

**Leasing Incentive -
 Suite 201**

For any qualified tenants on a 36-month lease term, the landlord will offer the Base Rent Incentive on an "as-is" basis.

Suite 201 (2,723SF)

- Year 1 - \$12.00/NNN
- Year 2 - \$15.00/NNN
- Year 3 - \$18.00/NNN



1660 SOUTH ALMA SCHOOL ROAD

MESA, ARIZONA 85201

Move-In Ready, Second-Story Office Space	SUITES	SIZE	RATE (NET JAN)
Mixed Use Office/Retail Property	201:	2,723 SF	\$12.00 PSF
Monument Signage Available	209:	843 SF	\$21.00 PSF
Elevator Service	212:	1,274 SF	\$21.00 PSF
Efficient Floor Plans	219:	646 SF	\$21.00 PSF
TI's Based on Term, Etc.	TRAFFIC COUNTS	VPD	
Abundant Natural Light with Views	S ALMA SCHOOL RD:	40,795	
Convenient Access to Retail, Schools, Healthcare, Restaurants	US-60:	36,745	

Matt Harper, CCIM

Leah Motsinger

Senior Vice President

Senior Associate

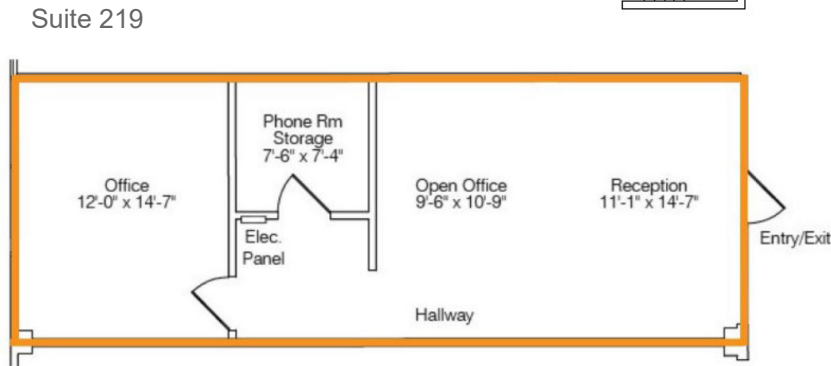
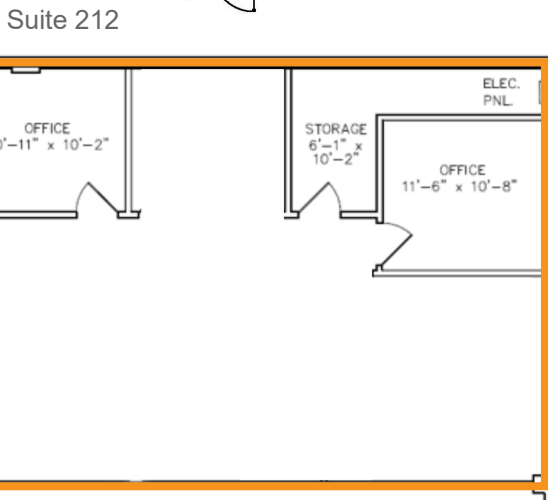
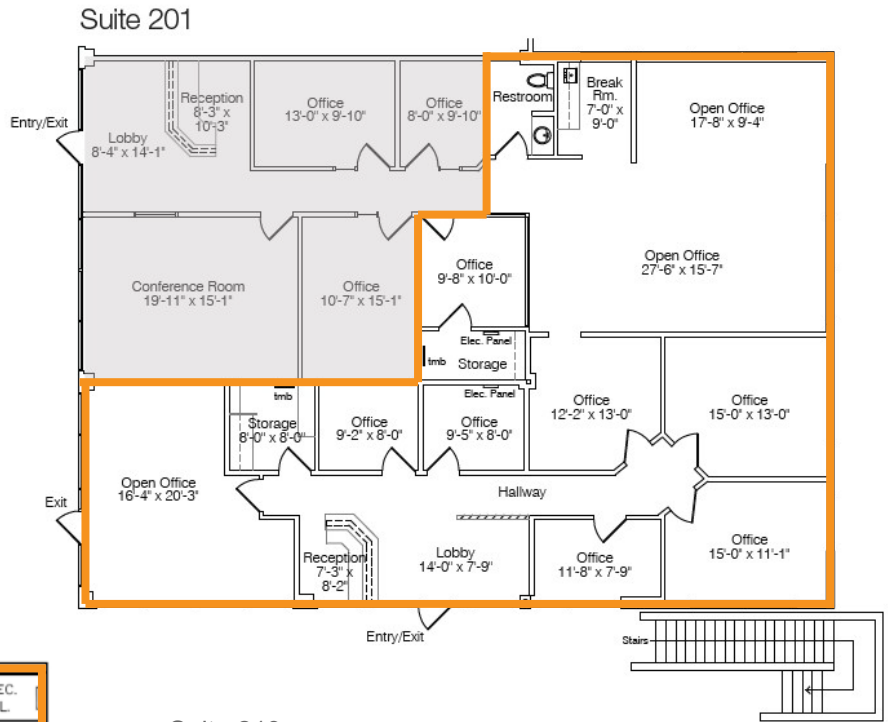
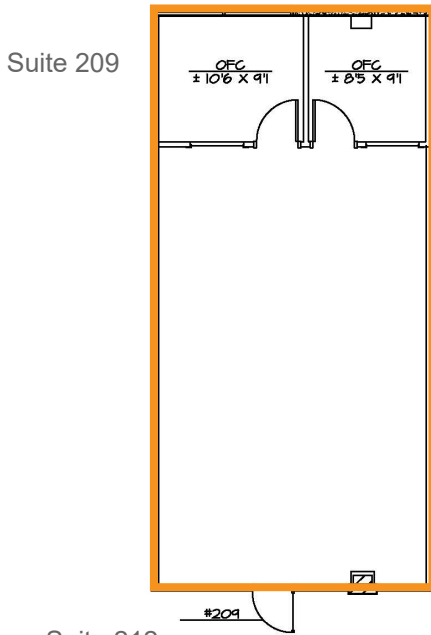
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SUITE	SIZE	RATE	NOTES
201:	2,723 SF	\$12.00 PSF Net Janitorial	End-cap with Monument Signage
209:	843 SF	\$21.00 PSF Net Janitorial	
212:	1,274 SF	\$21.00 PSF Net Janitorial	
219:	646 SF	\$21.00 PSF Net Janitorial	

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SUITE 201



SUITE 209



SUITE 212



SUITE 219



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