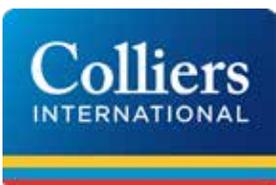


BROADWOOD BUSINESS CENTRE

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



Warehouse & Office Suites Available For Lease

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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



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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Fact Sheet



ADDRESS

2450 W. BIRCHWOOD AVE. MESA, AZ



AVAILABLE SPACE

SUITE 117 ±1,813 SF



RENTAL STRUCTURE

MG



CEILING HEIGHT

9'



LOADING

DOUBLE DOOR



CONSTRUCTION

MASONRY



CLOSE TO

LOOPS 101, 202 & US-60



FULLY

SPRINKLERED



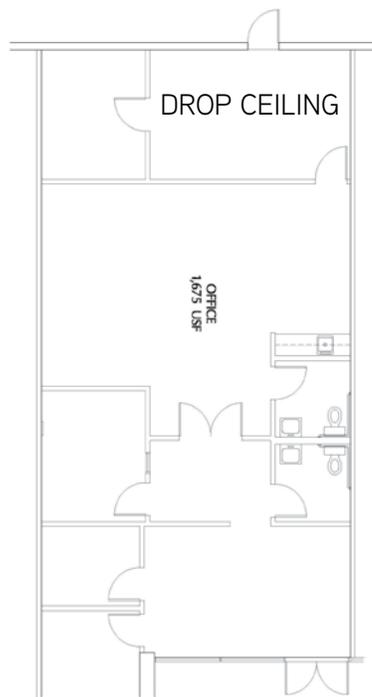
ZONING

M-1, CITY OF MESA

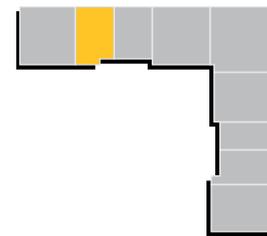


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HVAC



2450

BUILDING

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Fact Sheet



ADDRESS

2452 W. BIRCHWOOD AVE. MESA, AZ



AVAILABLE SPACE

SUITE 106 ±5,603 SF



RENTAL STRUCTURE

MG



CEILING HEIGHT

±16'



LOADING

GROUND LEVEL ROLL UP



FENCED YARD



CONSTRUCTION

MASONRY



CLOSE TO

LOOPS 101, 202 & US-60



FULLY

SPRINKLERED



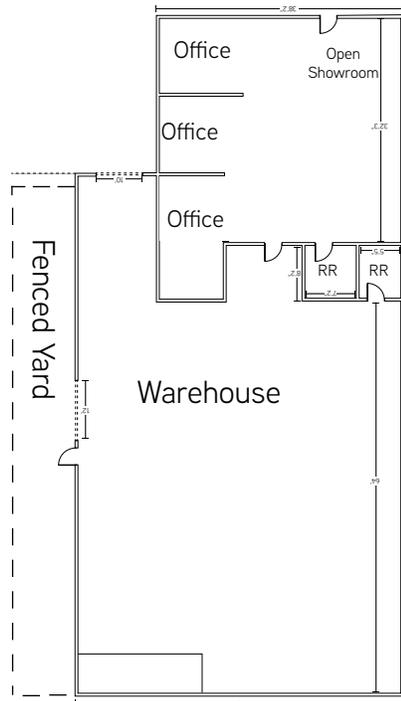
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M-1, CITY OF MESA

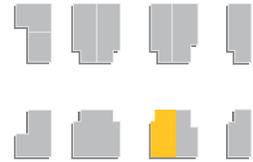


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EVAP



2452

BUILDING

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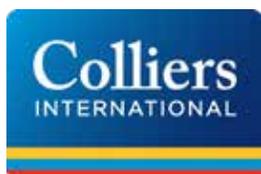
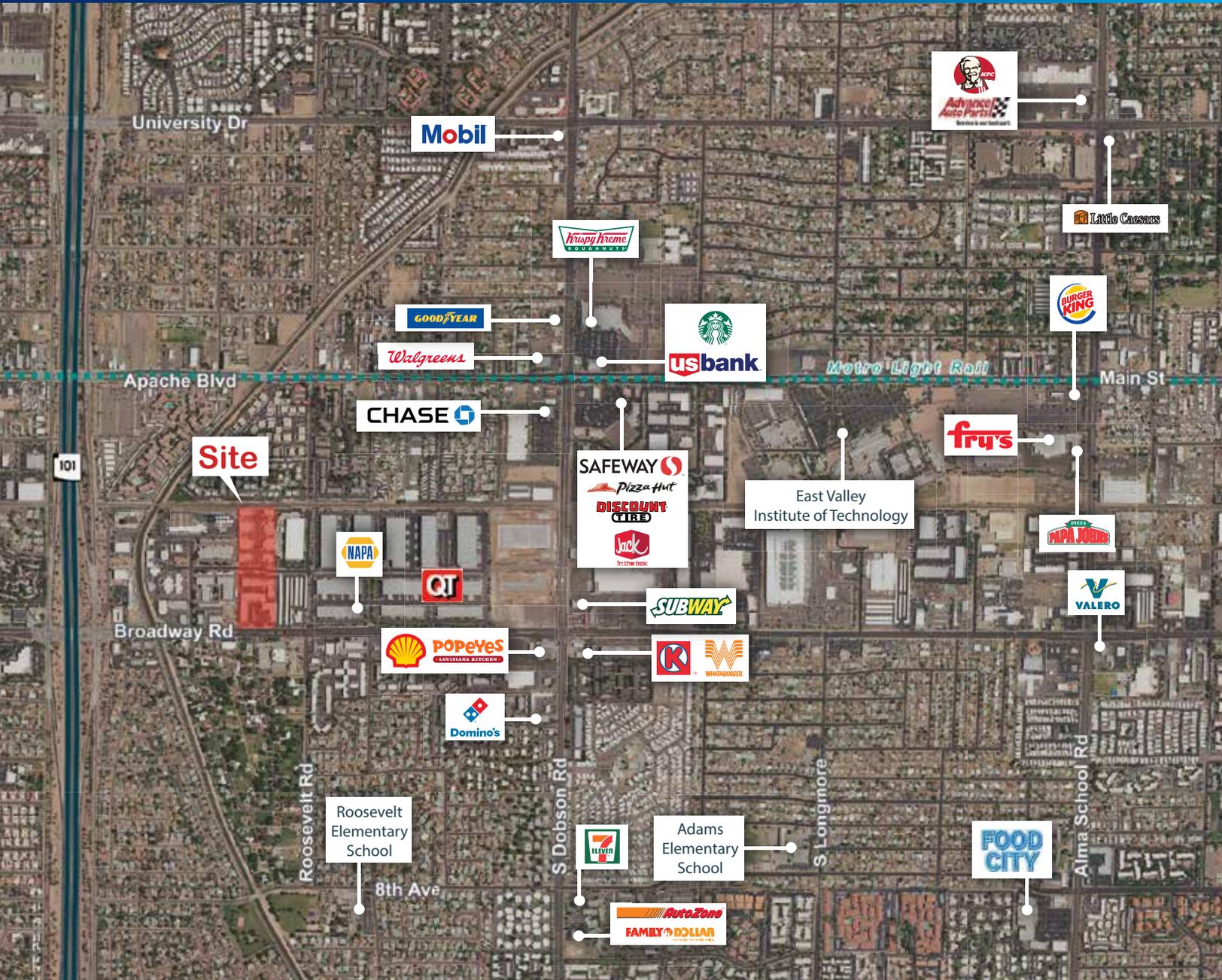
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