

# BROADWOOD BUSINESS CENTRE

2450 W. Broadway Rd. | 2451- 2452 W. Birchwood Ave. Mesa, AZ



**LINK**  
INDUSTRIAL

**Colliers**  
INTERNATIONAL

## Warehouse & Office Suites Available For Lease

**GOLDEN ST. JOHN**  
Vice President  
DIR +1 602 222 5110  
MOB +1 602 692 7615  
golden.stjohn@colliers.com

**KERI SCOTT**  
Vice President  
DIR +1 602 222 5116  
MOB +1 602 386 7153  
keri.scott@colliers.com

# BROADWOOD BUSINESS CENTRE



156,197 TOTAL SF  
MULTI-TENANT BUILDINGS

## DRIVE TIMES FROM NEIGHBORING CITIES



**14 MINUTES**  
TO CHANDLER



**9 MINUTES**  
TO GILBERT



**2 MINUTES**  
TO TEMPE



**10 MINUTES**  
TO SCOTTSDALE



**14 MINUTES**  
TO SKY HARBOR



**10 MINUTES**  
TO DOWNTOWN



**CEILING HEIGHT**  
VARIABLE



**LOADING**  
GRADE LEVEL



**CONSTRUCTION**  
MASONRY



**YEAR BUILT**  
1987



**RENTAL STRUCTURE**  
MG + \$0.02 PSF FIXED CAM



**CLOSE PROXIMITY**  
TO 101, 202 & US-60



**SPRINKLERS**  
FULLY SPRINKLERED



**ZONING**  
M-1, CITY OF MESA



**PARKING RATIO**  
2.02/1,000 SF



## DEMOGRAPHICS



**2019 TOTAL  
POPULATION**

5 MI: 402,186



**EMPLOYEE  
POPULATION**

5 MI: 318,936



**2019 AVERAGE  
HH INCOME**

5 MI: \$62,523



**TRAFFIC COUNTS**

LOOP 101: 115,161 VPD  
BROADWAY RD: 32,200 VPD



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**COLLIERS INTERNATIONAL**  
 2390 E. Camelback Rd. Ste 100  
 Phoenix, Arizona 85016  
 +1 602 222 5000  
[www.colliers.com/arizona](http://www.colliers.com/arizona)

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# Fact Sheet



## ADDRESS

2450 W. BROADWAY RD. MESA, AZ



## AVAILABLE SPACE

SUITE 112 - ±3,208 SF



## RENTAL STRUCTURE

MG + \$0.02 PSF FIXED CAM



## CEILING HEIGHT

10' 11"



## LOADING

GRADE LEVEL



## CONSTRUCTION

MASONRY



## CLOSE TO

LOOPS 101, 202 & US-60



## FULLY

SPRINKLERED



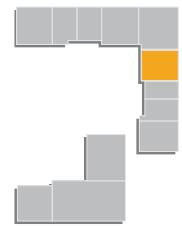
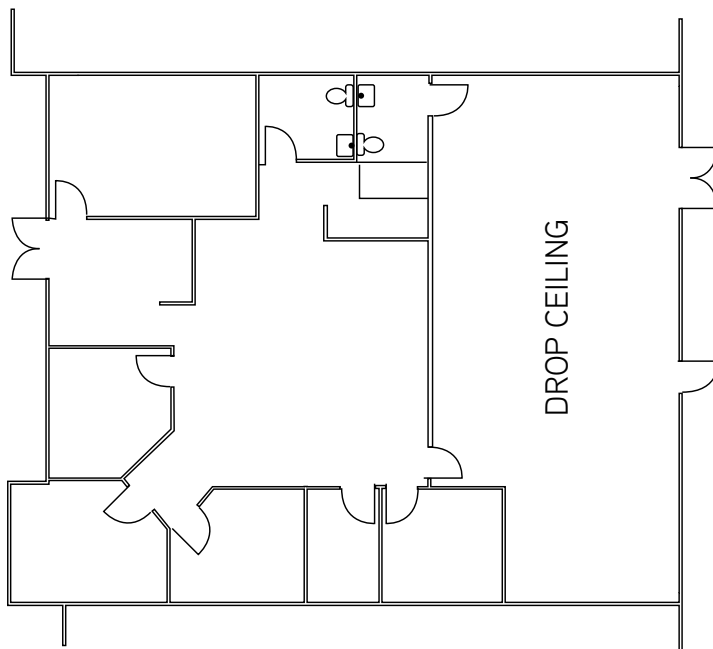
## ZONING

M-1, CITY OF MESA



## CLICK HERE

TO VIEW PHOTOS



**BUILDING**

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# Fact Sheet



## ADDRESS

2450 W. BIRCHWOOD AVE. MESA, AZ



## AVAILABLE SPACE

SUITE 117 ±1,813 SF



## RENTAL STRUCTURE

MG + \$0.02 PSF FIXED CAM



## CEILING HEIGHT

9'



## LOADING

DOUBLE DOOR



## CONSTRUCTION

MASONRY



## CLOSE TO

LOOPS 101, 202 & US-60



## FULLY

SPRINKLERED



## ZONING

M-1, CITY OF MESA

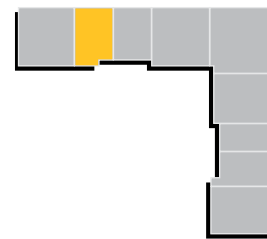


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HVAC



2450

BUILDING

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