



# High End Office Condo for Sale/Lease



**7165 East University Drive, Suite 169**

**7165 EAST UNIVERSITY DRIVE, MESA, AZ 85207**

**PRESENTED BY:**

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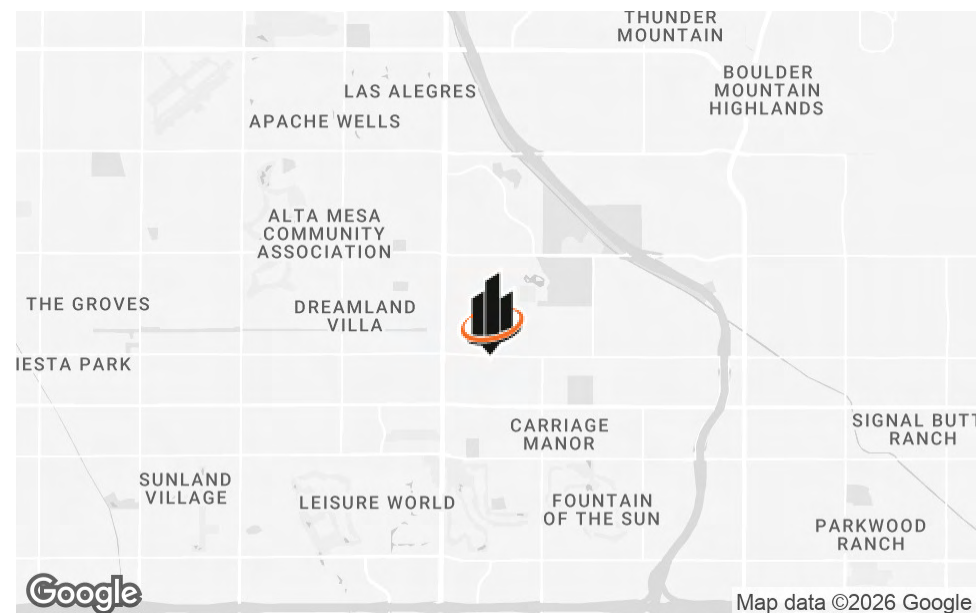
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$498,000
<b>LEASE RATE:</b>	\$21 SF/yr (MG)
<b>AVAILABLE SF:</b>	1,722 SF
<b>APN:</b>	218-14-041
<b>ZONING:</b>	PAD (OC)
<b>PROPERTY TAX:</b>	\$2,730.40/yr
<b>ASSOCIATION DUES:</b>	\$2,184.00/yr
<b>PROPERTY INSURANCE:</b>	\$2,200/yr
<b>TENANT EXPENSES:</b>	Base Rent + Electricity

## LOCATION DESCRIPTION

The subject property known as Baywood Square Professional Park is located in East Mesa, AZ. This location is strategically nestled between the US 60 and Loop 202 East Valley Freeways. The surrounding submarket reflects a well-established and amenity-rich East Mesa trade area anchored by a strong mix of commercial and residential demand drivers. On the commercial side, the Power Road corridor delivers immediate access to big-box retailers including Costco approximately one mile away, with Walmart, Target, and Lowe's all within a short drive. Homes.com, while Superstition Springs Center, featuring Macy's, JCPenney, restaurants, and a movie theater which is just minutes to the south. Medical demand is a defining characteristic of the immediate submarket, with Banner Baywood Medical Center, Banner Heart Hospital, and Mountain Vista Medical Center all in close proximity, further reinforced by the concentration of medical office users, including vascular, sleep, and specialty health services.

