



MULTI-TENANT



2 STORIES



16,620 SF BUILDING

FAIRWAYS AT SUPERSTITION

2500 S POWER RD, BLDG 9 | MESA, AZ 85209

OFFICE SPACE AVAILABLE FOR LEASE

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

Cory Breinholt

D 480.889.2569

M 480.220.9987

cbreinholt@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

2500 S POWER RD BLDG 9

Property Information

Property Name	Fairways at Superstition
Property Address	2500 S Power Rd, Bldg 9 Mesa, AZ 85209
Year Built	2002
Parking Ratio	4.5 Vehicles per 1,000 RSF

Lease Rate:
Suite 135 | **\$23.00 NNN PSF/Yr**

All suites have common breakroom and restrooms

Exclusive Advisor

Tyson Breinholt

D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Cory Breinholt

D 480.889.2569
M 480.220.9987
cbreinholt@cpiaz.com

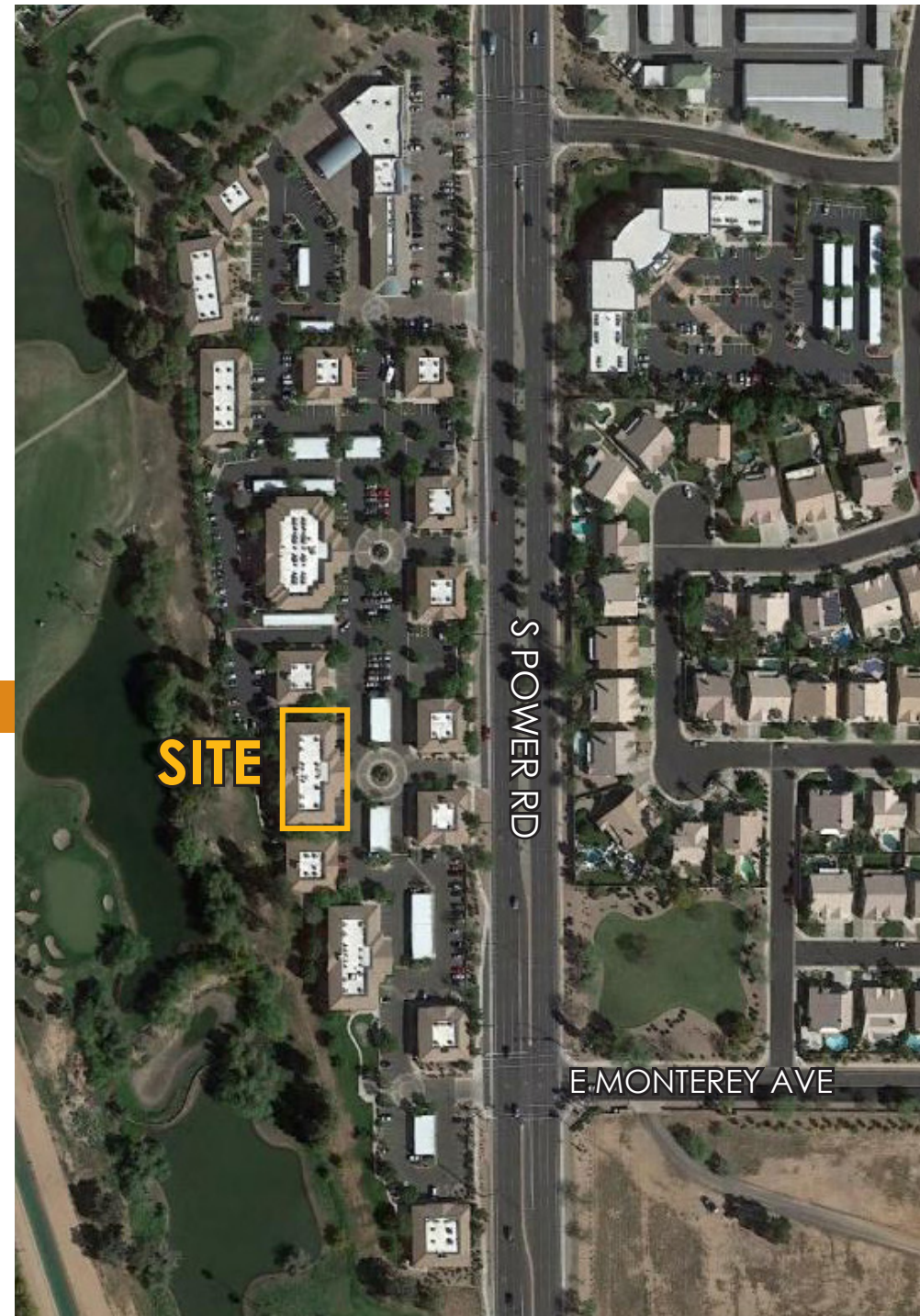


TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Disclaimer

