

DOVER SHORES

2222 S. DOBSON ROAD, BLDG 11 | MESA, AZ



OWNER/USER OFFICE OPPORTUNITY FOR SALE/LEASE WITH INCOME



SALE PRICE: \$3,600,000 (\$279.68 PSF)

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpiaz.com

Jack Elder

D 480.968.9618

M 602.573.3210

jelder@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective 06/11/26

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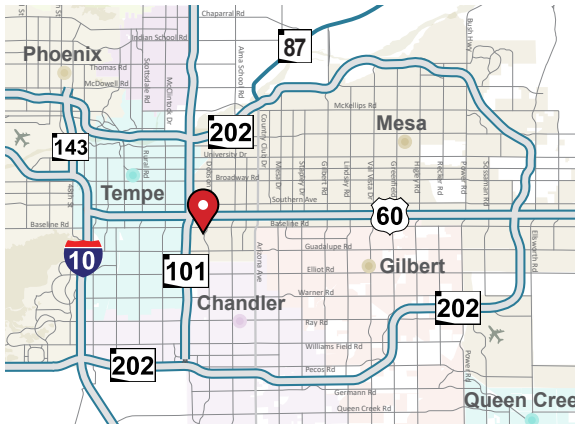
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OWNER/USER OFFICE OPPORTUNITY FOR SALE/LEASE WITH INCOME

PROPERTY HIGHLIGHTS:

- ±12,872 SF
- 3.89:1,000 Parking Ratio
- Covered Parking Available
- Zoning: LC, City of Mesa
- Excellent Visibility and Access
- Frontage on Dobson Road
- Courtyards & Lakes
- Minutes From US-60 & Loop 101



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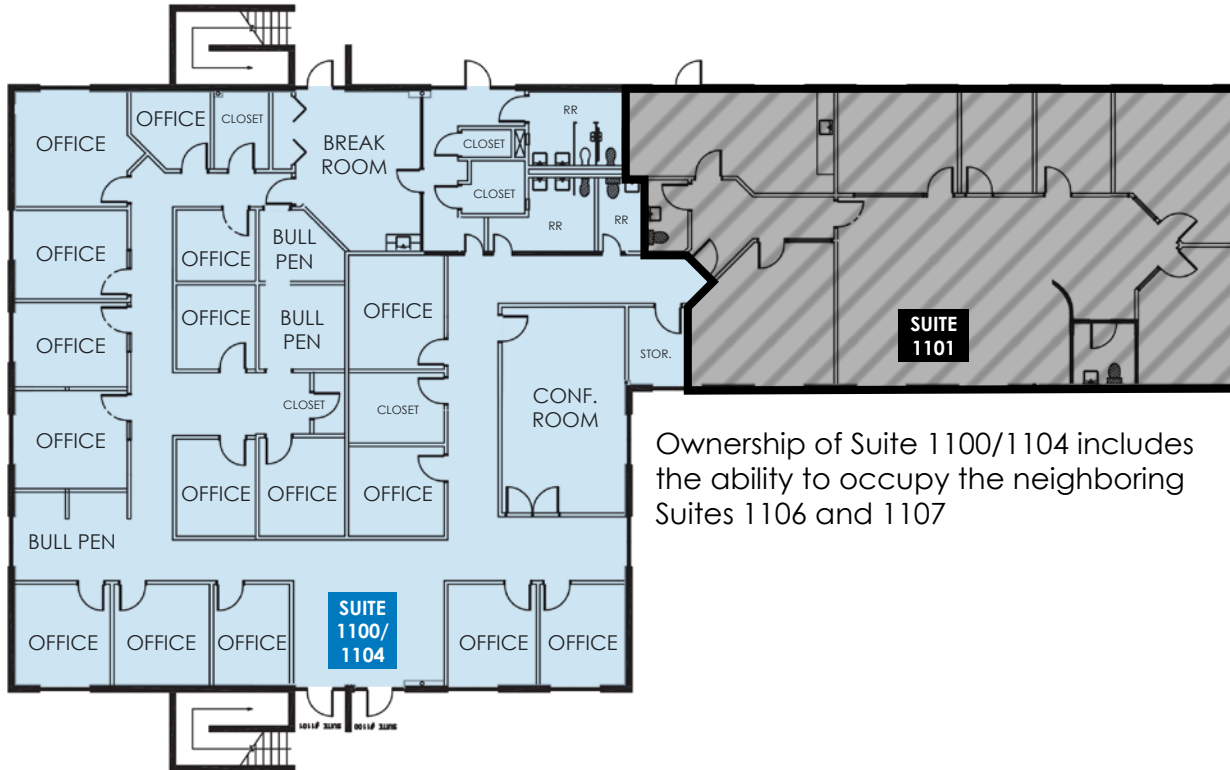


OWNER/USER OFFICE OPPORTUNITY FOR SALE/LEASE WITH INCOME

1ST FLOOR

1,838 SF LEASED

6,629 SF
AVAILABLE OWNER/USER SPACE
Reception, Conference Room,
17 Offices, Bull Pen, & 3 Restrooms

