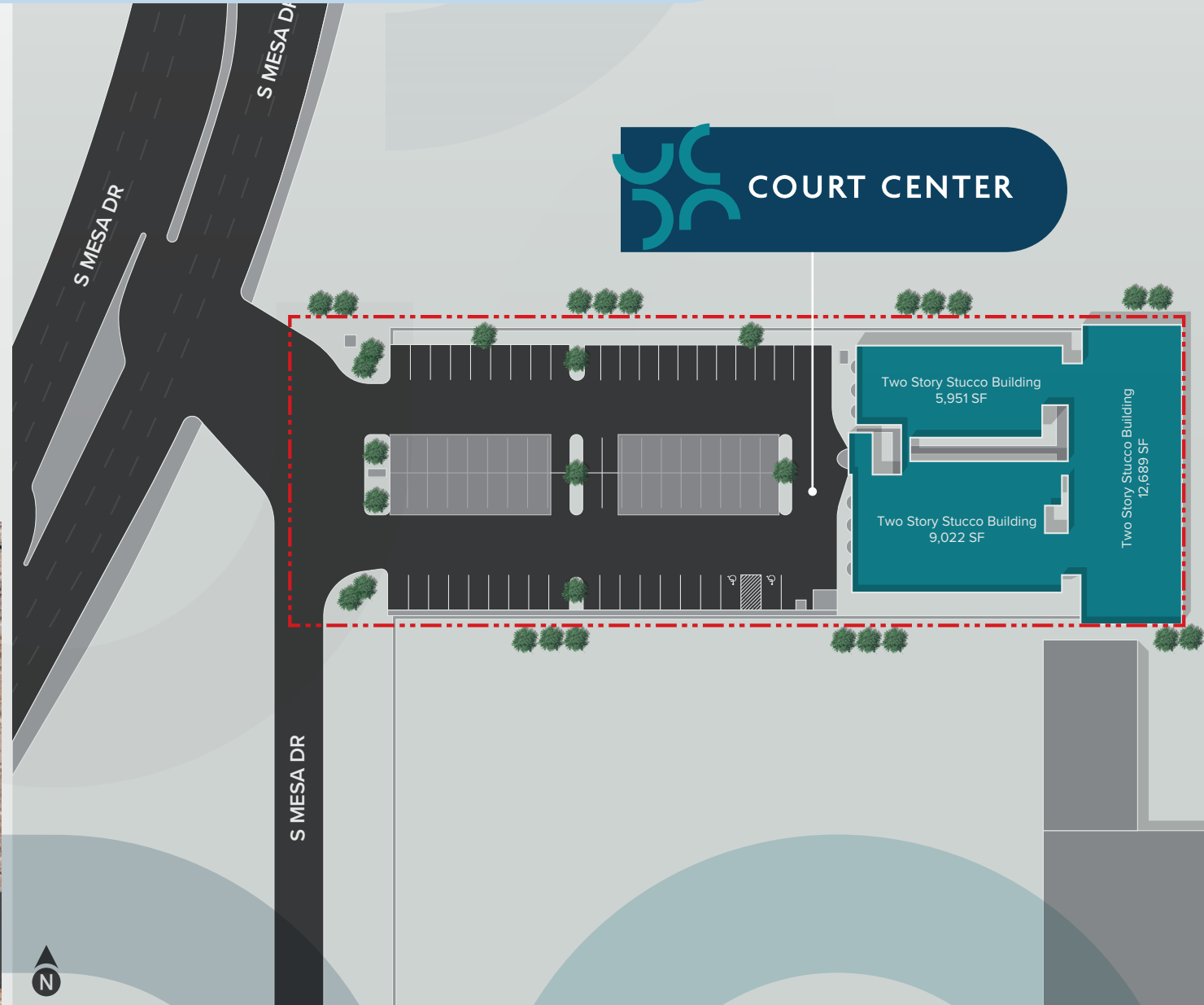
Ample restaurant amenities within 1 mile radius