## PROPERTY HIGHLIGHTS

- ±1,722 SF High End Office Condo for Sale/Lease
- 4 Private Office, Conference Room, Reception Area, ADA Restroom
- Sprinklered Unit w/ 2 Points of Entry
- Cox Data Available to Building - Existing Bay Alarm - New Contract Required
- 2 Covered Reserved Parking Spaces
- Furniture is Negotiable
- Professionally Managed Association



**EXTERIOR LOADED  
ENTRY (2 POINTS)**



**MULTIPLE PRIVATE  
OFFICES**

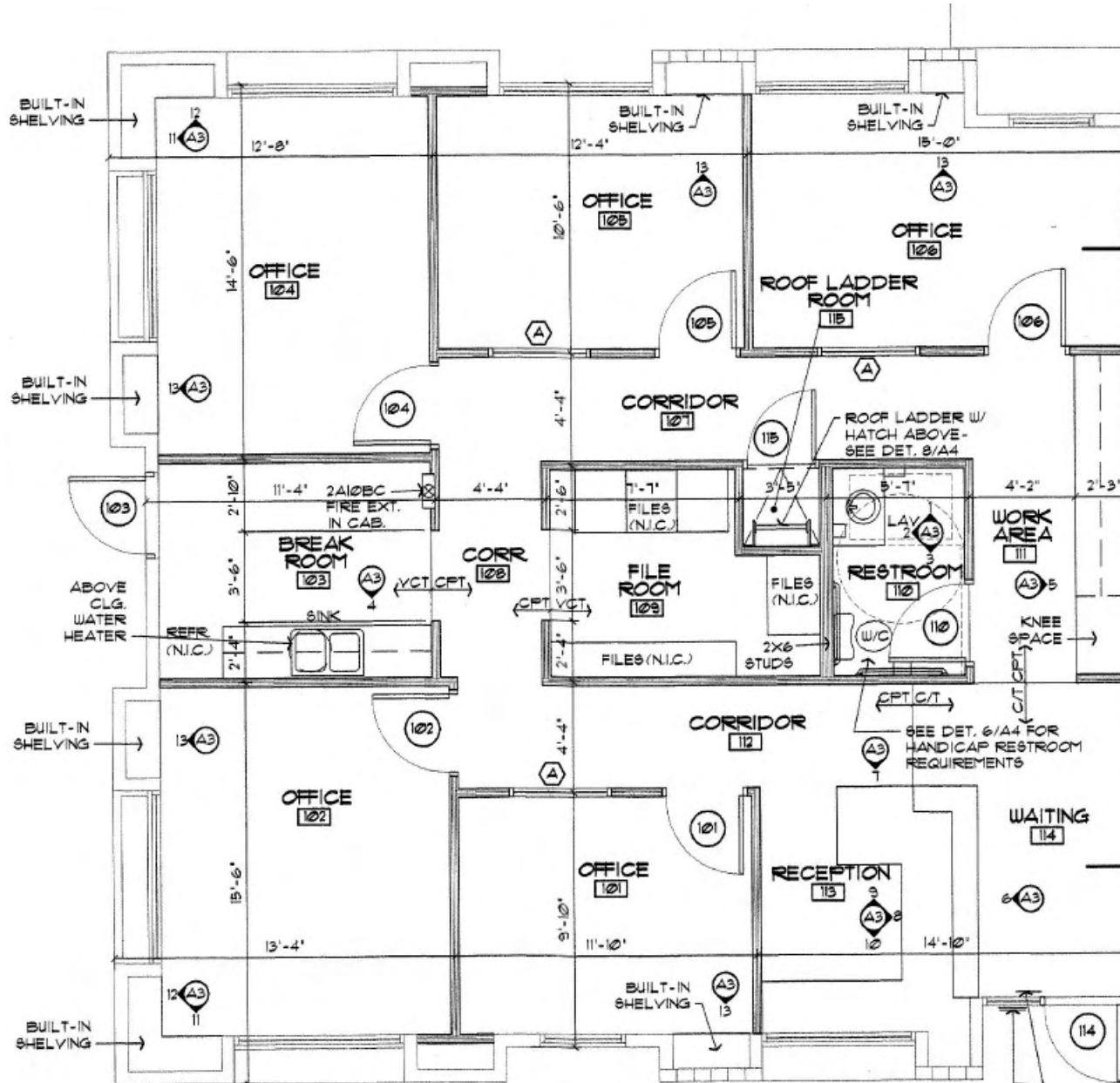


**COVERED RESERVED  
PARKING**

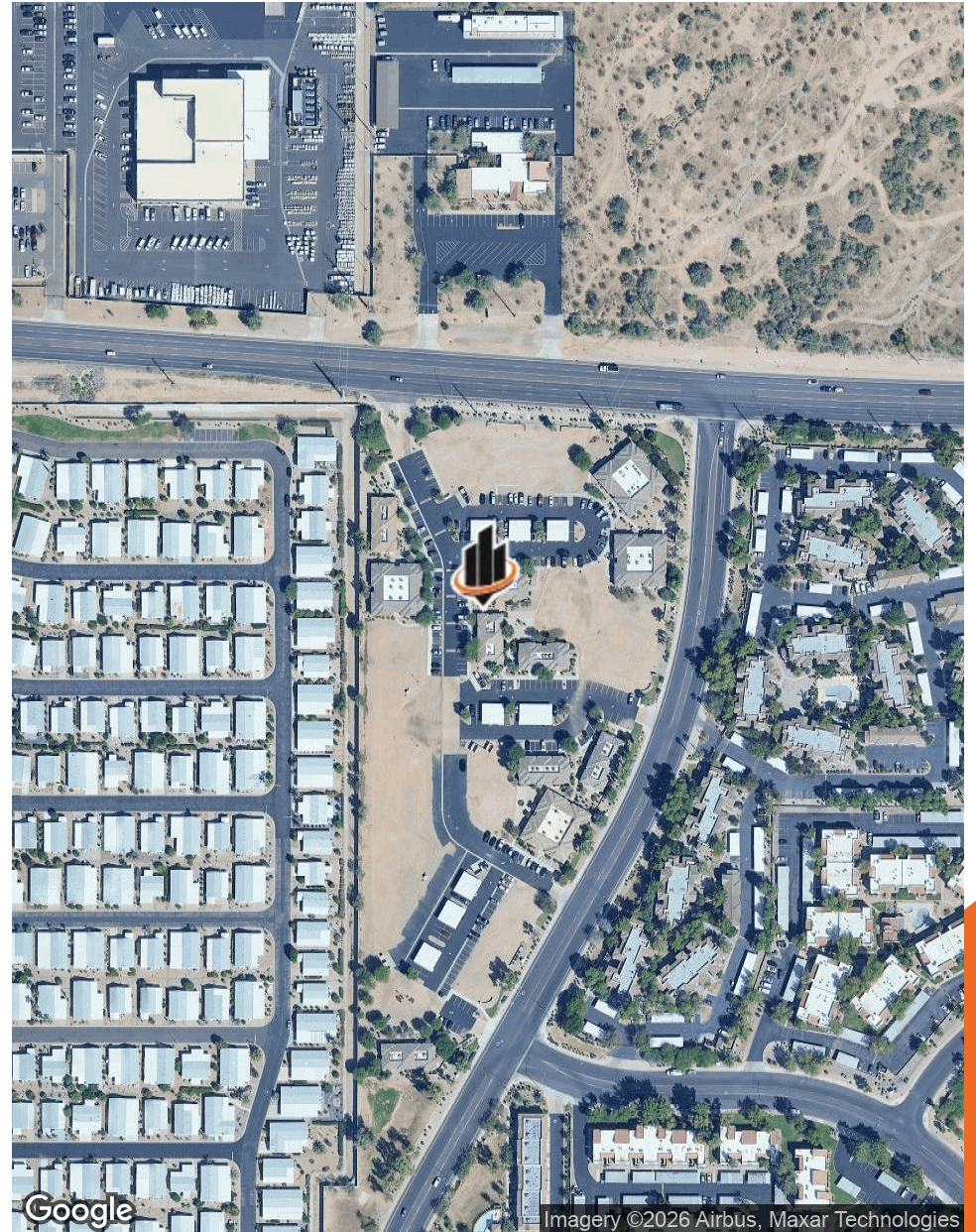
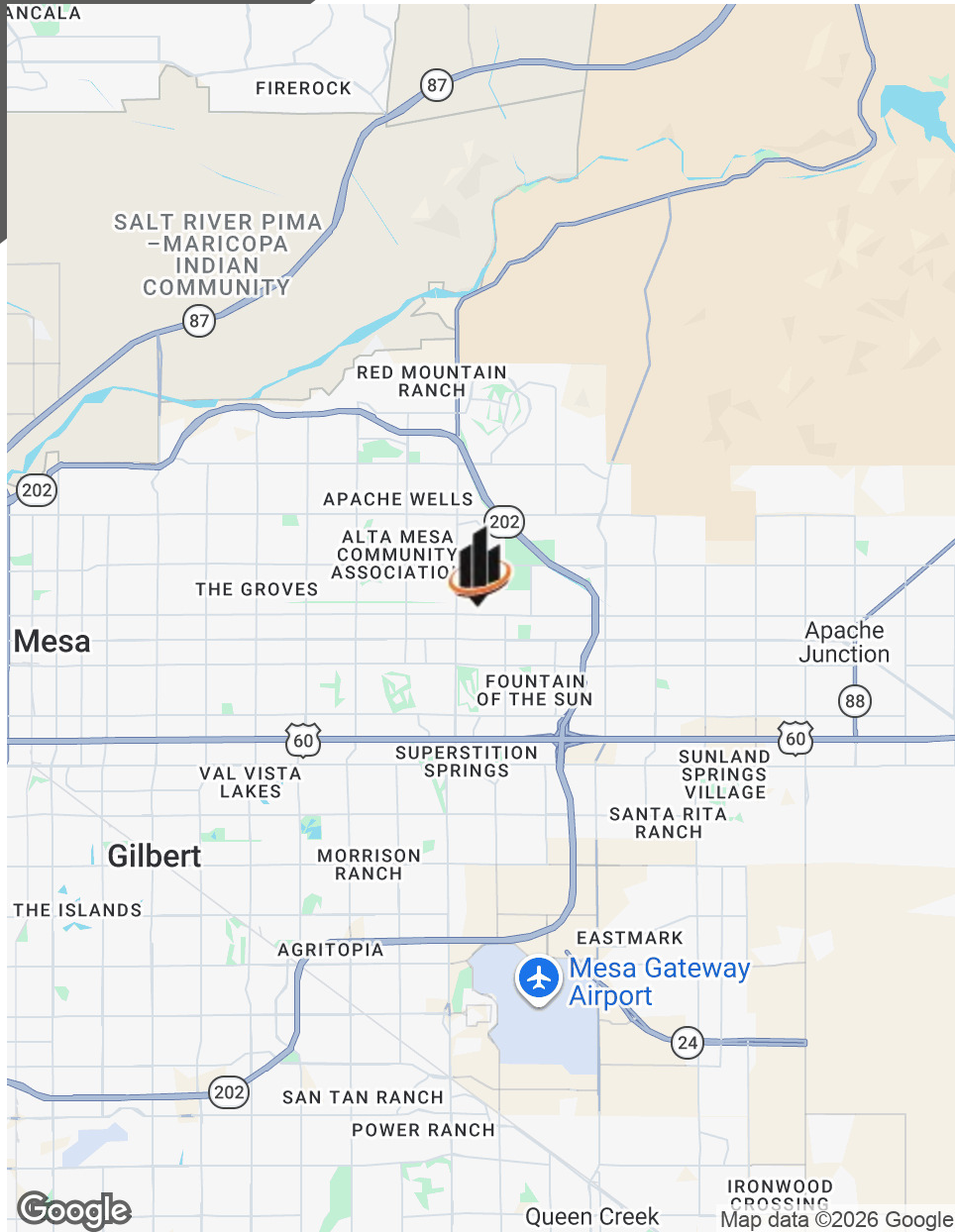
# INTERIOR PHOTOS

