



FOR LEASE | OFFICE

DOWNTOWN MESA OFFICES

40 N Center St , Mesa, AZ 85201

TJ Zaharis VP, Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF: 1,140 - 3,600 SF
Lease Rate: \$20.95 SF/yr (Full Service)
Zoning: DC- Downtown Core District
Cross Streets: N Center St & Pepper Pl

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 104	1,900	\$20.95 SF/yr
Suite 110	1,700	\$20.95 SF/yr
Suite 104 & 110	3,600	\$20.95 SF/yr
Suite 116	1,140	\$20.95 SF/yr

LOCATION OVERVIEW

Prestigious Class A Building located in the thriving revitalization area of downtown Mesa. Property is within walking distance of Mesa Convention Center, Art Center, City of Mesa Offices, Chamber of Commerce, and Municipal Court. Only 1 Block to Light Rail Station, Main Street retail, boutiques, offices and restaurants.

PROPERTY HIGHLIGHTS

- Premier Office Building in Downtown Mesa with Suites for lease at \$20.95/SF
- Suite 104 includes: Reception, 4 Offices, Conference Room, and 2 Large Built in Workstations
- Suite 110 includes: Reception, 3 Large Offices, Conference Room, and Break/Storage Room.
- Suite 116 includes: Reception, 3 Offices, Break Room, & Separate Exterior Entrance
- Located in the Heart of Downtown Mesa, Only Blocks from Major Event Centers, Civic Buildings and Retail.
- Perfect for Professional Services (Attorney, CPA , Title Company, etc)
- Short Walk to Main Street Light Rail Station
- Covered Parking and Monument Signage Available