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.

06 05 26



2500 S POWER RD BLDG 9



SUPERSTITION SPRINGS CENTER

E Southern Ave



E Baseline Rd



E Guadalupe Rd

S Power Rd

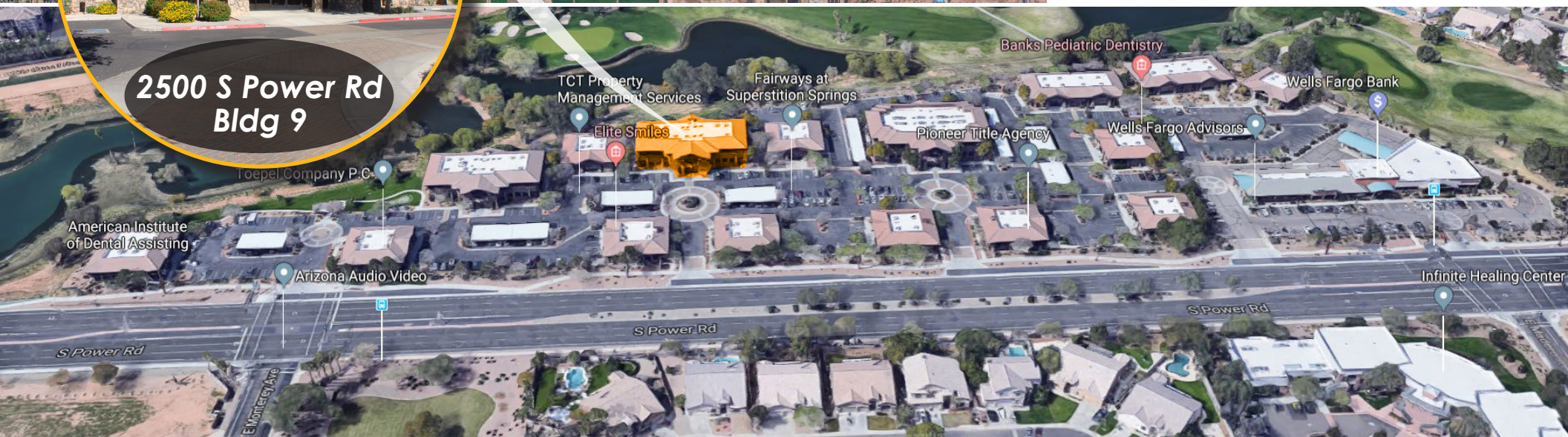


2500 S Power Rd Bldg 9

The Fairways at Superstition is comprised of 20 free standing office condo buildings with a total project size of 102,900 SF. Golf course views increase the desirability of these high quality single user buildings. They feature variable floor plans in both one and two-story buildings. The location in Mesa offers extensive retail and restaurant amenities nearby. Located in close proximity to US 60, which allows easy access to the entire valley and its skilled labor force

Demographics

(CoStar 2020)	1 MI	3 MI
Total Population	15,557	898,989
Households	5,344	34,113
Median Household Inc	\$74,118	\$67,487