OFFERING SUMMARY

SITE PLAN

Sale Price	\$4,923,480
Occupancy Rate	37%
Building Size	27,660
Price Per SF	\$178.00

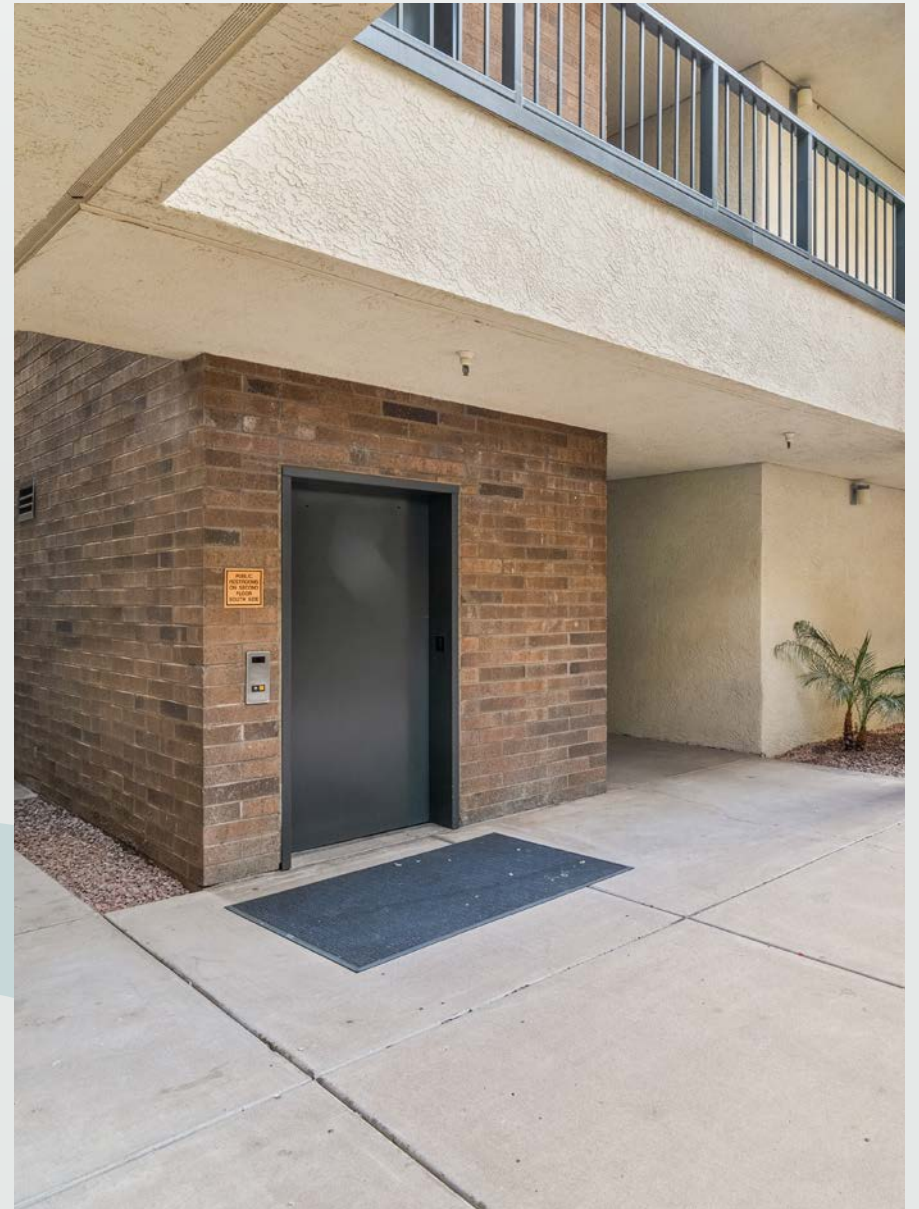


DIRECTORY	
FIRST FLOOR	SECOND FLOOR
A101	A200 Didn't Do it Bail Bonds
A102	A201 AZ Tech Doctors
A103	ADOLESCENT HEALTH & WELLNESS CLINIC
B103 Mesa Court Building	B 202A
C100	B202 B
C102 ASAP Serve, LLC Process Server	C200
	C201 America Home Health Services, Inc.
	C202 Advanced Home Health Care, LLC
	Management and Leasing: Terraforma 480-664-6462

