



CRISMON GATEWAY

NEC Crismon Road & Baseline Road | Mesa, Arizona

FOR LEASE

Project Features:

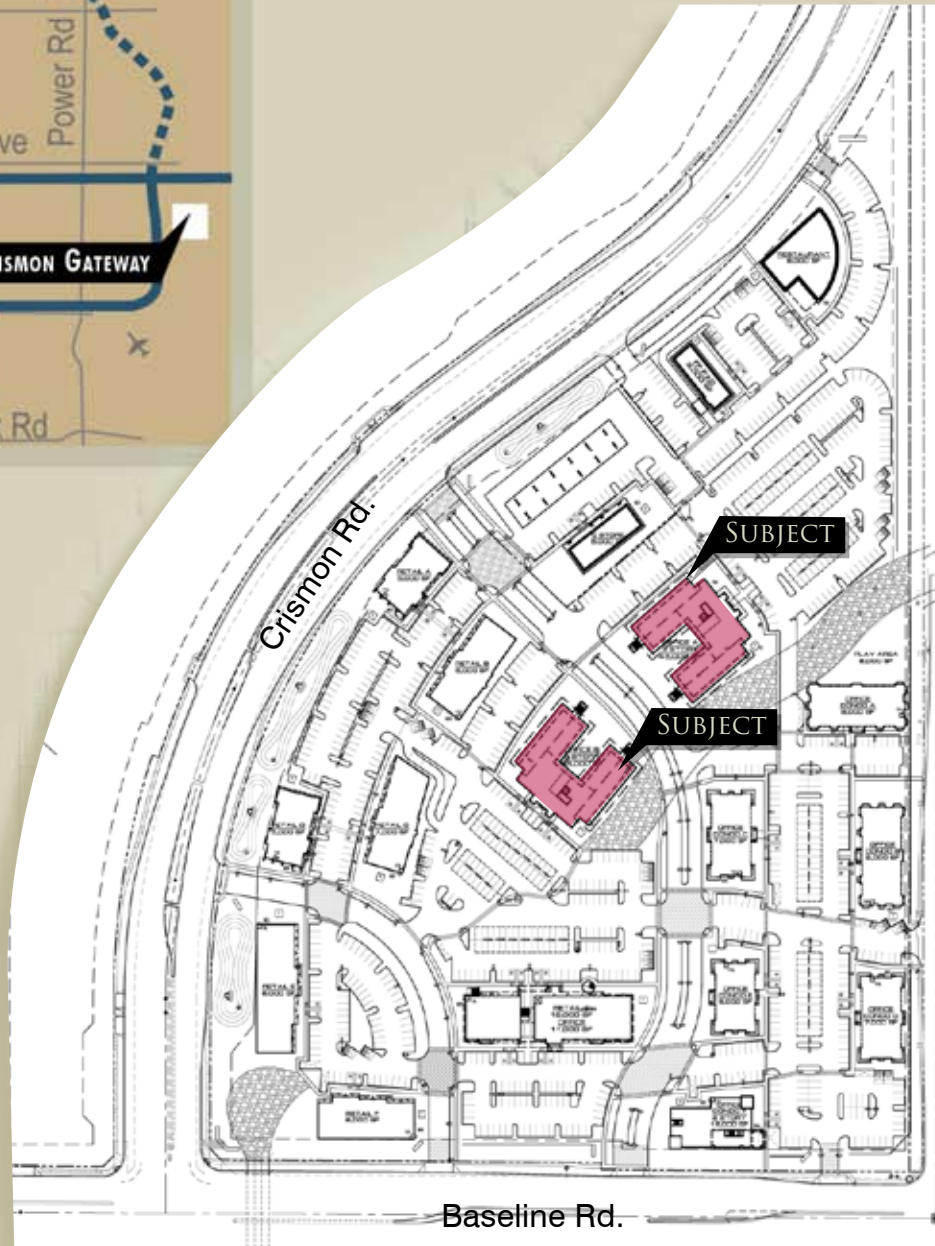
- Location
 - 1/4 of a mile to US 60
 - 1/2 of a mile to new 47 acre Iasis Healthcare Mountain Vista Medical Center Hospital
 - 3/4 of a mile to 1 million SF of retail space
 - 1 mile to direct access to the loop 202
 - Excellent visibility, easy to find
- Office, Medical, and Retail all on site
- Custom office planning and layout
- Building signage
- Spectacular mountain views
- Excellent exposure to the east valleys explosive trade area
- Highest per capita income in the area



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Explosive East Valley Area!

Project Size: 2 three-story office buildings. Within a mixed use (retail/office/medical) center

Suite Sizes: Professional Office suites from $\pm 1,250$ to $\pm 45,000$ SF

Zoning: C-2

Parking: 5:1,000

Signage: Building signage available

Area Demographics:

■ 2005 Estimated Average Household Income

1 mile	3 mile	5 mile
\$83,876	\$59,397	\$57,708

■ 2005 Estimated Population

3 mile	5 mile
67,144	145,652

■ 2010 Population Projection

3 mile	5 mile
85,213	174,991

■ Crismon & Baseline Traffic Counts
55,000 cars per day

■ US 60 & Crismon Traffic Counts
194,700 cars per day

Developed by:



*“Creating extraordinary developments
and developing lasting relationships”*

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