2500 S POWER RD BLDG 9

First Floor

Suite 135

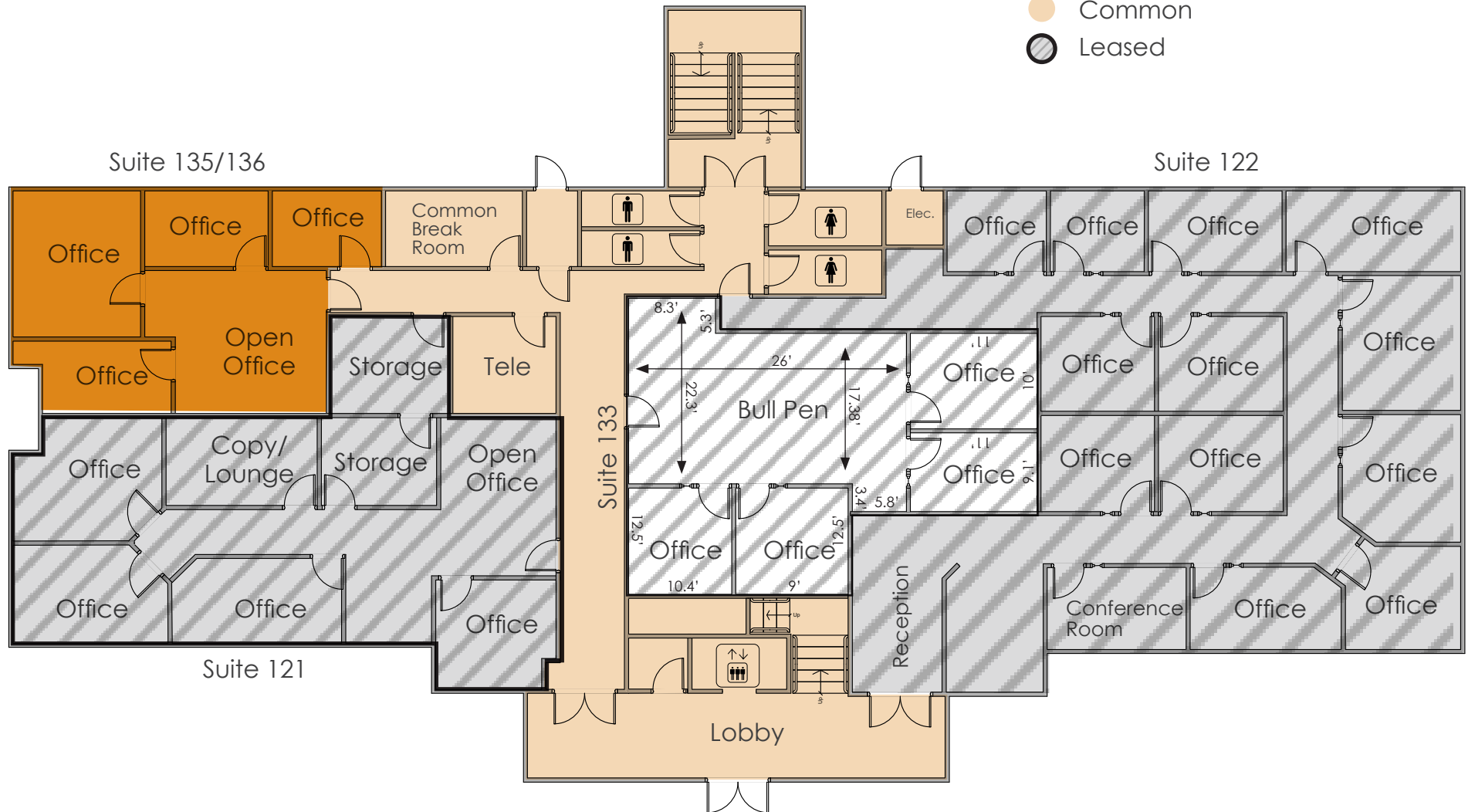
Square Feet	±967 SF
Reception	No
Offices	3
Bull Pen	1



