

Office / Retail Space Available
1840 E. University Drive
 Mesa, Arizona 85203

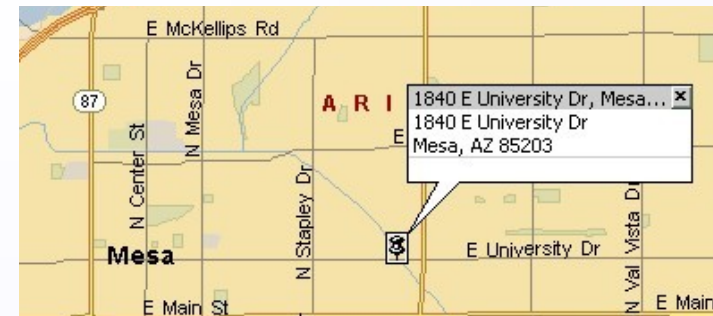
December 2006



| 2004 Demographics: | 1 mile | 3 miles |
|---------------------------|---------------|----------------|
| Population | 21,342 | 172,259 |
| Total # of Households | 7,855 | 59,828 |
| Median HH Income | \$42,224 | \$45,190 |
| Total # of Businesses | 778 | 5,724 |
| Total # of Employees | 5,695 | 41,291 |

Ready for immediate occupancy!
Zoning: C-2
 Suites Available from 600 – 9,600 SF
Lease Rates: \$16.50 /SF (Mod. Gross)
5% lease commission to procuring broker

- **Excellent visibility in a high traffic area**
- **Fully remodeled and updated**
- **North side of University Drive, just West of Gilbert Road**
- **Convenient location between Loop 202 and US 60 Freeways**
- **Adjacent to newly remodeled Fry's-anchored shopping center**



Desert Growth Development, LLC.

20875 N. Pima Rd. #C4-135
 Scottsdale, AZ 85255

Phone
 (480) 563-8729

Fax
 (602) 294-2358

E-mail
info@desertgrowth.com

All included information has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Office / Retail Space Available

1840 E. University Drive

Mesa, Arizona 85203

December 2006



Total Parking = 53
 15 Covered Spaces
 36 Regular Spaces
 2 Handicap = HC

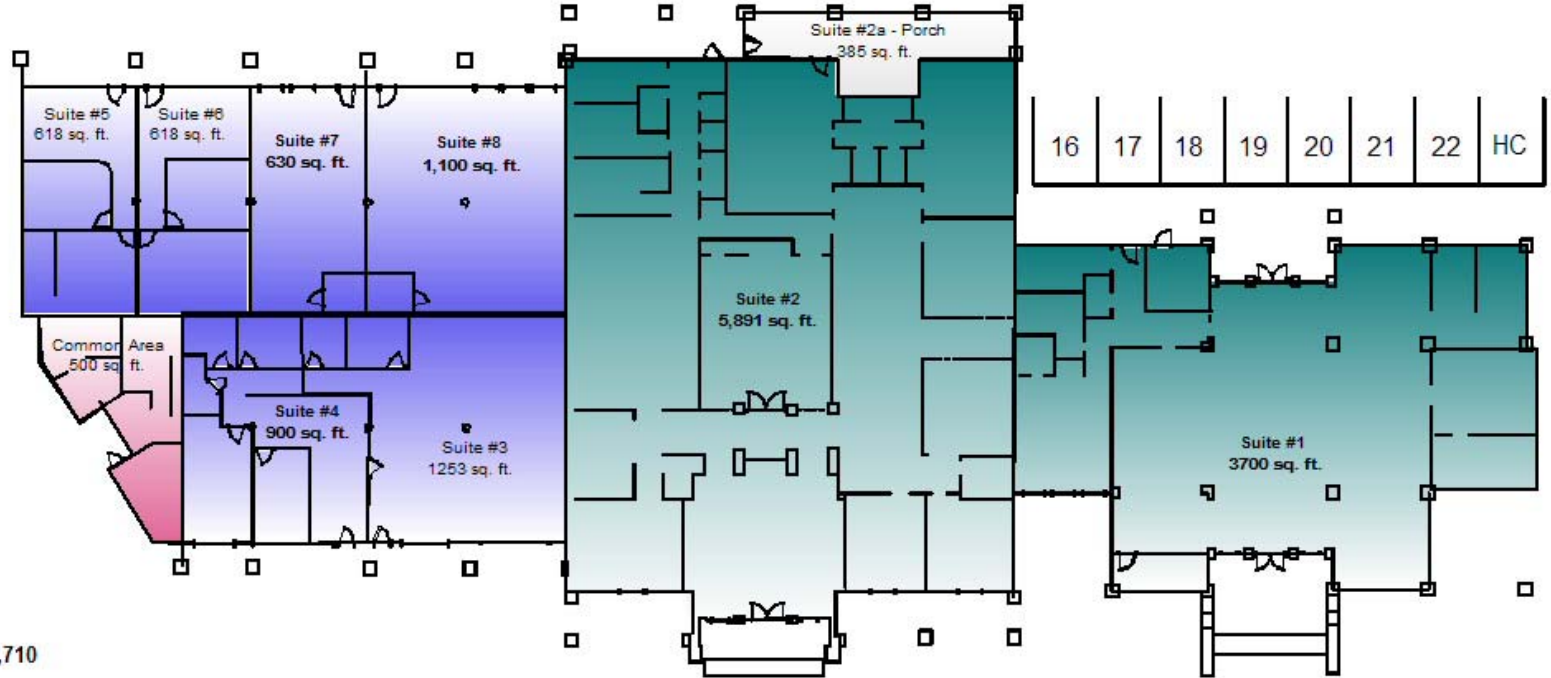
Suite Space (sf):

VACANT:
 Suite #1 3,700
 Suite #5 618
 Suite #6 618

OCCUPIED:
 Suite #2 5,891
 Suite #3 1,253
 Suite #4 900
 Suite #7 630
 Suite #8 1,100

Total Leasable SF = 14,710

COMMON AREAS:
 Restrooms / Utility Room 500



Desert Growth Development, LLC.

20875 N. Pima Rd. #C4-135
 Scottsdale, AZ 85255

Phone
 (480) 563-8729

Fax
 (602) 294-2358

E-mail
info@desertgrowth.com

All included information has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.