

A SMART LOCATION  
FOR INTELLIGENT COMPANIES.



**MESA GRANDVIEW**  
BUSINESS PARK

**SIHI**

**CBRE**

SWC 202/RED MOUNTAIN FREEWAY AND GREENFIELD ROAD | MESA ARIZONA 85215



# YOU WILL BE IN GOOD COMPANY.

## SET ON ±43 ACRES WITH PICTURESQUE RED MOUNTAIN AS A BACKDROP

Mesa Grandview Business Park offers innovative flex-office project design with modern architecture and site features expected by the most discriminating companies.

As the second-largest city in metropolitan Phoenix, Mesa is larger in population than Miami, Atlanta or Minneapolis. Boeing employs over 4,000 in Mesa, and Apple opened a \$2B global command center there in 2018.

## PROPERTY HIGHLIGHTS

**Six Flex-Tech Office** buildings with heavy parking

**Two-level office** available | 25' clear height

**Direct freeway exposure** with freeway monument signage

±446,366 Total SF | All buildings for **sale or lease**

**Office and Industrial** Zoning



Up to 7/1000  
(±2,287 spaces)



Loop 202 Freeway  
frontage



Freeway monument  
signage available



±92,000 vehicles pass  
daily on Loop 202<sup>1</sup>

MONUMENT SIGNAGE

RED MOUNTAIN FREEWAY 202

GREENFIELD ROAD



**BUILDING 1** | 7/1000

**BUILDING 2** | 3.7/1000

**BUILDING 3** | 4.1/1000

**BUILDING 4** | 6/1000

**BUILDING 5** | 5/1000

**BUILDING 6** | 4.6/1000

**1** ±77,810 SF  
160' 1,40'

**2** ±64,000 SF  
160' 400'

**3** ±64,000 SF  
160' 400'

**4** ±75,300 SF  
160' 400' 1,40'

**6** ±97,256 SF  
180' 600'

**5** ±68,000 SF  
200' 340'

**PAD A**  
±1.9 AC  
393' 220'

POTENTIAL  
PARKING  
STRUCTURE



NOT TO SCALE  
SUBJECT TO CHANGE

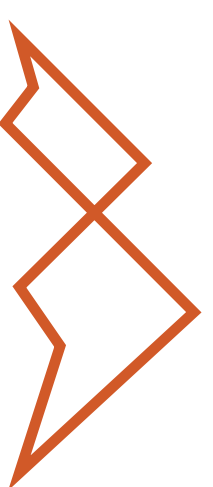
<sup>1</sup> ADOT Data Management System  
July 2019

VIRGINIA STREET





# MESA GRANDVIEW BUSINESS PARK



±1.4M workforce population within a 30-minute drive<sup>1</sup>



The second largest city in the Phoenix Metro area with half a million people<sup>1</sup>



Mesa is #9 in the Top Ten Safest Cities in U.S. for 2019<sup>2</sup>



Mesa is the 35th most populated city in the U.S.; larger in population than Miami, Atlanta or Minneapolis<sup>1</sup>



Maricopa County, part of the Phoenix-Mesa area, had the largest population increase of any county in the U.S. in 2018<sup>3</sup>

<sup>1</sup>Mesa Dept of Economic Development

<sup>2</sup>Safewise

<sup>3</sup>AZ Ofc of the Governor

# LOCATION

Conveniently positioned in the East Valley with freeway frontage and direct access to Loop 202/Red Mountain Freeway, Mesa Grandview Business Park is located within 15 minutes of ASU and Phoenix Sky Harbor International Airport.

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