*Pictures show typical suite interiors and do not represent a specific suite

Floor Plan - First Floor

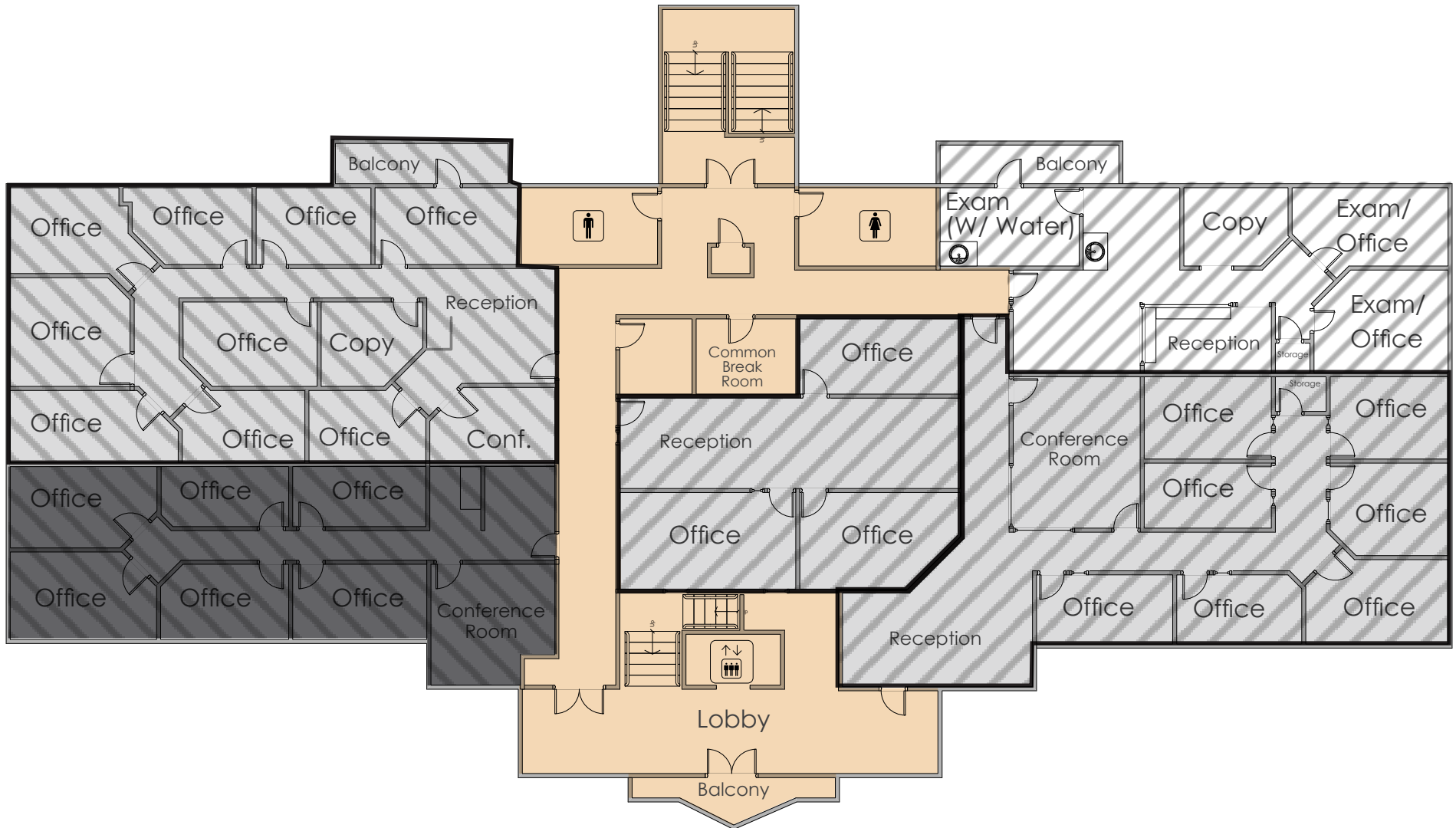
- Available - Suite 135
- Common
- Leased



2500 S POWER RD BLDG 9

Floor Plan - Second Floor

- Available
- Common
- Leased



2500 S POWER RD BLDG 9



Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@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