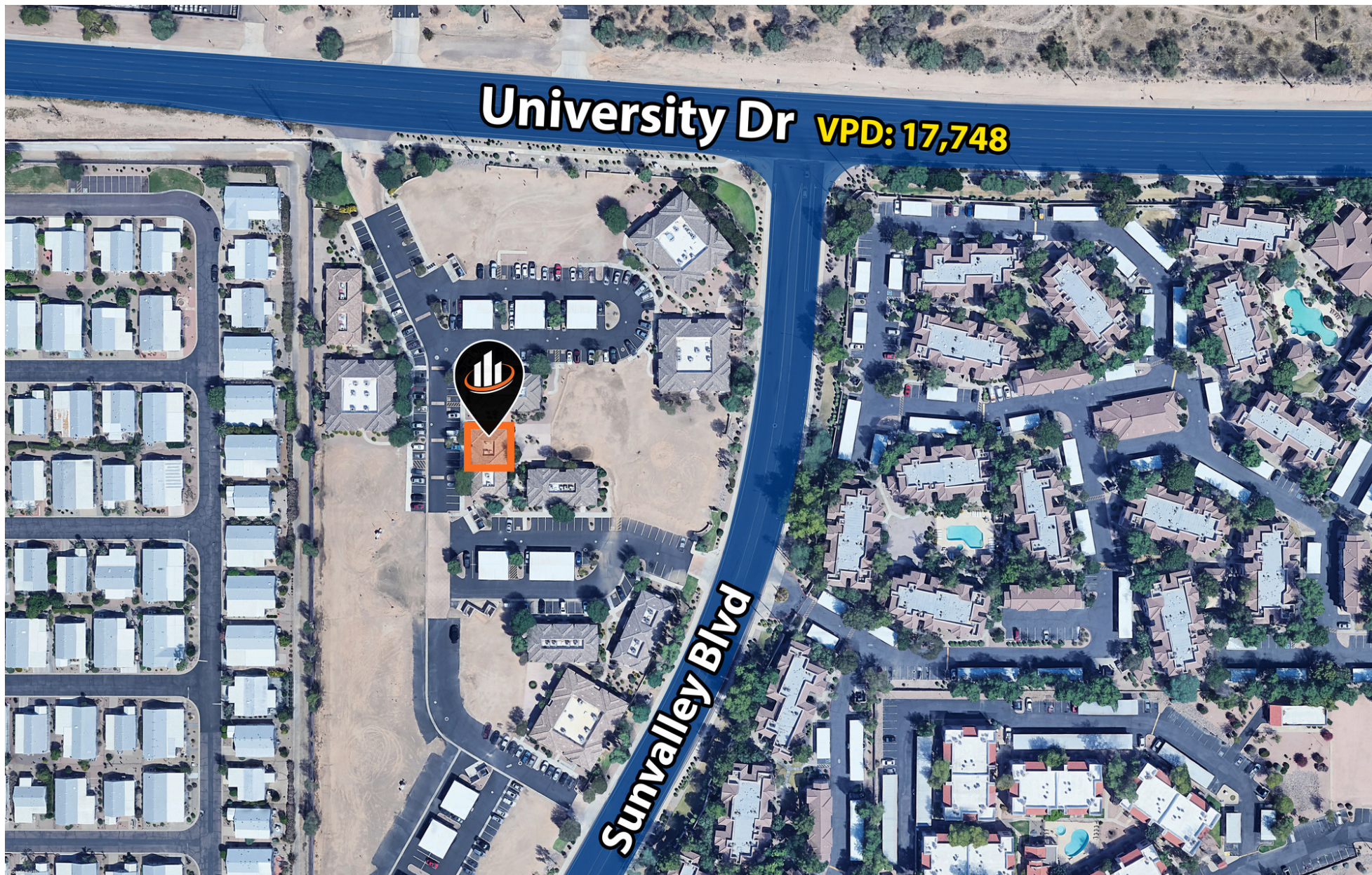


# FLOORPLAN: ±1,722 SF



# LOCATION MAPS







FALCON VIEW SHOPPING CENTER



RED MOUNTAIN GATEWAY



SUPERSTITION SPRINGS CENTER



MESA PAVILIONS



McDowell Rd

McKellips Rd

Brown Rd

University Dr

Main St

Broadway Rd

Southern Ave



Lindsay Rd

Val Vista Dr

Greenfield Rd

Higley Rd

Power Rd

Sossaman Rd

Hawes Rd

Ellsworth Rd

Crismon Rd



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# Collective Strength, Accelerated Growth

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