



OFFICE CONDO · OWNER / USER OPPORTUNITY

The Villages at Superstition Springs

6640 E. Baseline Rd, Suite 103 · Mesa, AZ 85206

ASKING PRICE

\$700,000

\$411.52 / SF

SIZE

1,701 SF

YEAR BUILT

2006

PARKING

2 Covered

An Ideal Owner-Occupied Office in Mesa's Premier Submarket

This high-end general office condo sits adjacent to the Superstition Springs Golf Course, giving you and your team a calm, serene atmosphere just minutes from Loop 202, US-60, and the rapidly growing Mesa / Gilbert business corridor.

Built out with upgraded finishes, four private offices, a conference room, reception, break area, file room and restroom — it is move-in ready for a professional services firm tired of writing rent checks.

WHY OWN INSTEAD OF LEASE

- Lock in occupancy costs — no rent hikes
- Build equity every month
- Depreciation & interest tax benefits
- SBA 504 financing: ~10% down
- Lease back to your business at retirement

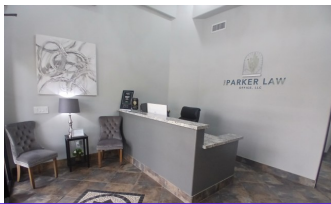




Property Information

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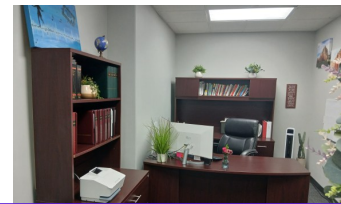
Asking Price	\$700,000
Price / SF	\$411.52
Size	1,701 SF
Zoning	OC
Year Built	2006
HOA Monthly	\$485.00
2025 Tax	\$3,396.84
APN	141-54-726



Reception

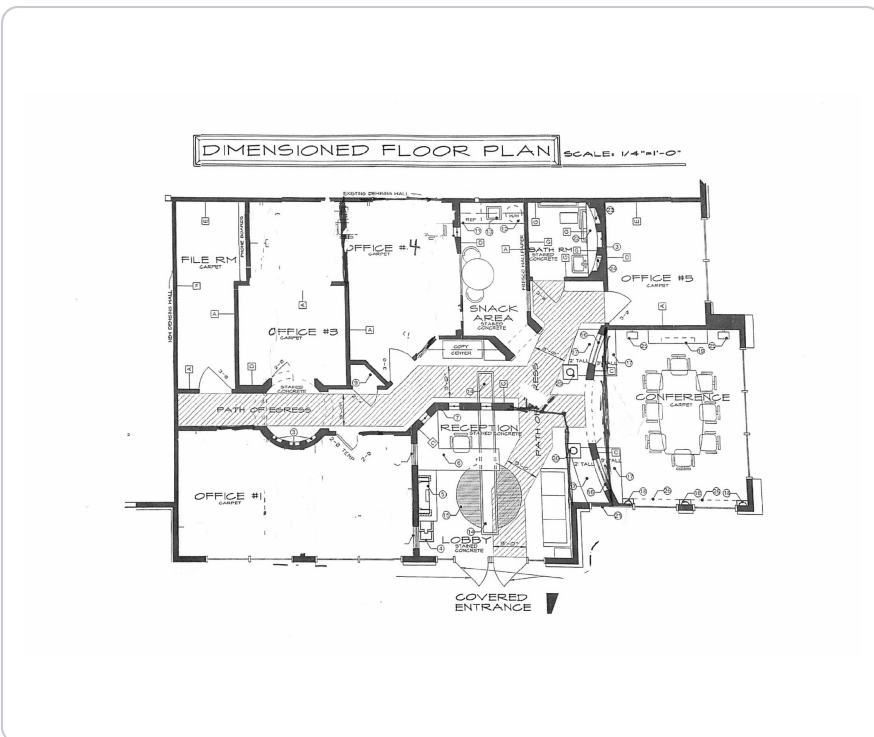


Conference Room



Private Office

Floor Plan



What's Included

FEATURE	DETAIL
Private Offices	Four (4)
Conference Room	Executive
Reception / Lobby	Ceramic tile
Reception Counter	Granite
Break / Snack Area	Plumbed
File / Storage Room	Dedicated
Restroom	In-suite
Covered Parking	2 Reserved
Build-Out	Upgraded finishes
Condition	Move-in ready



The Surrounding Area

Gilbert to the south · Mesa to the north · East Valley business corridor

The property sits squarely between two of Arizona's strongest growth markets. Gilbert to the south and Mesa to the north together form the heart of the East Valley — a region consistently ranked among the best places in the country to live, work and own a business.



SOUTH · GILBERT

Gilbert, AZ

One of the fastest-growing and highest-ranked suburbs in the U.S. Home to a thriving Heritage District, top-rated schools, and a deep bench of professional and medical employers. A natural draw for owner-operators seeking long-term stability and a polished business address.

- Pop. ~275,000 — still growing
- Top-10 “Best Place to Live” rankings
- Heritage District dining & retail
- Strong professional services base
- Minutes south via Power & Higley



NORTH · MESA

Mesa, AZ

Arizona's third-largest city and a major East Valley employment hub. Anchored by Superstition Springs, Banner Health, Boeing, ASU Polytechnic and a fast-expanding tech and aerospace corridor. The subject property sits directly on Baseline Rd — one of Mesa's primary east-west arteries.

- Pop. ~510,000 — AZ’s 3rd largest
- Banner, Boeing, ASU Polytechnic
- US-60 & Loop 202 access
- Superstition Springs retail node
- Phoenix-Mesa Gateway Airport nearby



Location - Baseline & Power

Minutes to Loop 202, US-60 and the Mesa / Gilbert business corridor.



FOR MORE INFORMATION CONTACT

Amy Gibson

Designated Broker / Owner

Dream Maker Commercial Advisors, LLC

602.625.5647

Amy@DreamMakerca.com

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