

**Freestanding Office Building
11,250 SF AVAILABLE FOR SALE or LEASE**



650 W. Southern Avenue
Mesa, AZ 85210



- **BUILDING OF APPROXIMATELY 11,000 SF AVAILABLE IMMEDIATELY!!!!**
- GREAT BUILDING located in Central Mesa between Alma School Road and Country Club on the north side of Southern Avenue.
- Prominent building location with great identity and monument as well as building signage available.
- Excellent FREE STANDING Office use Building with covered canopy parking.



Offered By:

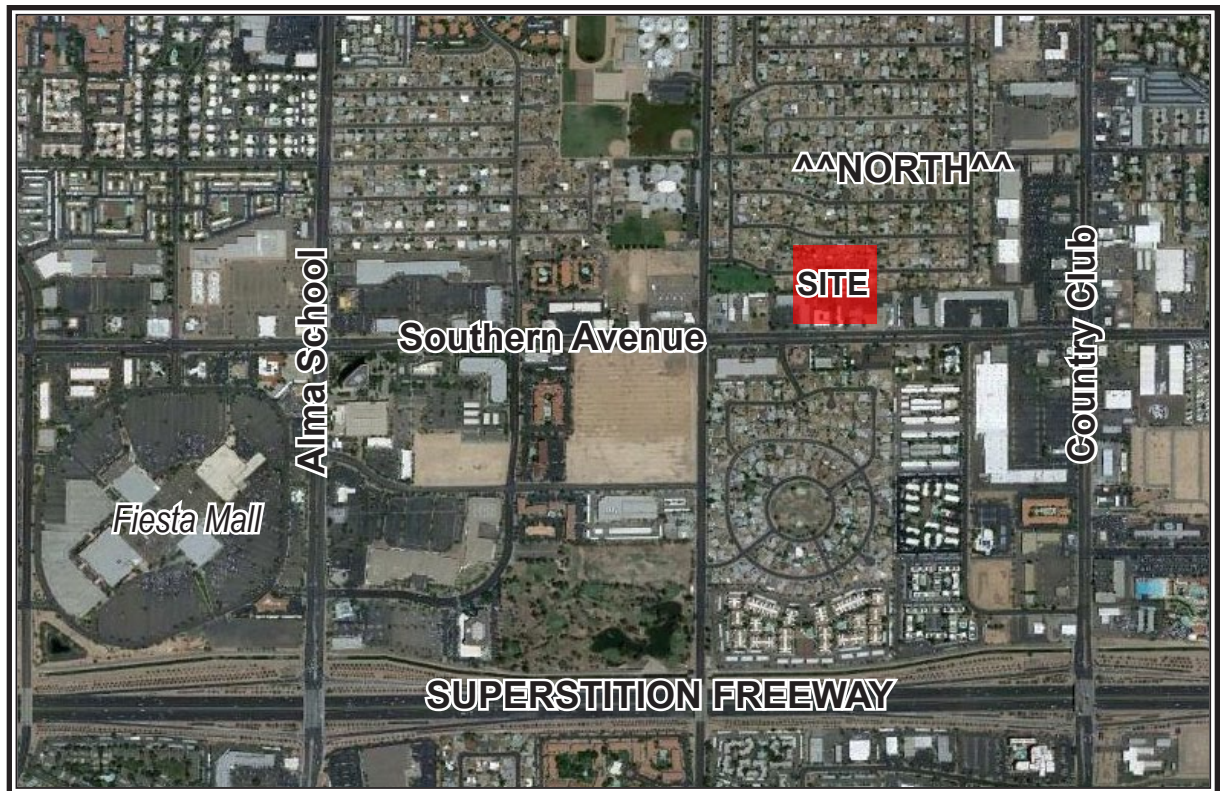
Francis J. Marotta

MarCor Commercial Real Estate Services

9383 E. Bahia Drive, Ste. 150; Scottsdale, Arizona 85260

Phone: 480-607-0320 Cell 602-619-5556 Fax 480-607-2788

E-mail: fmarotta@marcorcre.com



Offered By:



Francis J. Marotta; Phone: 480-607-9997; Cell: 602-619-5556;
E-mail: fmarotta@marcorcre.com

