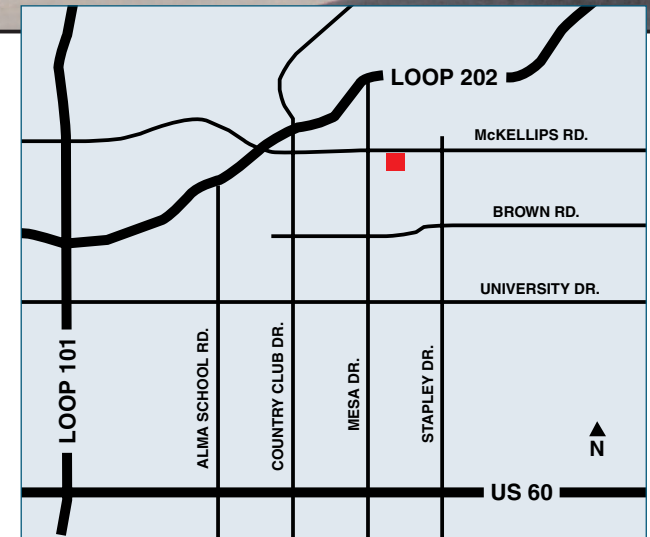


# 7,008 Sq. Ft. Professional Office Building For Sale



**535 East McKellips Road, Mesa**

- Located less than 2 miles from Red Mountain Freeway (Loop 202), with easy Valley-wide access via Loop 101 and Superstition Freeway (US 60)
- Fully built-out space in newer (2005) single-user building
- Abundant parking (4.5 per 1,000 s.f.), including 7 covered spaces
- High visibility signage opportunities
- Efficient, open interior work areas surrounded by private, perimeter offices
- Ideally located for medical or related business, within minutes of Mesa Medical Center and Desert Medical Center

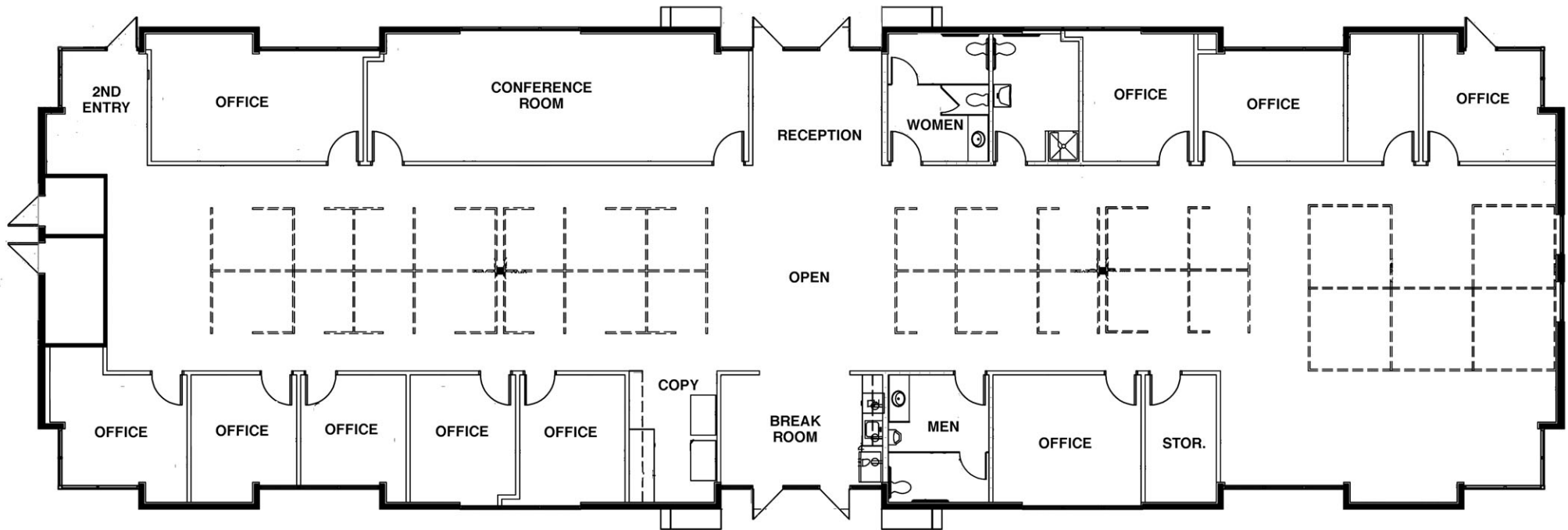


**OFFERED at \$1,400,000**

For additional information, contact: **Steve Strand • PRIN Investments Real Estate Group**  
**C-602.619.4000 or O-602.840.1003 • Steve.Strand@prinreg.com**

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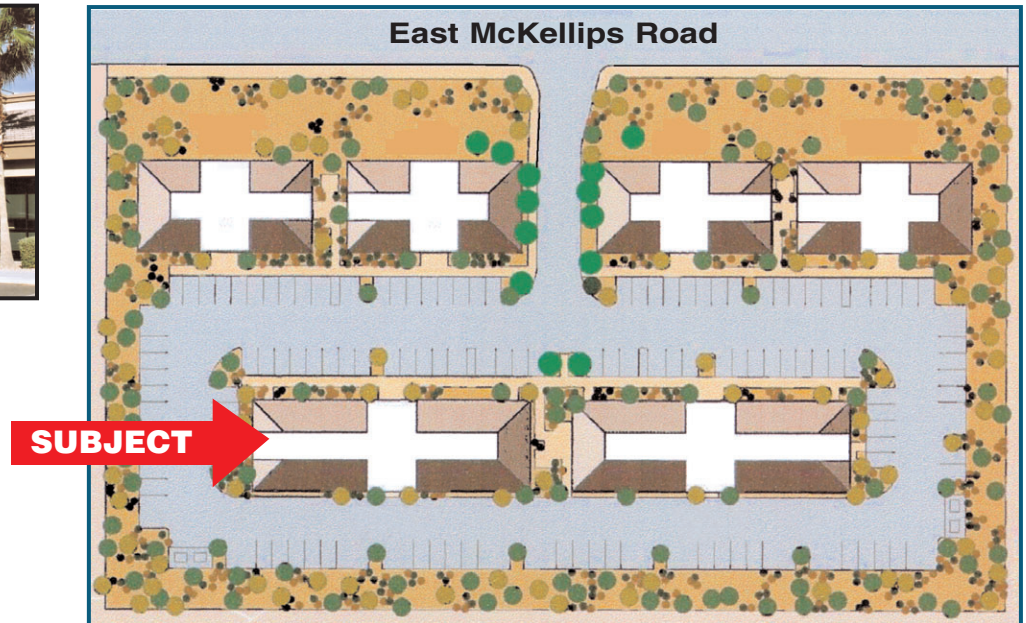
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