

Offering Memorandum
Three Fountains Plaza
1350 S Longmore Road | Mesa, AZ 85202

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Three Fountains Plaza

Property Highlights

LOCATION HIGHLIGHTS:

- Directly to the south of the subject property, the new \$14.9M Mesa Community College Performing Arts Center is scheduled to open Spring 2014
- Significant daytime population from neighboring Mesa Community College and Banner Health

LOCATION OVERVIEW:

- The subject property is centrally located in the City of Mesa's Fiesta District, the city's hub for advanced business and financial services, health care, education and retail
- Surrounding properties include Banner Desert Medical Center, Mesa Community College (MCC), The Bank of America Tower and the Fiesta Mall, a 933,000 square foot regional mall
- The subject property sits immediately adjacent to a new format Target store

RENOVATION HIGHLIGHTS:

- Roof re-coated in January 2009 with 5 year warranty
- Seven new A/C units
- Recently painted
- Recently renovated facade



Three Fountains Plaza

Executive Summary

EXCELLENT LOCATION

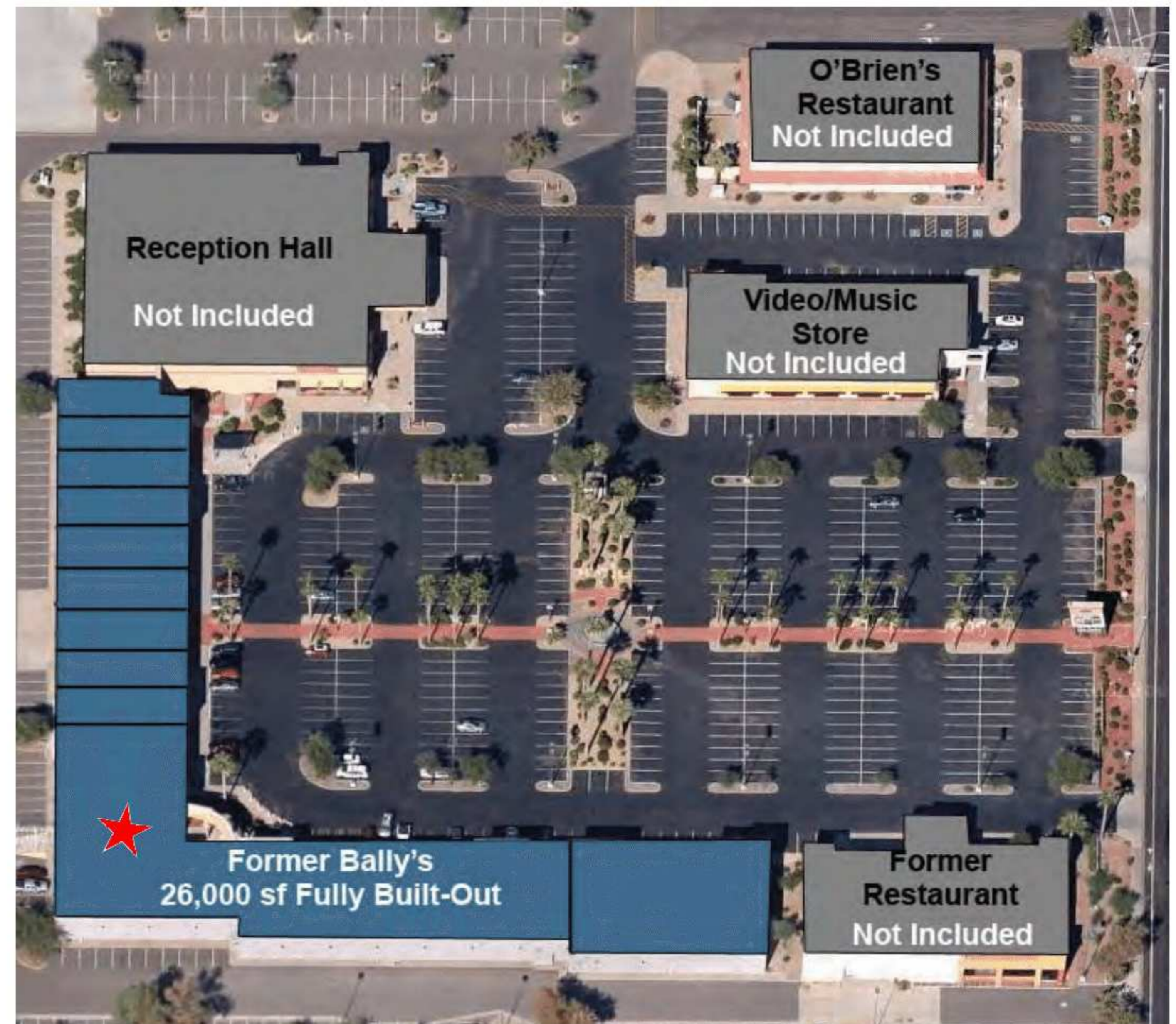
Pre-Leasing only; taking letters of interest now:

Depending on term of lease and size needed **\$8-\$10/sqft gross**; 3-5 year leases available.