PROPERTY PHOTOS

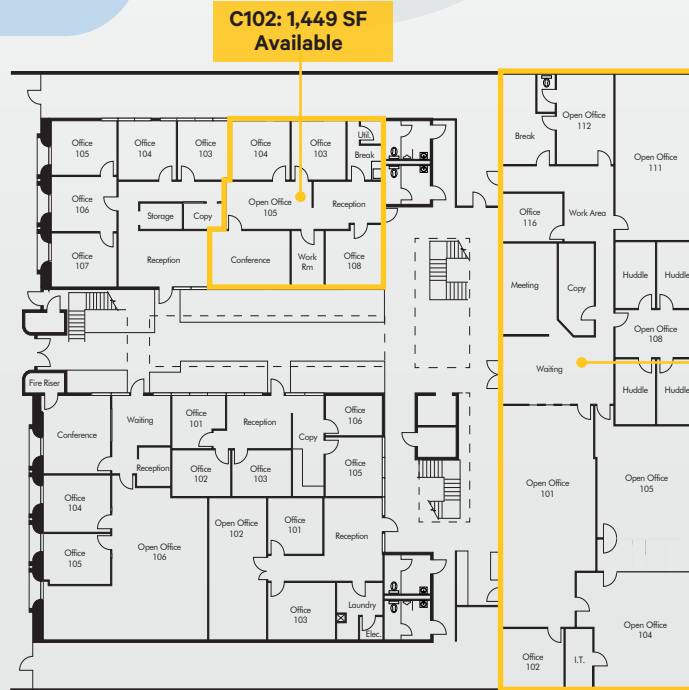


PROPERTY PHOTOS



FLOOR PLAN

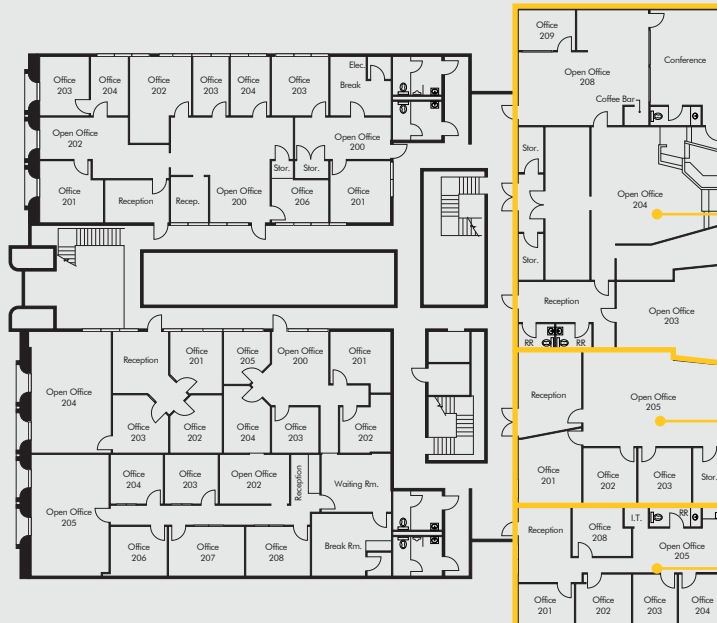
FIRST FLOOR



B103: 6,341 SF Available

SUITE	±SF	AVAILABLE
B103	6,341	Immediately
C102	1,449	Immediately
B201	3,553	Immediately
B202A	1,593	Immediately
B202B	1,202	Immediately

SECOND FLOOR



B201: 3,553 SF Available

B202A: 1,593 SF Available

B202B: 1,202 SF Available





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