

LEASE OPPORTUNITY

1855 North Stapley Drive – Mesa, Arizona

WOOD/PATEL

**BELOW-MARKET RATE
PLUG & PLAY OPPORTUNITY**

Building Features:

- Excellent access to the Loop 202
- 10,173 RSF available (divisible)
- 6 per 1,000 parking
- High-end build-out with majority built-in workstations
- Hard-to-find freestanding building
- Tremendous visibility/frontage from Stapley Drive
- 10 covered-reserved parking spaces included
- On-site retail amenities include Fry's Marketplace, Starbuck's, Subway, restaurants and shops

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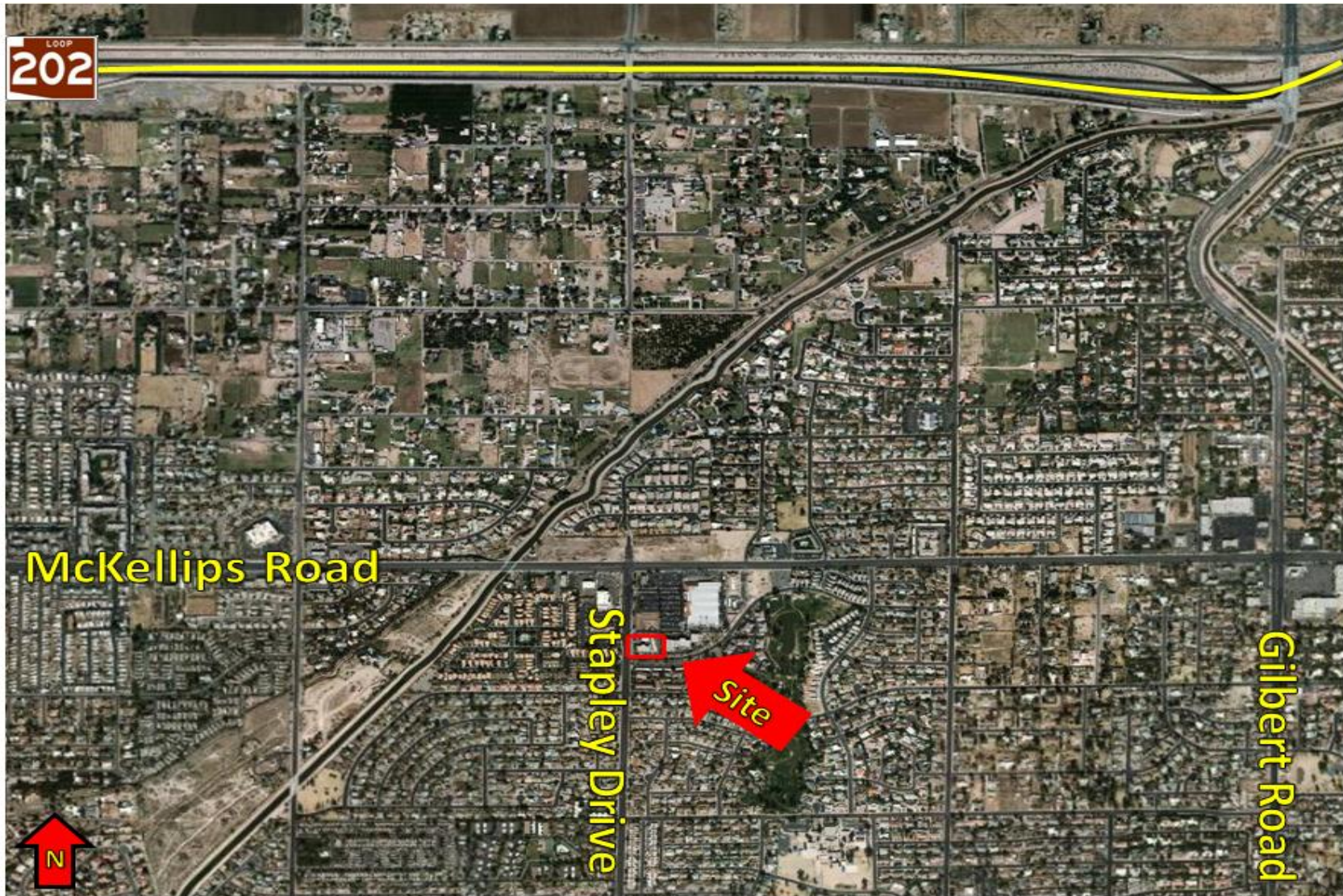
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The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.

CORE
Realty Partners, L.L.C.

AERIAL MAP

1855 North Stapley Drive • Mesa, Arizona



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LOCATION:	1855 North Stapley Drive Mesa, AZ
AVAILABLE:	+ / - 10,173 RSF (divisible)
OCCUPANCY:	Immediate
BASE RATE:	\$8.00 per rentable square foot NNN
EXPENSES:	NNN
T.I. ALLOWANCE:	As-is (see attached floor plan)
LOAD FACTOR:	0%
PARKING:	± 6 / 1,000 RSF
AMENITIES:	<ul style="list-style-type: none">• Excellent access to the Loop 202• Tremendous visibility/frontage from Stapley Drive• Located within the Fry's Marketplace Retail Center• 10 covered-reserved parking spaces included• Hard-to-find freestanding building• High-end buildout with majority built-in work stations• Plug & Play opportunity• On-site retail amenities include Fry's Marketplace, Starbuck's, Subway, restaurants and shops

For more information please contact:



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