

ODYSSEY PROFESSIONAL PARK

2045 S VINEYARD BLDG 1E, STE 115 | MESA, AZ 85210

SALE PRICE: \$1,591,200.00 | LEASE RATE: \$22.00 NNN



**SINGLE TENANT OFFICE CONDO
FOR SALE/LEASE**

Matt Zaccardi
D: 480.966.7625
M: 602.561.1339
mzaccardi@cpiaz.com

Katy Haug
D: 480.623.2328
M: 816.808.7347
khaug@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Property Summary

Address	2045 S VINEYARD BLDG 1E, STE 115 MESA, AZ 85210
Building Size	15,086 SF
Tenancy	Single Tenant
Parking Ratio	4.5/1,000
Year Built	Shell Built in 2009 Interior Improvements Built in 2017
Frontage	Baseline Rd & Country Club Dr
Available	Suite 115
Suite Size	3,744 SF
Sale Price	\$1,591,200.00 (\$425/SF)
Lease Rate	\$22/SF/YR + \$5.11/SF/YR NNN



About the Property

Discover a versatile professional office opportunity at **2045 S Vineyard, Building 1E, Suite 115**, ideally positioned within a well-established business park in Mesa's thriving healthcare and education corridor. This thoughtfully configured suite offers a highly functional layout designed to support a wide range of professional users seeking efficiency, flexibility, and a polished client experience.

The space features a welcoming reception area, nine private offices, a dedicated copy room, open bullpen workspace, break room, and two restrooms, providing an ideal balance of private offices and collaborative areas. The layout is well-suited for professional services, administrative teams, or growing organizations requiring both focused workspaces and shared amenities.

Conveniently located near the Loop 101 and US-60 freeways, the property offers excellent regional connectivity and accessibility for employees and clients alike. Surrounded by established medical, educational, and employment centers, the suite benefits from strong daytime population and proximity to retail, dining, and service amenities. This professional office suite presents an outstanding opportunity for businesses looking to establish or expand their presence in one of Mesa's most dynamic and accessible submarkets.



