

7613 E RAY ROAD

SUITE 125

MESA, AZ 85212

±7,676 SF AVAILABLE FOR SUBLEASE



SERENA WEDLICH

Senior Associate

602 735 5633

serena.wedlich@cbre.com

EVAN KOPLAN, SIOR

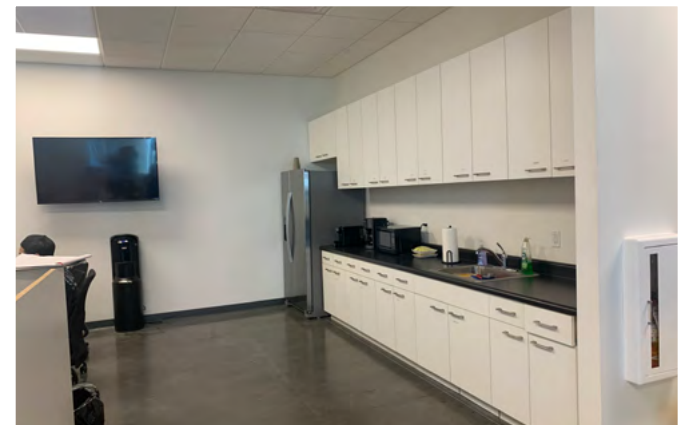
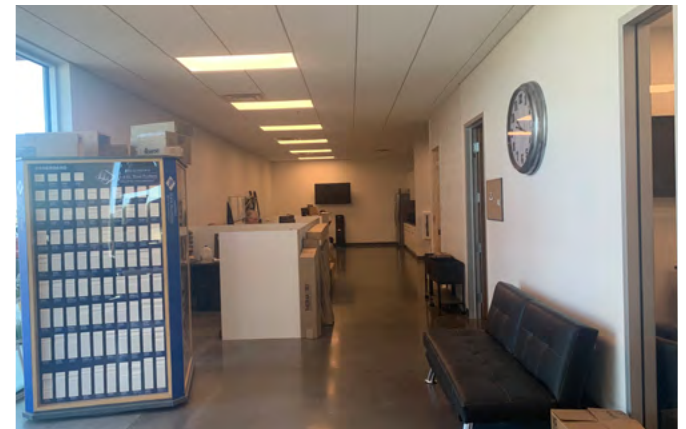
First Vice President

602 735 5232

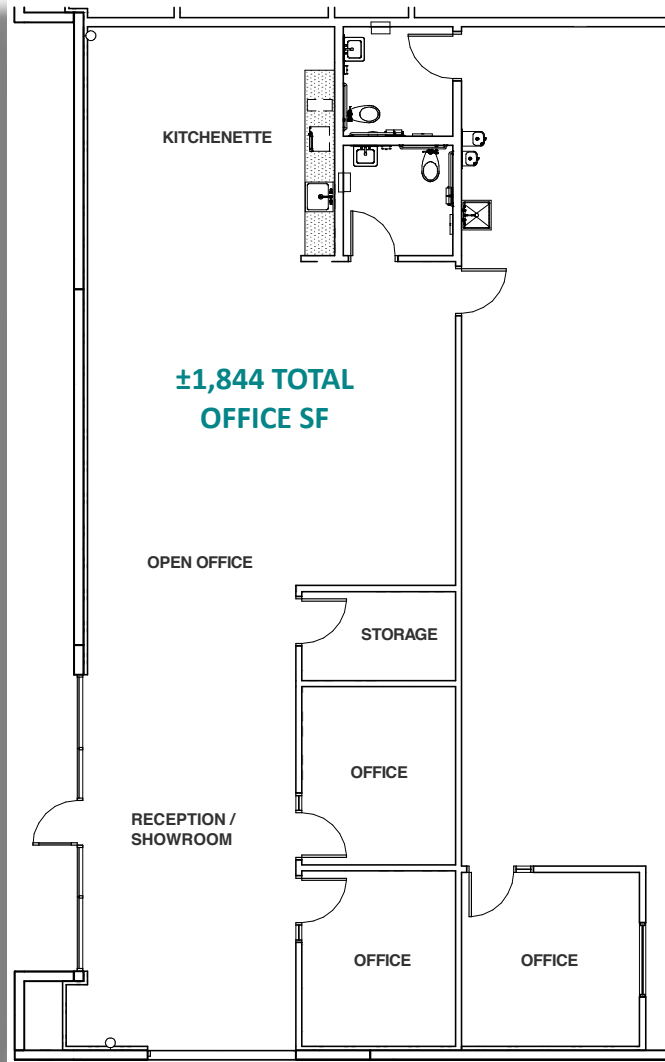
evan.koplan@cbre.com

PROPERTY FEATURES

- Suite 125 - ±7,676 SF office/warehouse building
- ±1,844 SF office
- End cap unit
- ±20' clear height in warehouse (evap cooled)
- One (1) grade door and one (1) truckwell
- ESFR sprinklered
- Power distribution throughout warehouse
- 400 amps at 277/480v
- Located approximately 1.5 miles from Power Road and Loop 202
- ±1.5 miles east of 1 million square feet of retail shops/amenities at Gilbert Gateway Towne Center
- Master lease expires August 31, 2024
- Available May 1, 2021
- Sublease Rate: \$0.85/sf NNN