5,000-20,000 sqft available, willing to expand/contract if needed.

Previous tenant was a fitness center, showers & locker-rooms are currently built into the suite.

You pay Electrical Utility and Liability Insurance



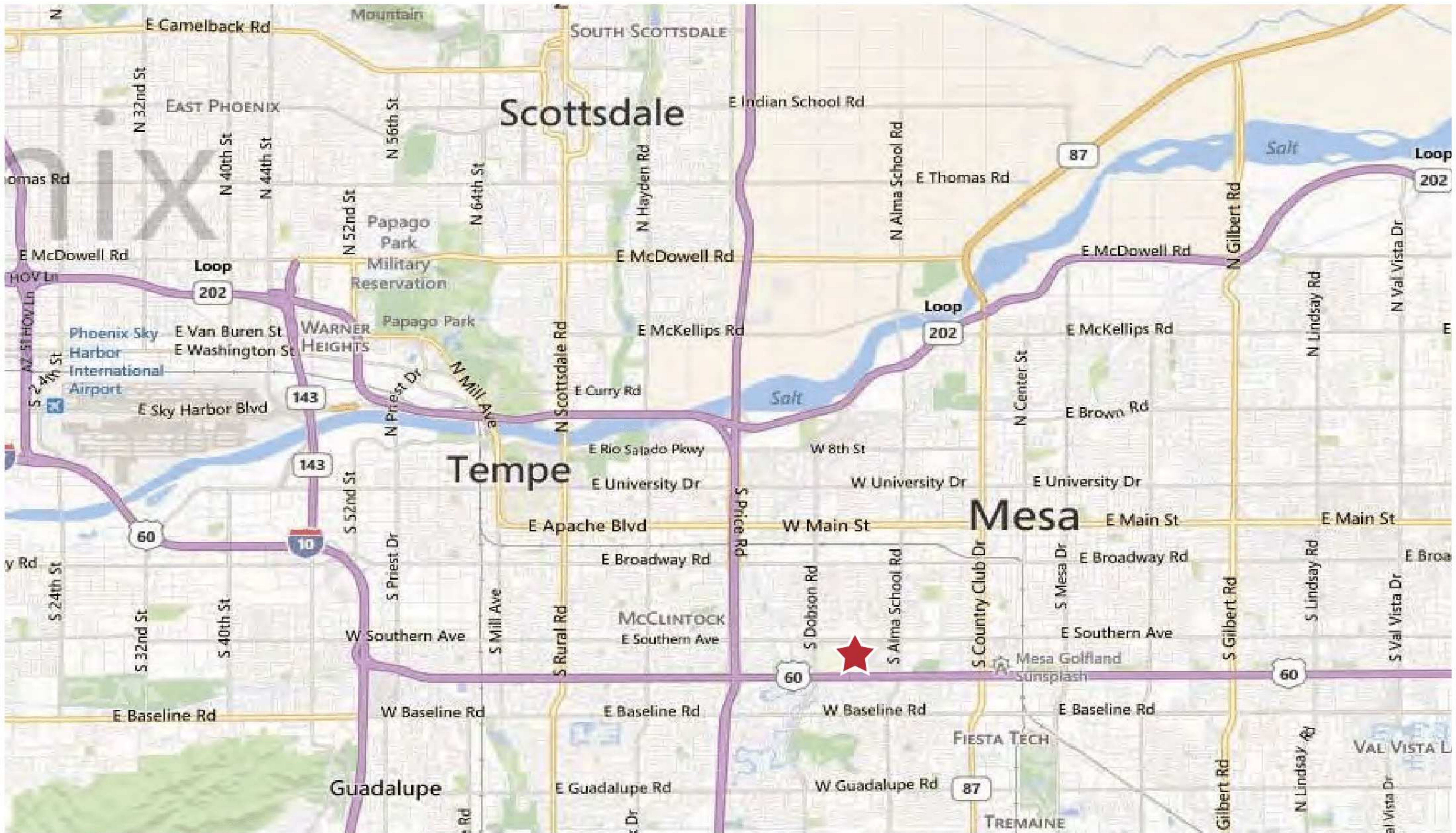
Three Fountains Plaza

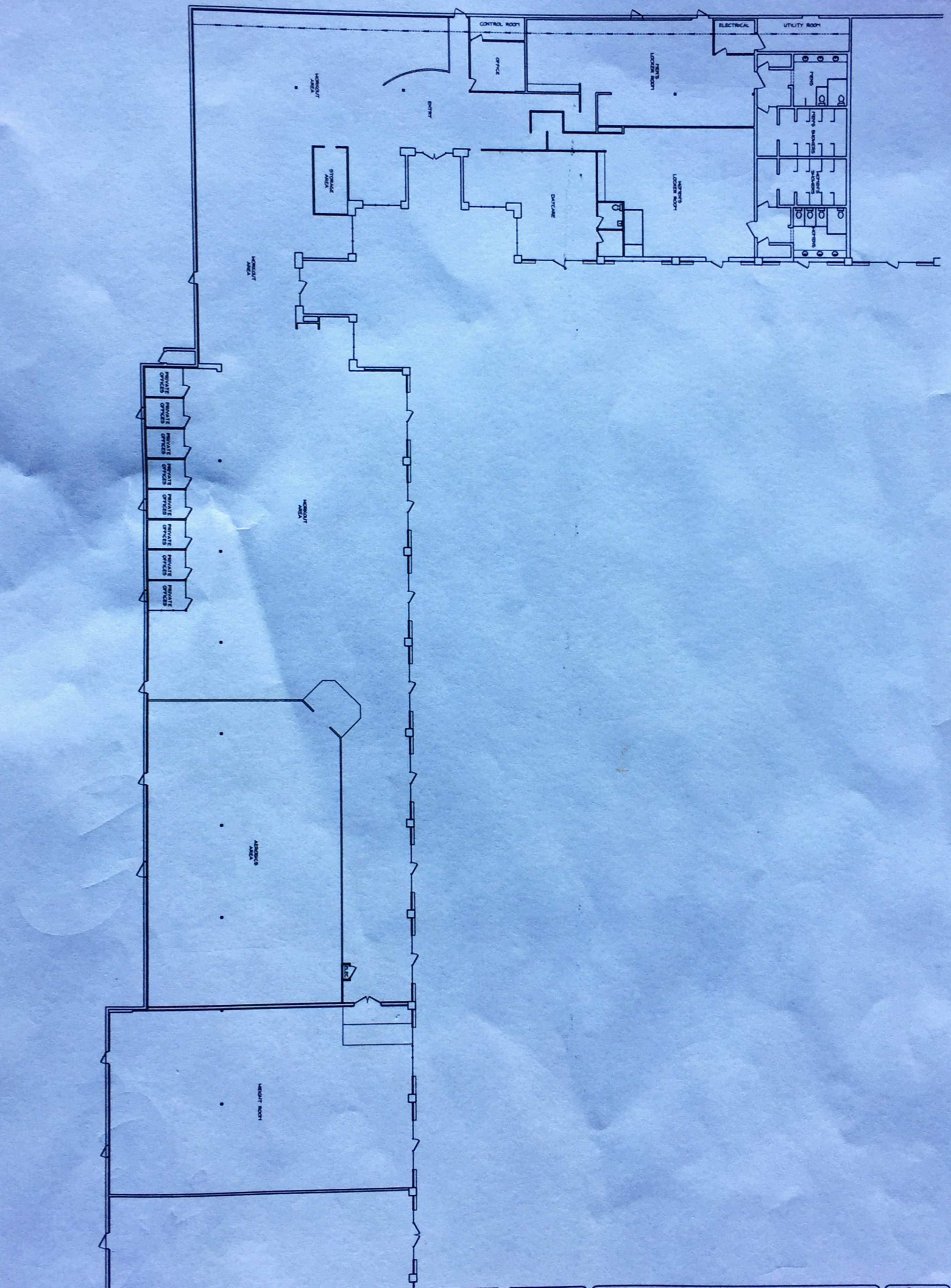
Property Highlights



Three Fountains Plaza

Property Highlights





A-1.0
 1/12/16
 1/32" = 1'-0"

NO.	DATE	REVISIONS
1		REVISIONS
2		REVISIONS
3		REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
10		REVISIONS

FIESTA PLAZA II
 1350 SOUTH LONGMORE STREET
 MESA, ARIZONA 85202
EXISTING FLOOR PLAN

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