Professional Office

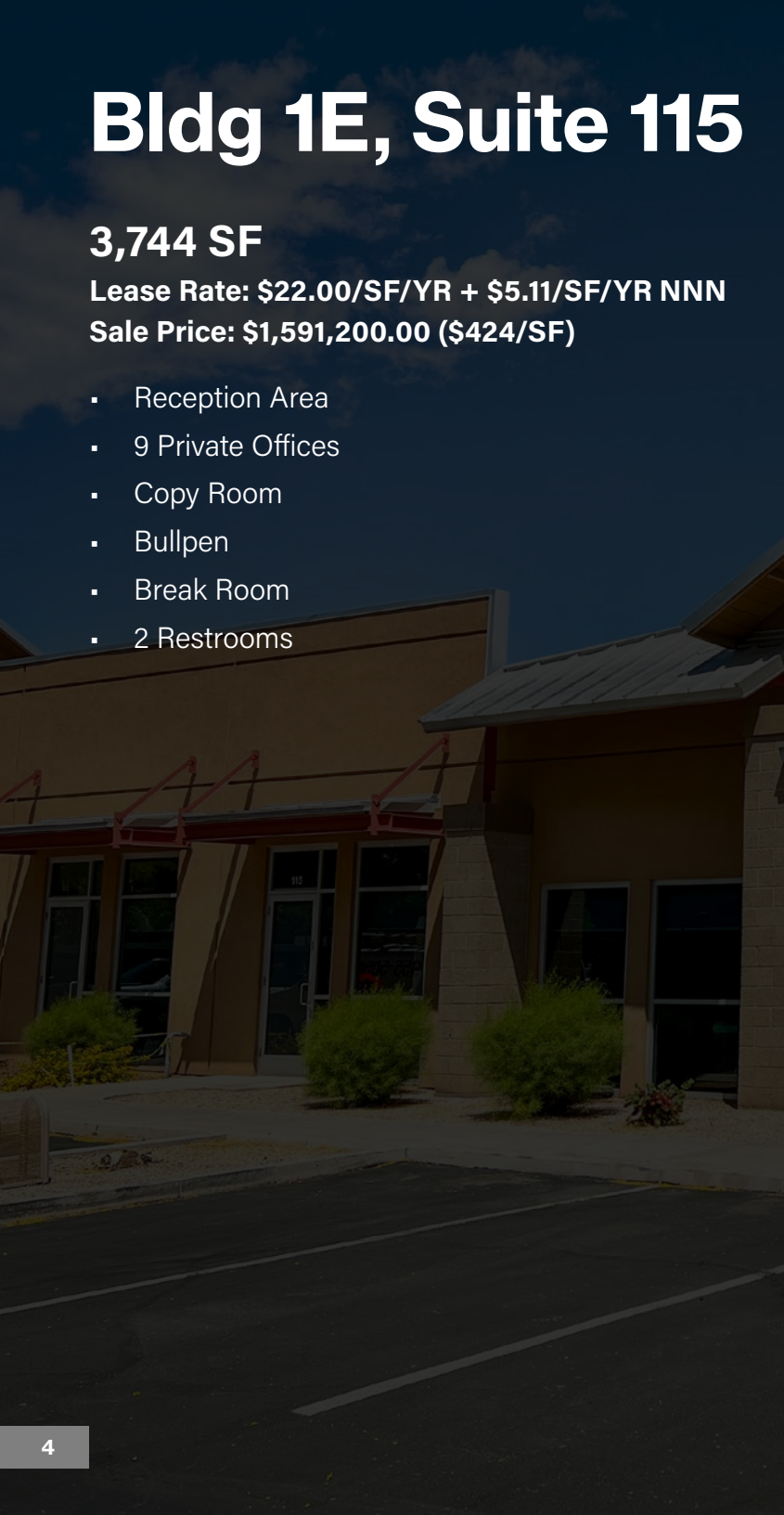
Layout



Loop 101 & 60 FWY

Proximity



The background image shows the exterior of a single-story commercial building. It features a light-colored stucco finish and large glass windows. A prominent entrance is visible with a glass door and a small overhang supported by red metal brackets. The building is set against a clear blue sky, and a paved parking lot is in the foreground.

Bldg 1E, Suite 115

3,744 SF

Lease Rate: \$22.00/SF/YR + \$5.11/SF/YR NNN

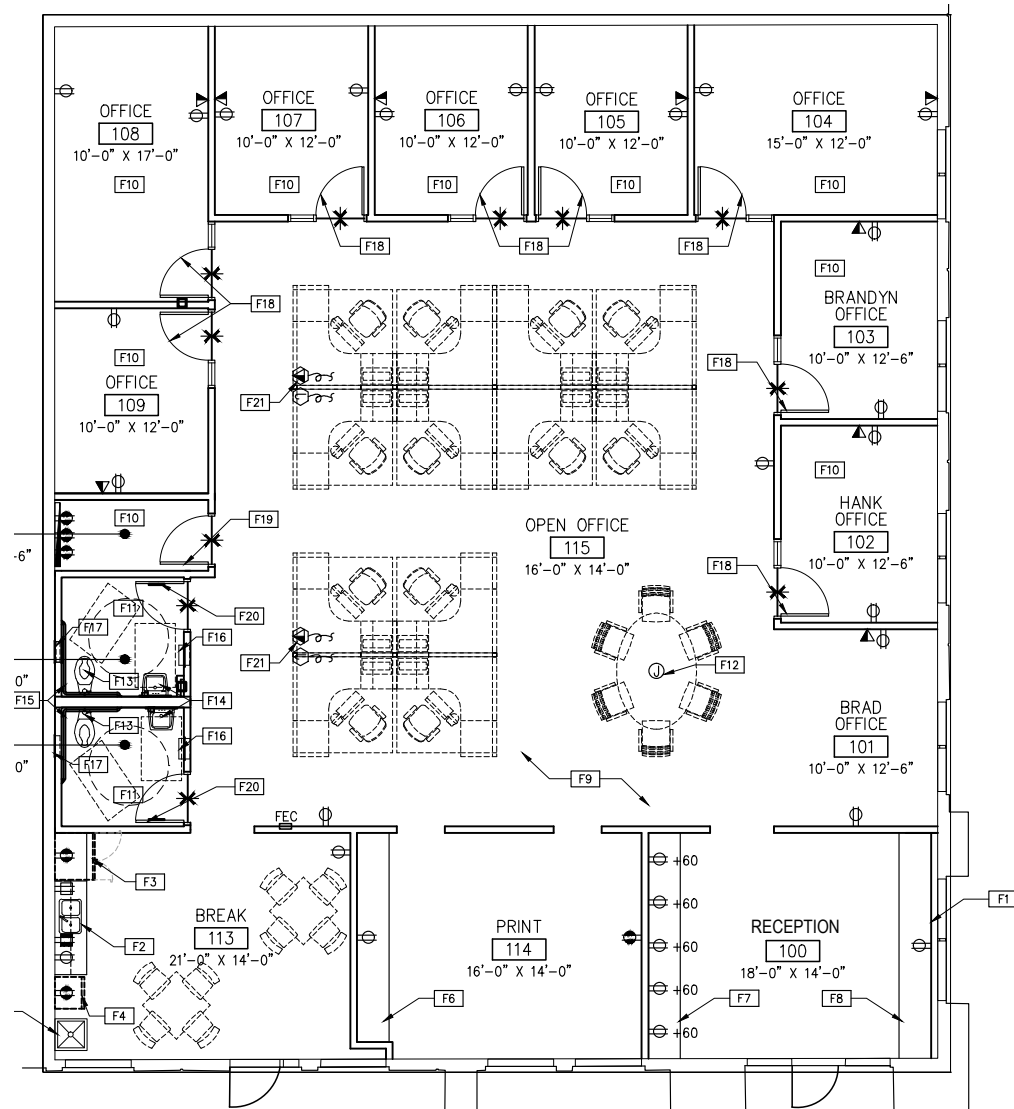
Sale Price: \$1,591,200.00 (\$424/SF)

