



2777 East Camelback Road, Suite 230  
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COMMERCIAL ADVISORS

# 135 S POWER ROAD, MESA AZ - N/NEC Power & Broadway

## 6 Months Free Rent on a Five Year Deal\*

**BROKER BONUS**  
  
**\$1.00/RSF\***

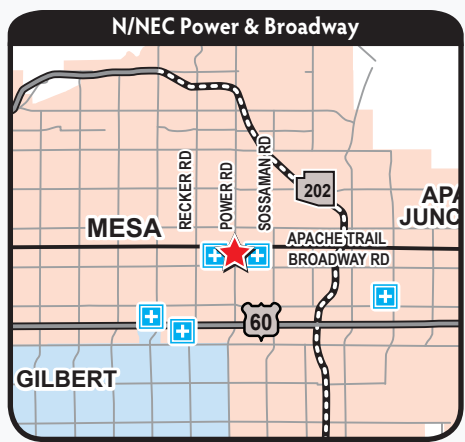


Prime East Valley Medical Office Location for Lease

## 135 SOUTH POWER ROAD

Mesa, AZ 85206

|                            |   |
|----------------------------|---|
| <b>Availability</b>        | Suite 101 1,933 RSF<br>Suite 110 3,600 RSF (Available 1/1/2012)   |
| <b>Lease Rate</b>          | \$20.00/RSF, Net Electric & Janitorial  |
| <b>Incentive</b>           | 6 months free rent on five year deal*<br>Broker Bonus: \$1.00 per RSF*<br>* Limited Time Offer. Subject to change without notice. |
| <b>Operating Expenses</b>  | Base Year   |
| <b>Annual Increases</b>    | 3%  |
| <b>Tenant Improvements</b> | Negotiable  |
| <b>Parking</b>             | Covered, Reserved Available   |
| <b>Regional Hospitals</b>  | Banner Baywood Medical Center<br>Mountain Vista Medical Center  |



### AMENITIES

- Across the street from Banner Baywood Medical Center
- Easy access to Loop 202 & US60
- Monument signage available
- Retail and restaurant amenities nearby

AVAILABLE  
  
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 WWW.GPE1.COM

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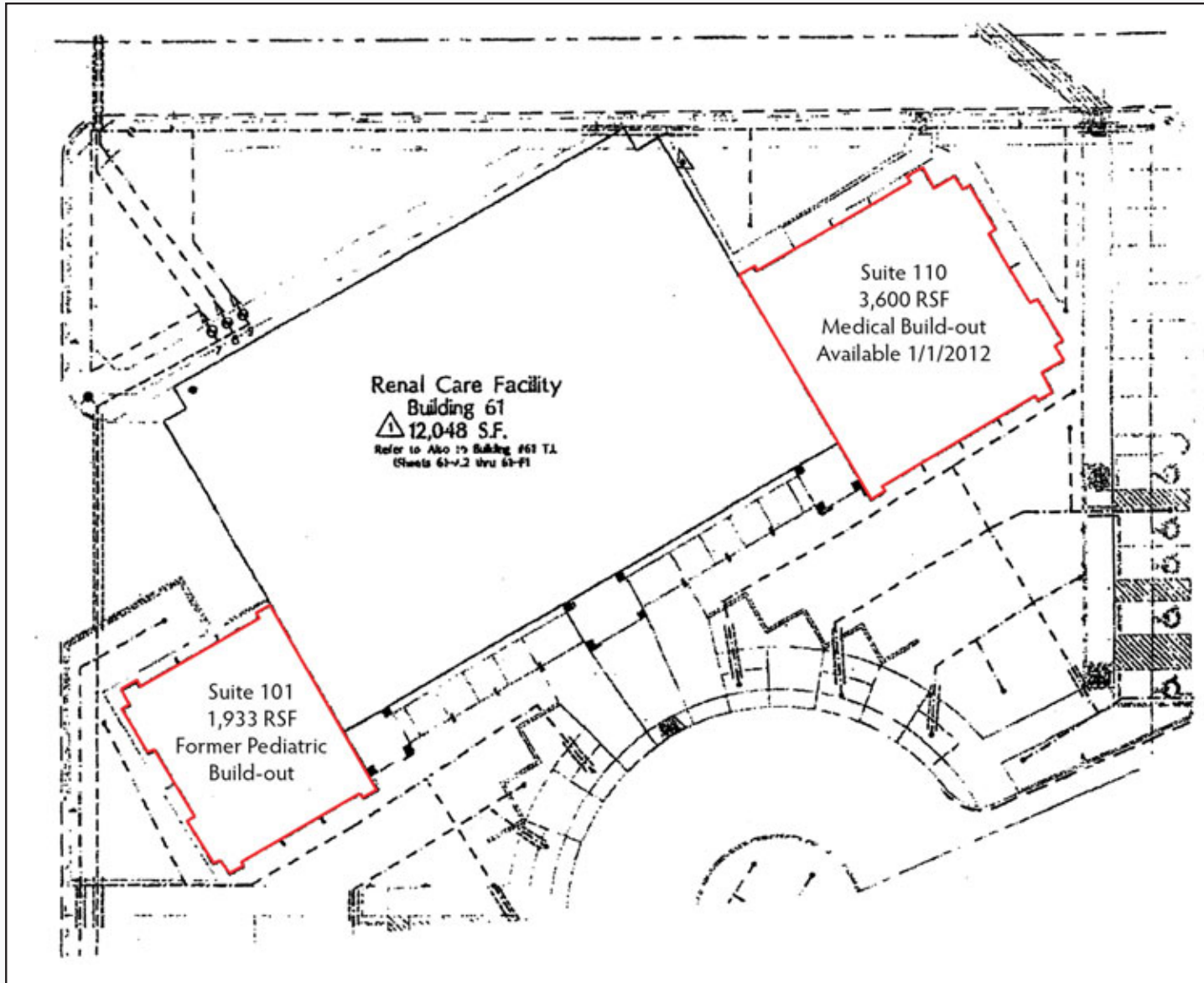
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Site Plan





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Suite 101 • 1,933 RSF

