



RIVERVIEW POINT

1138 and 1146 North Alma School Road
Mesa, Arizona

SPECIFICATIONS - FOR LEASE

PROJECT DESCRIPTION:	Two (2), two-story office buildings
TOTAL PROJECT SIZE:	±164,991 square feet
AVAILABILITY:	Building 1, 1138 North Alma School Road ±81,727 rentable square feet
	1st Floor: ± 2,159 RSF
	1st Floor: ± 19,778 RSF
	2nd Floor: ± 41,895 RSF
YEAR BUILT:	2009
LEASE RATE:	\$21.00 per rentable square foot
EXPENSE STOP:	Base Year 2012
TENANT IMPROVEMENTS:	Turnkey
PARKING:	5.00:1,000 Square Feet

PROJECT COMMENTS

- Buildings have an attractive main entrance with marble tile flooring and wood wall paneling.
- Just east of the intersection of three major freeways: Loops 101 and 202, and U.S. 60; six miles east of Sky Harbor International Airport.
- Excellent location is within a 30-minute commute of over two million people.
- Desirable location for a regional user drawing from a wide labor pool.
- LEED-C.S. Silver certification pending.
- Within walking distance of Mesa Riverview master planned, mixed-use project, which includes ±1.3 million square feet of retail shops, dining, lodging and entertainment.

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