- Reception Area
- 9 Private Offices
- Copy Room
- Bullpen
- Break Room
- 2 Restrooms

4

Sale Price: \$1,591,200.00 (\$424/SF)

- Reception Area
- 9 Private Offices
- Copy Room
- Bullpen
- Break Room
- 2 Restrooms



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 prior sale, lease, or withdrawal from the market without prior notice.



Bldg 1E, Suite 115 Photos





W BROADWAY RD

N GILBERT RD

TARGET
JO-ANN
HARBOR FREIGHT TOOLS
POPEYES
LOUISIANA KITCHEN
DOLLAR TREE
99¢ ONLY STORES
ZIP RECORDS
STARBUCKS COFFEE

MESA HIGH SCHOOL

MESA SOUTH SHOPPING CENTER

E SOUTHERN AVE

60

MESA GRAND SHOPPING CENTER

TOWNSHIP PLAZA

E BASELINE RD

SHOPPES AT GILBERT COMMONS

SITE

KOHL'S **five BELOW**
T.J. MAXX **HomeGoods**
ROSS **MATTRESS FIRM**
DRESS FOR LESS

Walmart **PetSmart** **Party City** **Chick-fil-A** **GameStop** **Red Robin** **Chili's** **Wendy's** **McDonald's** **Starbucks** **Barrio's** **Discount Tire** **Applebee's** **Jack in the Box** **Taco Bell**

fru's **Wendy's** **McDonald's** **Starbucks** **Barrio's** **Discount Tire** **Applebee's** **Jack in the Box** **Taco Bell**

W GUADALUPE RD

S DOBSON RD

S ALMA SCHOOL RD

S COUNTRY CLUB DR

N MCQUEEN RD

N COOPER RD

HERITAGE DISTRICT

W WARNER RD

Location Overview

Mesa, AZ

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1

**City for Economic Growth
(250K-500K Population)**
[\(Coworking Cafe, 2024\)](#)

#5

Most Neighborly Large City
[\(Neighbor.com, 2024\)](#)

#11

Best-Run City in the US
[\(WalletHub, 2025\)](#)

**TOP
40**

**Cities with the Best Public
Schools in the US**
[\(Niche, 2024\)](#)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	14,626	148,796	402,786
 Households	6,052	61,465	157,842
 Average Household Income	\$98,512	\$88,205	\$86,641
 Median Home Value	\$361,797	\$355,144	\$356,271



5 Mile Highlights

33.4
Median
Age

237K
Daytime
Employees

35%
Bachelor's Degree
or Higher

A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 237,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

ODYSSEY PROFESSIONAL PARK

2045 S VINEYARD BLDG 1E, STE 115 | MESA, AZ 85210

SALE PRICE: \$1,591,200.00 | LEASE RATE: \$22.00 NNN

For More Information,
Please Contact an
Exclusive Listing Agent:

Matt Zaccardi

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpiaz.com

Katy Haug

D: 480.623.2328

M: 816.808.7347

khaug@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.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 prior sale, lease, or withdrawal from the market without prior notice.

05 22 26