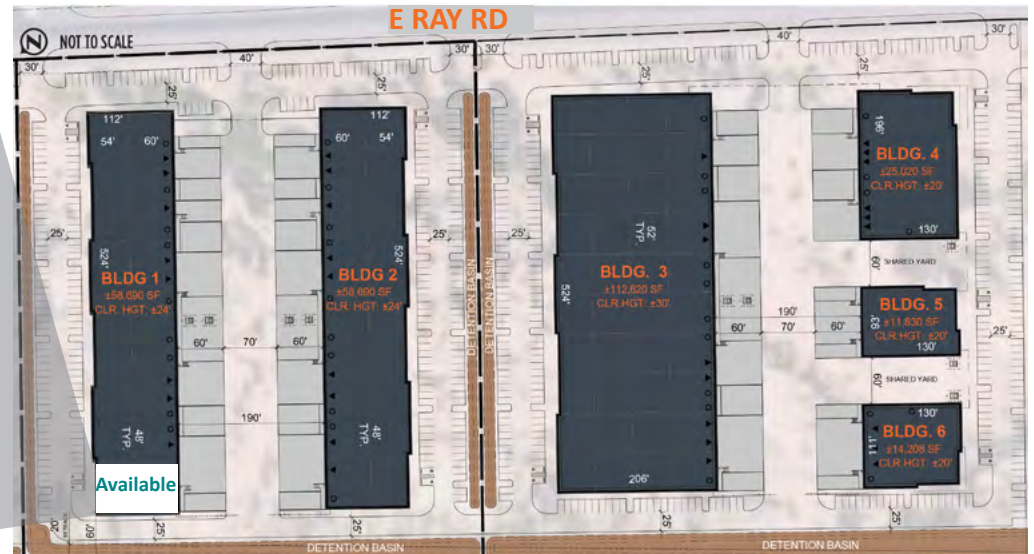


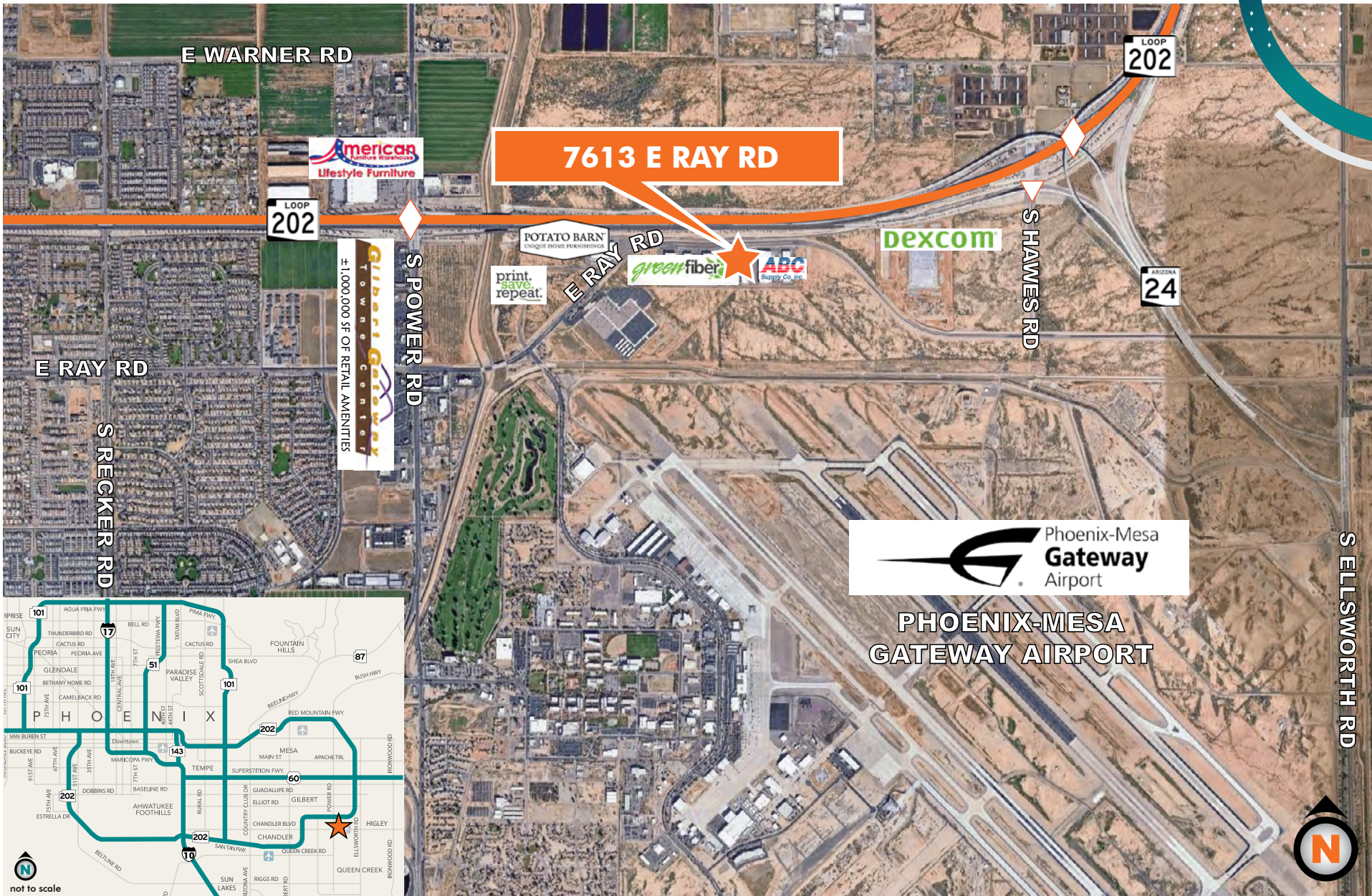
OFFICE FLOOR PLAN



SUITE 125
±7,676 SF

SITE PLAN





© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.