MESA RETAIL/OFFICE BUILDING - For Sale or Lease

650 West Southern Avenue, Mesa, Arizona

- Square Footage:** Approximately 11,250 Square Feet
- Location:** Located just west of Country Club on Southern Avenue
- Maricopa County Parcel:** 134-17-026
- Zoning:** O-S, Office Service, City of Mesa
- Available Space:** Two buildings separated by a courtyard
Building A – Approximately 8,250 RSF
Building B – Approximately 3,000 RSF
- Lease Rate:** \$12.50 psf, gross
- Purchase Price:** \$1,550,000 or \$138.00 psf
- Parking:** Overall parking ratio of 1:250 – Covered Available
- Amenities:**
- EXCELLENT USER OPPORTUNITY!!!
 - Can be leased in its entirety or can be partially leased.
 - Seconds from the Superstition Freeway
 - Just minutes from all amenities at Fiesta Mall
 - Hotels and restaurants within walking distance
 - Excellent identity - Monument signage available

For Additional Information, Contact

Francis J. Marotta
480-607-0320

MarCor Commercial Real Estate Services

9383 E. Bahia Drive, Ste. 150

Scottsdale, Arizona 85260

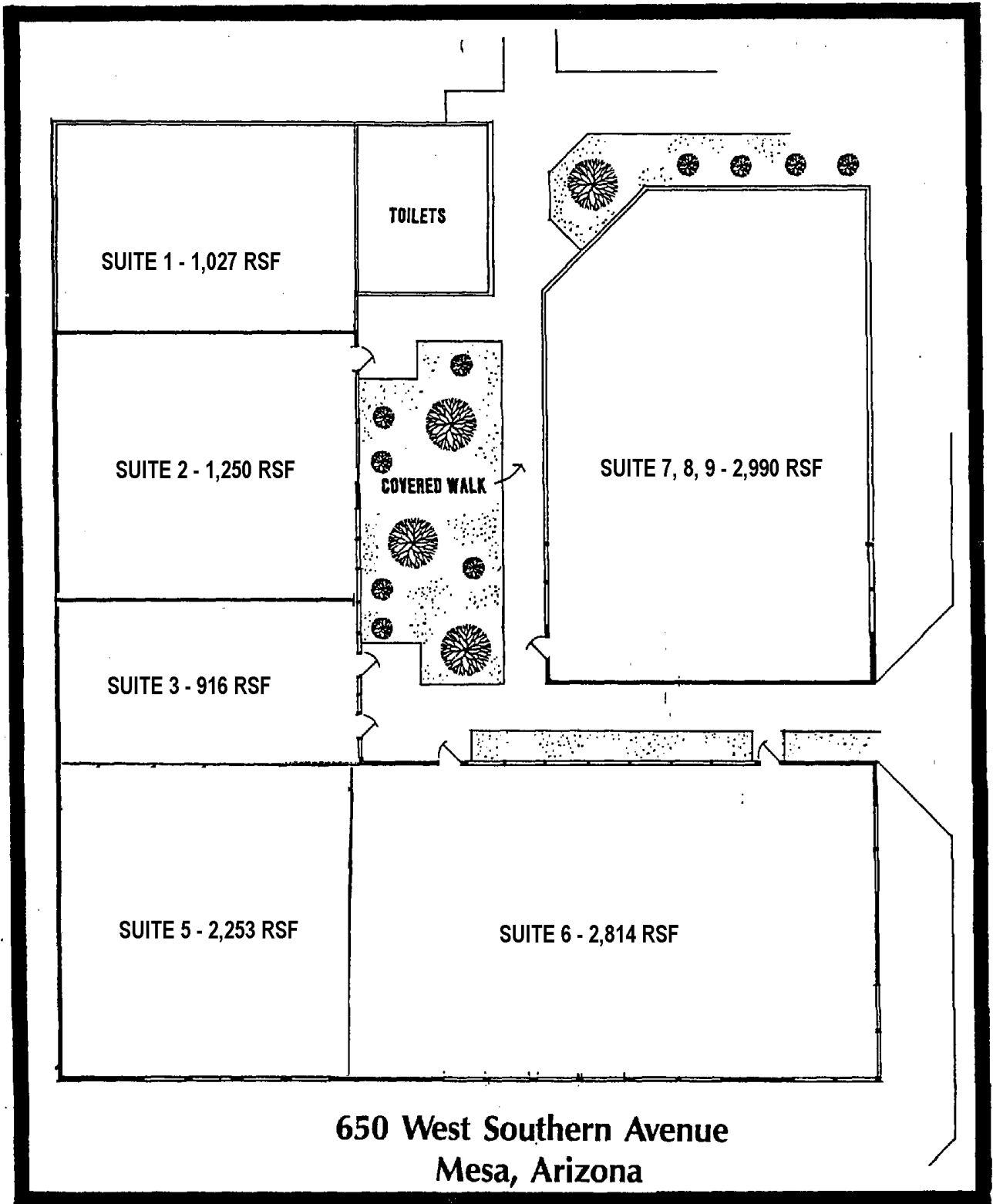
Phone 480-607-9997

Fax 480-607-2788

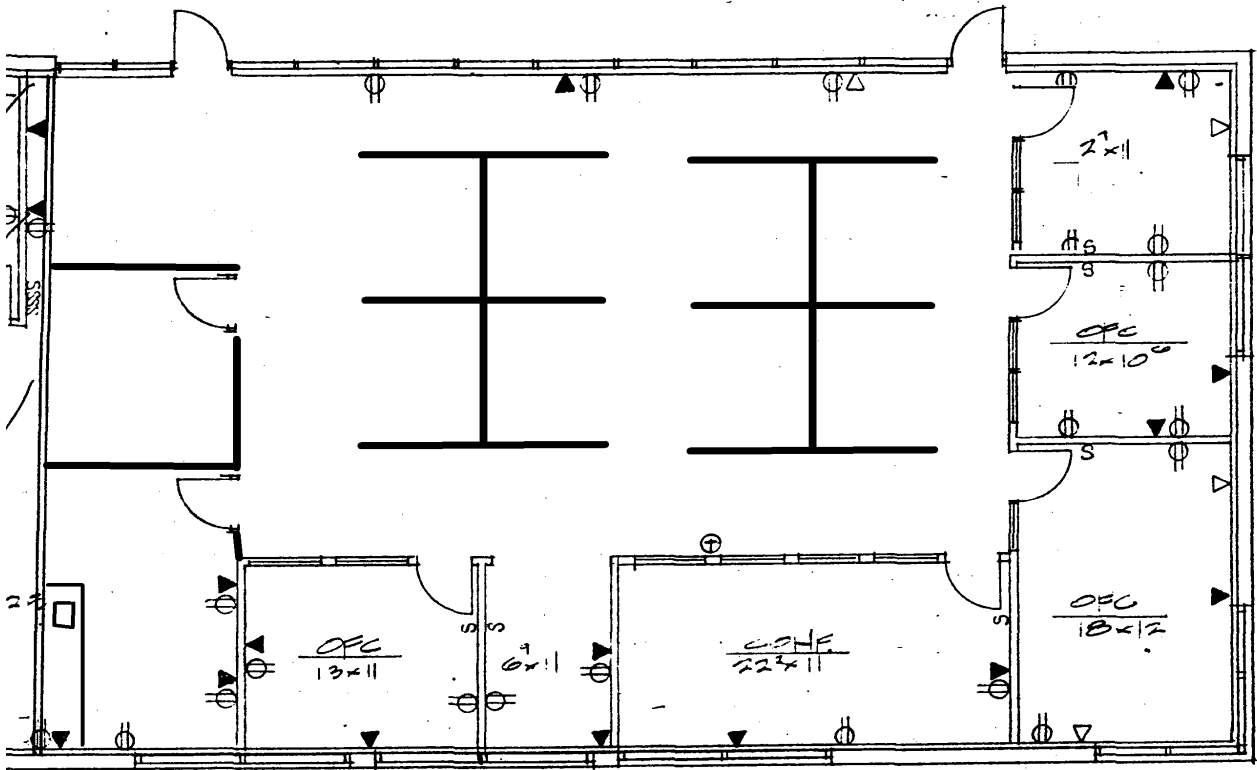
The MarCor logo features the word "MarCor" in a stylized, italicized serif font. The "Mar" is in black and the "Cor" is in red. The logo is positioned between two solid red rectangular blocks.

THE INFORMATION ABOVE WAS FURNISHED BY THE OWNER OR OBTAINED FROM SOURCES DEEMED TO BE RELIABLE, BUT NO WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND SHALL BE IMPOSED ON THE BROKER HEREIN.

Site Plan



SUITE 6 - 2,814 RSF



SUITE 5 - 2,253 RSF