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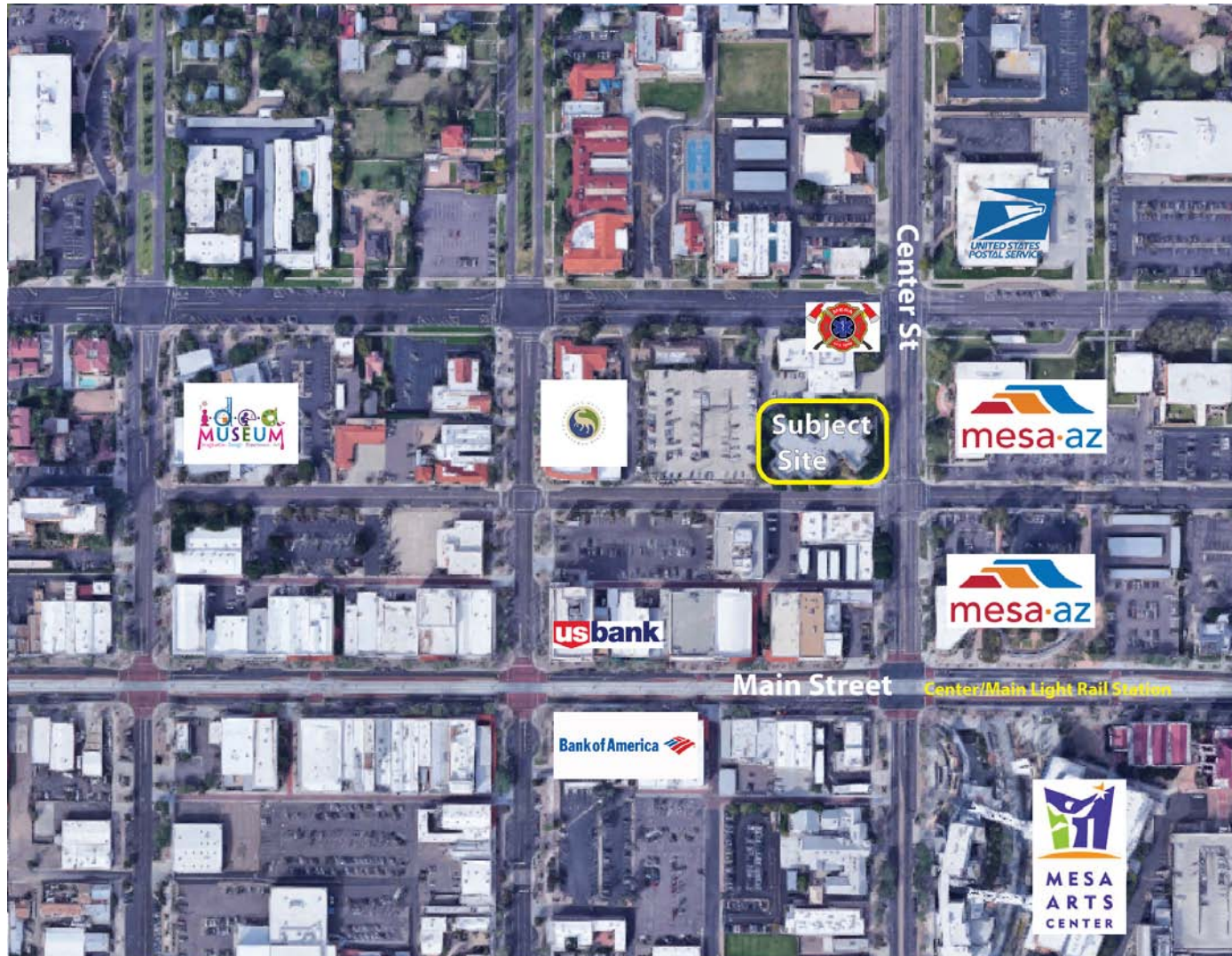
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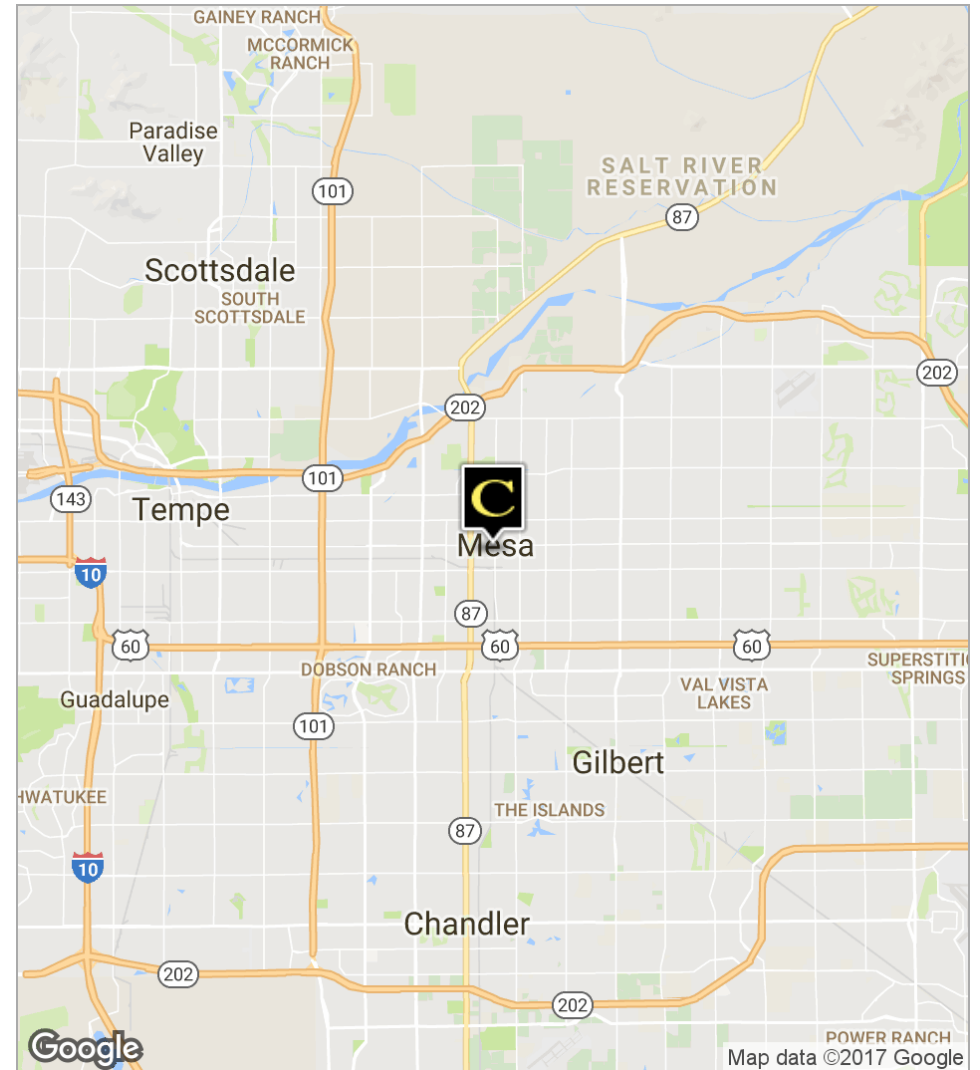
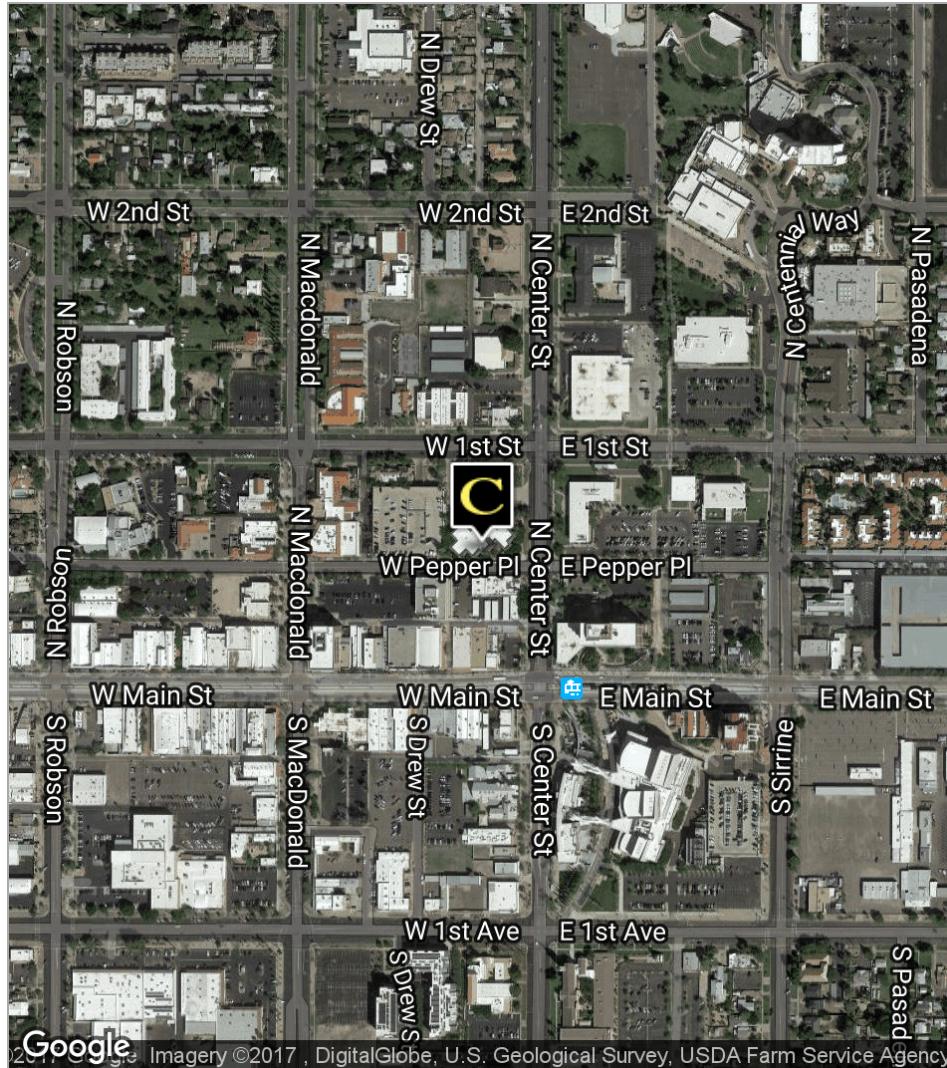
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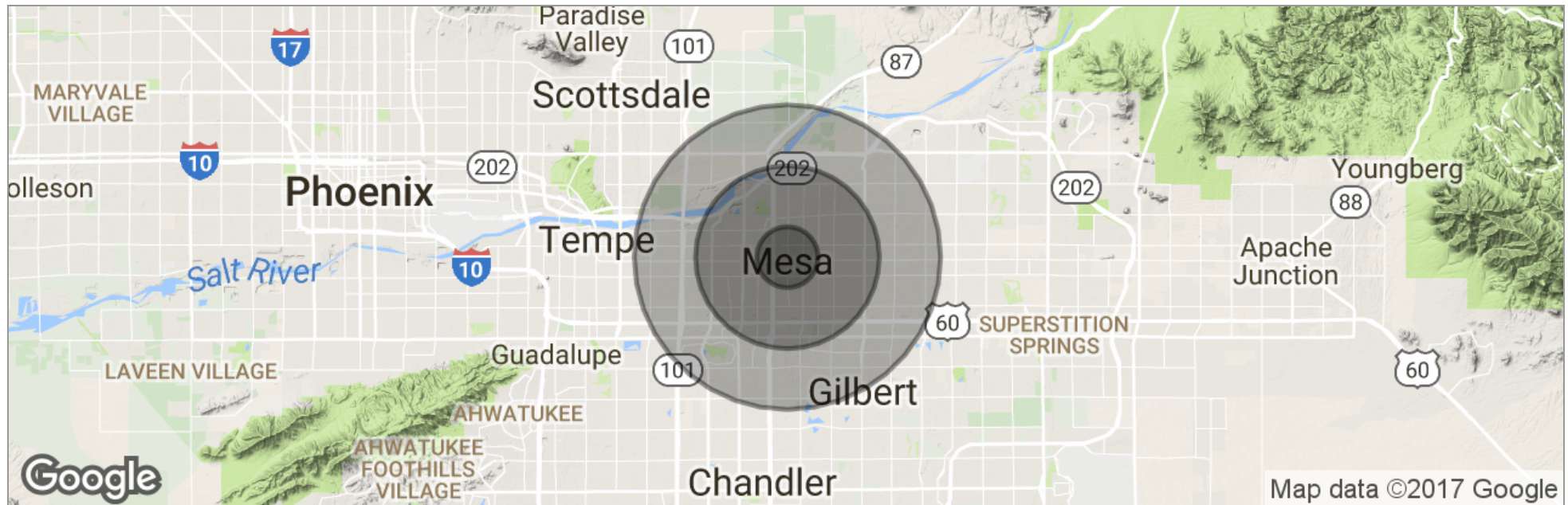
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	1 Mile	3 Miles	5 Miles
Total Population	16,954	156,776	325,676
Population Density	5,397	5,545	4,147
Median Age	31.4	29.4	31.4
Median Age (Male)	30.2	28.9	30.3
Median Age (Female)	33.9	30.2	32.7
Total Households	6,029	55,385	120,090
# of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$45,131	\$49,609	\$57,960
Average House Value	\$167,005	\$162,621	\$210,435

* Demographic data derived from 2010 US Census

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