

FOR LEASE | OFFICE

DT MESA OFFICE SUITES

40 N Center St, Mesa, AZ 85201

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	2,090 SF
Lease Rate:	\$22.50 SF/yr (Full Service)
Available Suites	102 (2,090 SF)
Building Size:	36,000 SF
Building Class:	B
Zoning:	DC- Downtown Core District
Cross Streets:	Center St & Pepper Pl

PROPERTY 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. Lease Rates are net of janitorial expenses.

PROPERTY HIGHLIGHTS

- Premier Office Building in Downtown Mesa
- Suite 102: 2,090 SF | 4 offices, Reception, Conference Room, Copy/Break Room
- Full Service Lease Net Janitorial
- Perfect for Professional Services (Attorney, CPA, Title Company, etc)
- Short Walk to Main Street Light Rail Station

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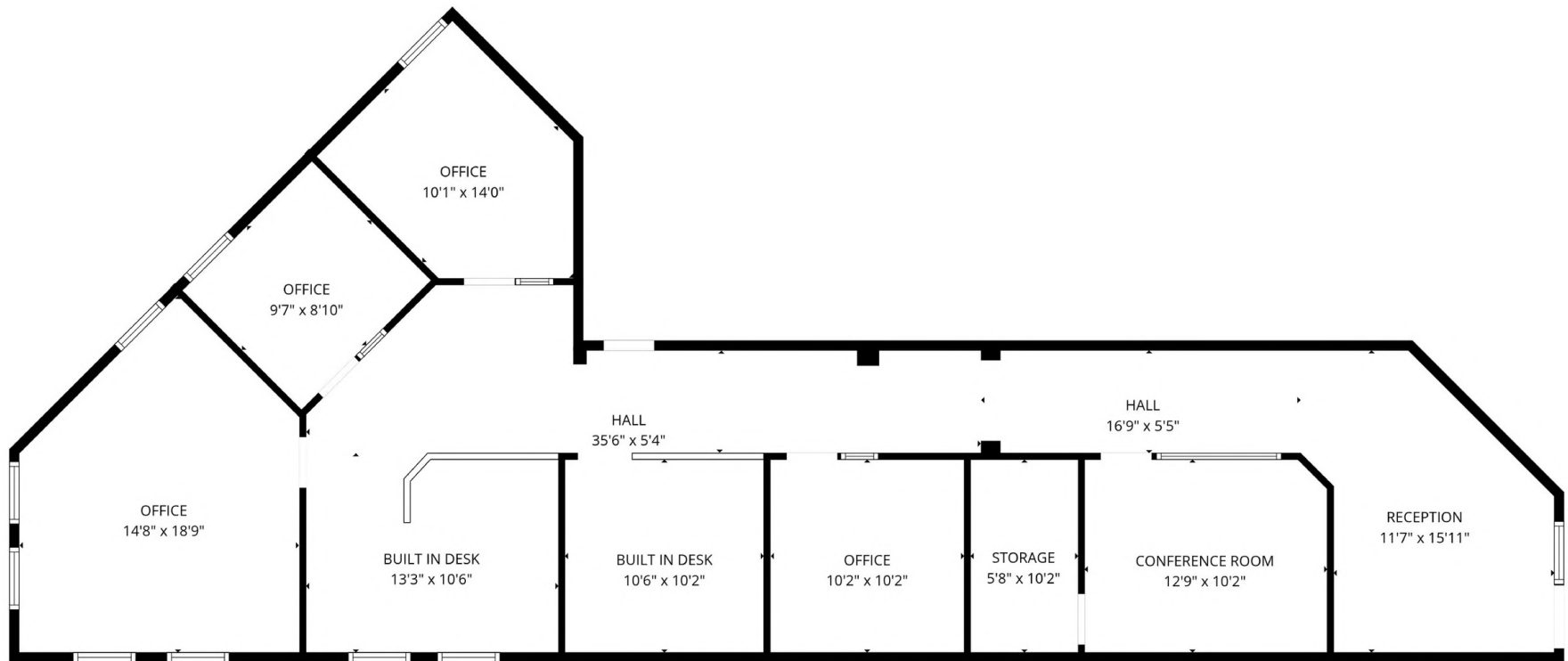
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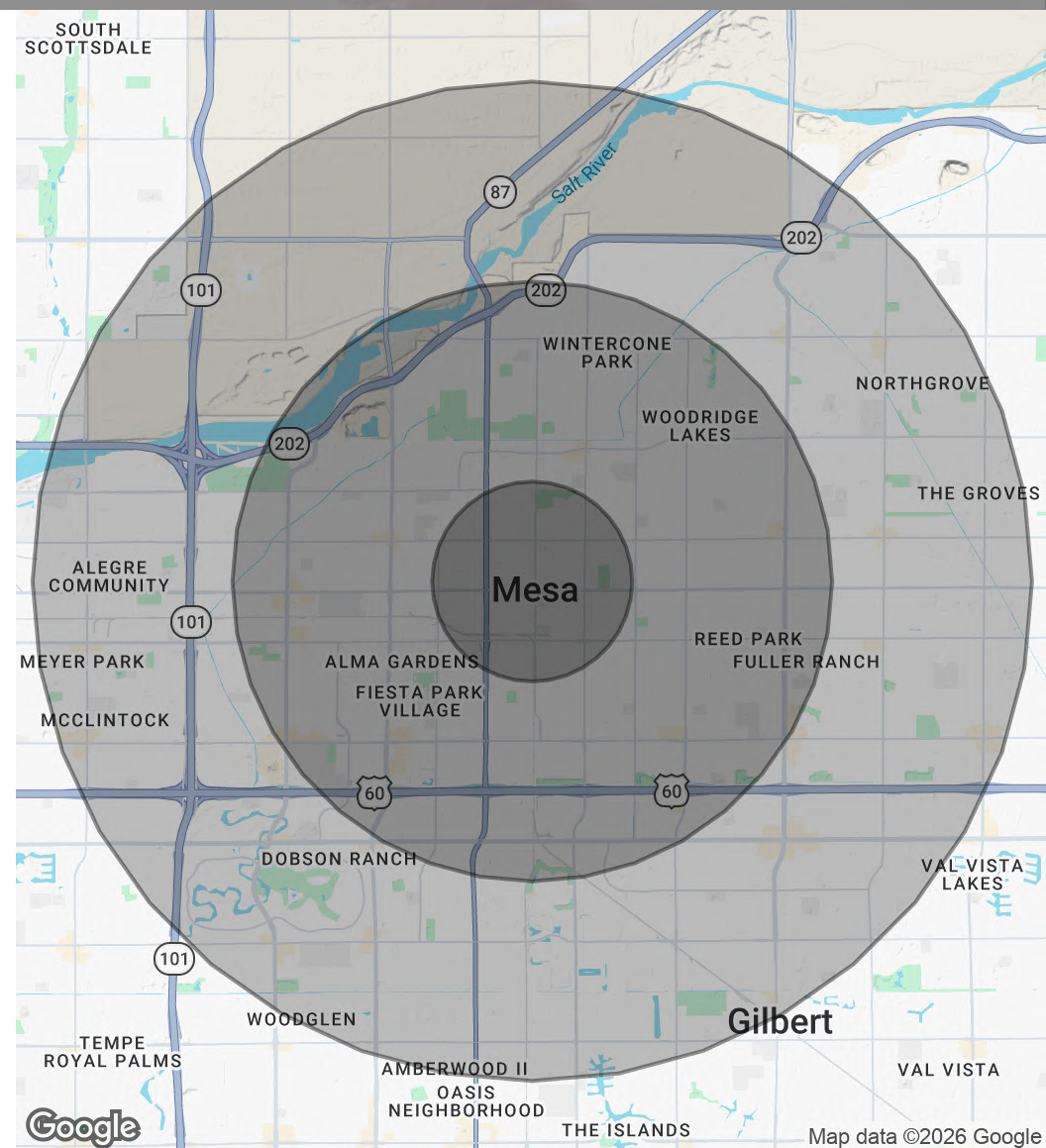
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,462	175,981	371,017
Average Age	37	35	37
Average Age (Male)	35	34	36
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,466	65,117	142,711
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$60,997	\$75,240	\$93,022
Average House Value	\$379,595	\$354,705	\$408,101

2020 American Community Survey (ACS)



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