

Greenfield Business Center II

PROFESSIONAL OFFICE SPACE

4115 E VALLEY AUTO DR | MESA, AZ 85206



**AVAILABLE
FOR LEASE**

Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpi.az.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@cpi.az.com

Cory Breinholt
D 480.889.2569
M 480.220.9987
cbreinholt@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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



Professional Office Space in a Prime Mesa, AZ Location

AVAILABLE FOR LEASE

Built in 2001, **Greenfield Business Center II** is a ±26,078 square foot, two-story professional office building located in a prime Mesa location. The property offers excellent Baseline Road visibility just west of Greenfield Road and provides a range of professional office spaces available for lease.

Property Summary

Address	4115 E Valley Auto Dr Mesa, AZ 85206
Building Size	±26,078 SF
Year Built	2001
Floors	2
Parking Ratio	4/1,000
Lease Rate	\$23.50/SF/Year (Full Service)

Features

- Baseline Road Visibility & Located Just West of Greenfield Rd
- Less than 0.5 miles to US-60
- Close Proximity to Banner Gateway Hospital



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. 08 12 26

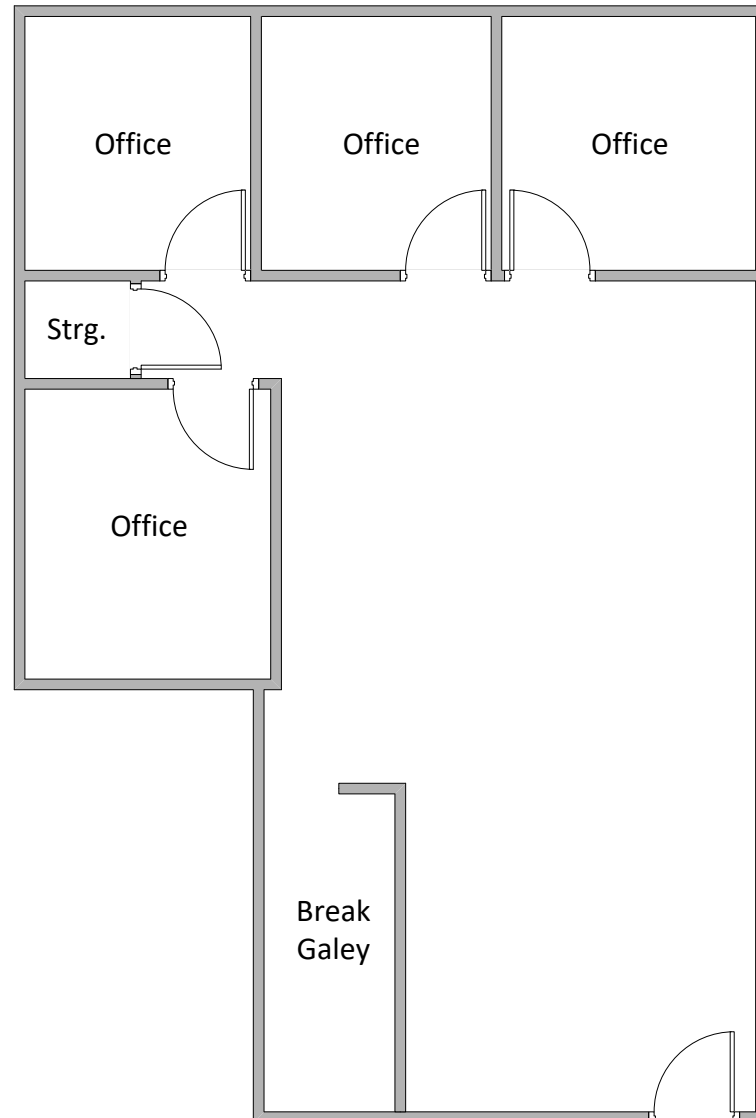
AVAILABLE

Suite 107

±1,362 SF | \$23.50/SF/Yr (FS)

- Reception
- 3 Offices
- Bull Pen

Common 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.