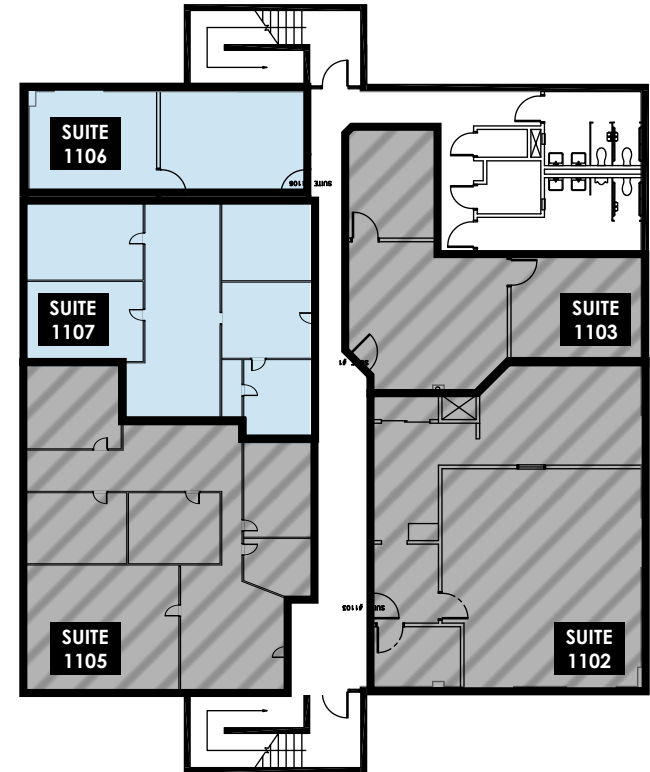


Ownership of Suite 1100/1104 includes the ability to occupy the neighboring Suites 1106 and 1107

2ND FLOOR

2,953 SF LEASED

SUITE 1106 - 555 SF
SUITE 1107 - 897 SF
AVAILABLE
OWNER/USER SPACE



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Suite	Tenant	RSF	Lease Expiration	Current Base Rent	Current Base Rent Annual	Rental Rate	Operating Expense Overage	Total Rental Income Monthly
1101	Temperance Therapy PLLC	1,838	9/30/2027	\$2,596.18	\$31,154.16	\$16.95	\$1,139.56	\$3,735.74
1102	John Wheeler CDL	1,108	9/30/2026	\$2,305.56	\$27,666.76	\$24.97	\$-	\$2,305.56
1103	Sunland Home Care	550	9/30/2026	\$749.83	\$8,998.00	\$16.36	\$-	\$749.83
1104	Owner- User	6,629 SF Suites 1106, and 1107 can be combined						
1105	Desert Valley Home Health Inc	1,295	9/30/2028	\$1,874.51	\$22,494.15	\$17.37	\$-	\$1,874.51
1106	Duvall Law	555	8/31/2026	\$734.91	\$8,818.95	\$15.89	\$-	\$734.91
1107	Kim Dubois PLLC	897	6/30/2026	\$1,426.23	\$17,114.76	\$19.08		\$1,426.23
Tenant Totals		6,243						
Property Totals		12,872					Total Monthly Rental Income	\$10,826.79
							Total Annual Rental Income	\$129,921.50

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UPDATED IMPROVEMENTS THROUGHOUT THE OWNER/USER SPACE!

- Two New HVAC Units With Smart Digital Programmable Thermostats
- Revised Floorplan For Improved Flow
- Updated Restrooms
- New Ceiling Tiles Throughout
- New High-End Flooring Throughout
- LED Lighting
- Upgraded Hardware on Freshly Painted Doors & Trim



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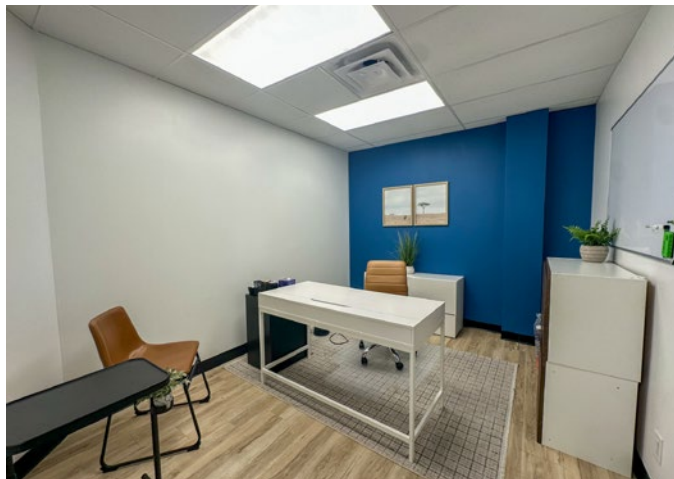
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