08.12.26

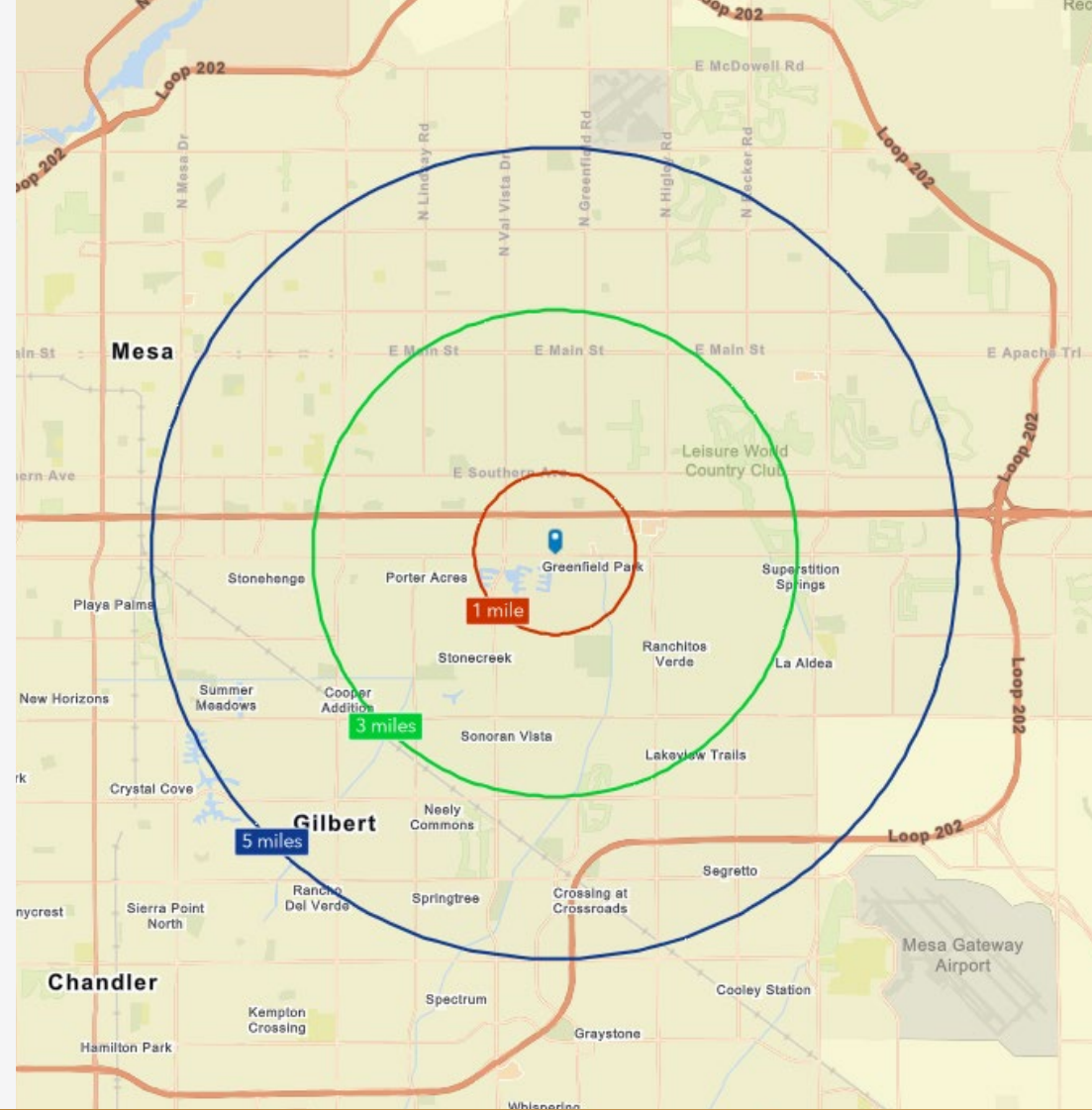
Prime Mesa Location

Positioned in a prime Mesa location, **Greenfield Business Center II** offers a premier professional office environment. With excellent Baseline Road visibility just west of Greenfield Road, the property provides outstanding connectivity to the broader East Valley via its immediate proximity—less than 0.5 miles—to the US-60. This location offers tenants and clients highly attractive surrounding amenities, including the nearby Banner Gateway Hospital and abundant retail and dining options.



Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	14,723	129,750	362,045
Annual Growth 2020 - 2025	1.5%	0.7%	0.6%
2025 Households	5,684	50,223	133,804
Median Age	36.5	40.7	38.8
Bachelor's Degree or Higher	39%	33%	31%
Avg HH Income	\$124,805	\$109,823	\$111,370
Total Consumer Spending	\$208.1M	\$1.7B	\$4.7B
Daytime Employment	8,105	39,699	117,793
Businesses	1,500	6,991	16,754
Median Home Value	\$533,385	\$435,013	\$440,969



Tyson Breinholt
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

Caleb Allen
D 480.621.3290
M 480.622.4174
callen@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

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.

08 12 26