

OFFICE FOR LEASE

40

MILL  
AVENUE  
BUSINESS PARK

40 W  
BASELINE RD

TEMPE, AZ 85283

CBRE



## OFFICE FOR LEASE

### PROPERTY HIGHLIGHTS

- › ±42,880 SF
- › 2-story office building
- › Restaurant on site
- › Full building renovations
- › Lease Rate \$16.50/SF FS
- › Available Space
  - » Suite 109 ±2,795 SF Available 10/01/2026
  - » Suite 210 ±2,738 SF Available 06/30/2026
  - » Suite 216 ±1,623 SF



Easy access to  
US-60 & I-10  
Loops 101 & 202



Highly visible  
frontage on  
Mill Ave &  
Baseline Rd



Parking Ratio  
5.00/1,000 SF

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FLOOR PLANS

40 W  
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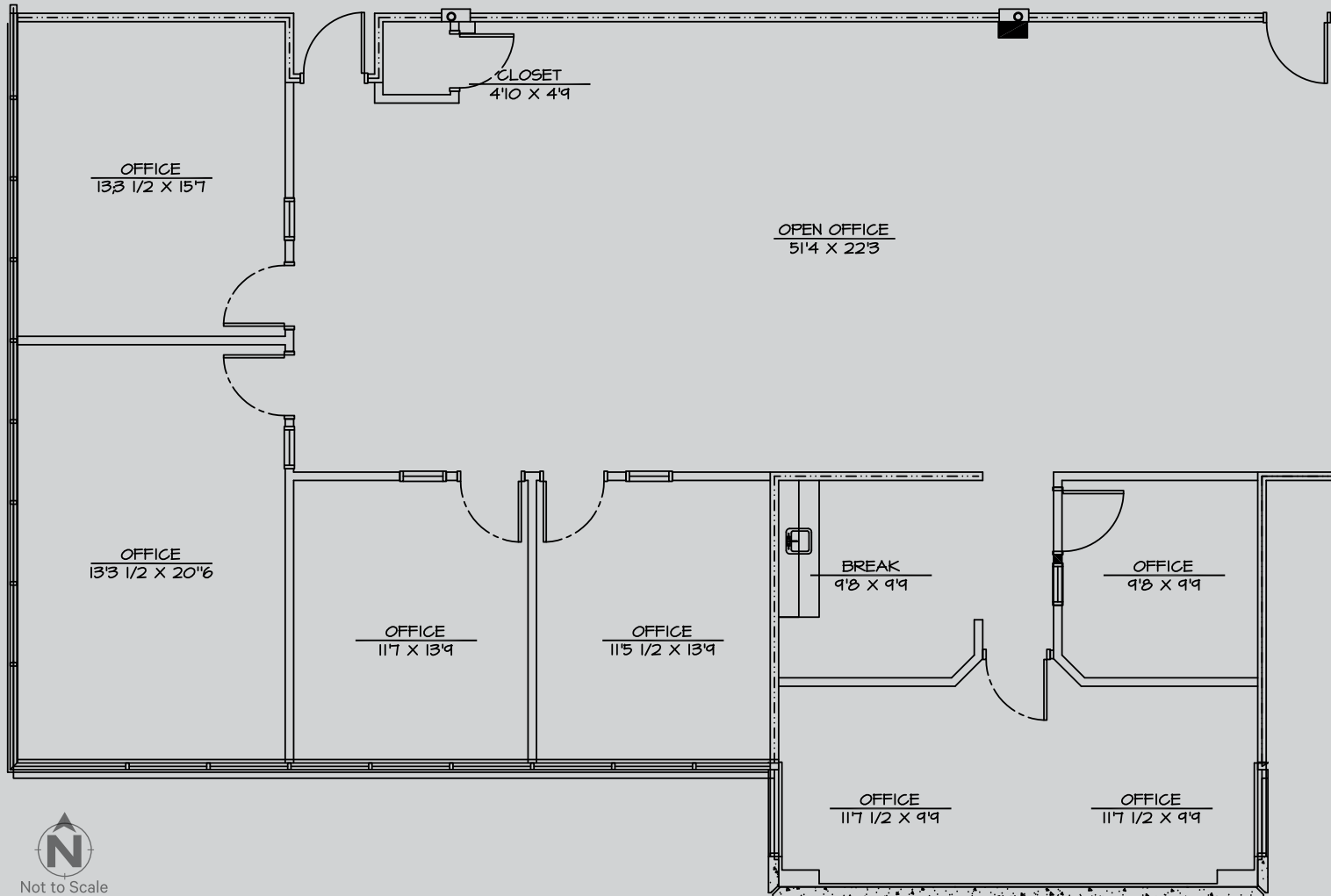


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AVAILABLE FLOOR PLANS

SUITE 109 — ±2,795 SF  
AVAILABLE 10/01/2026



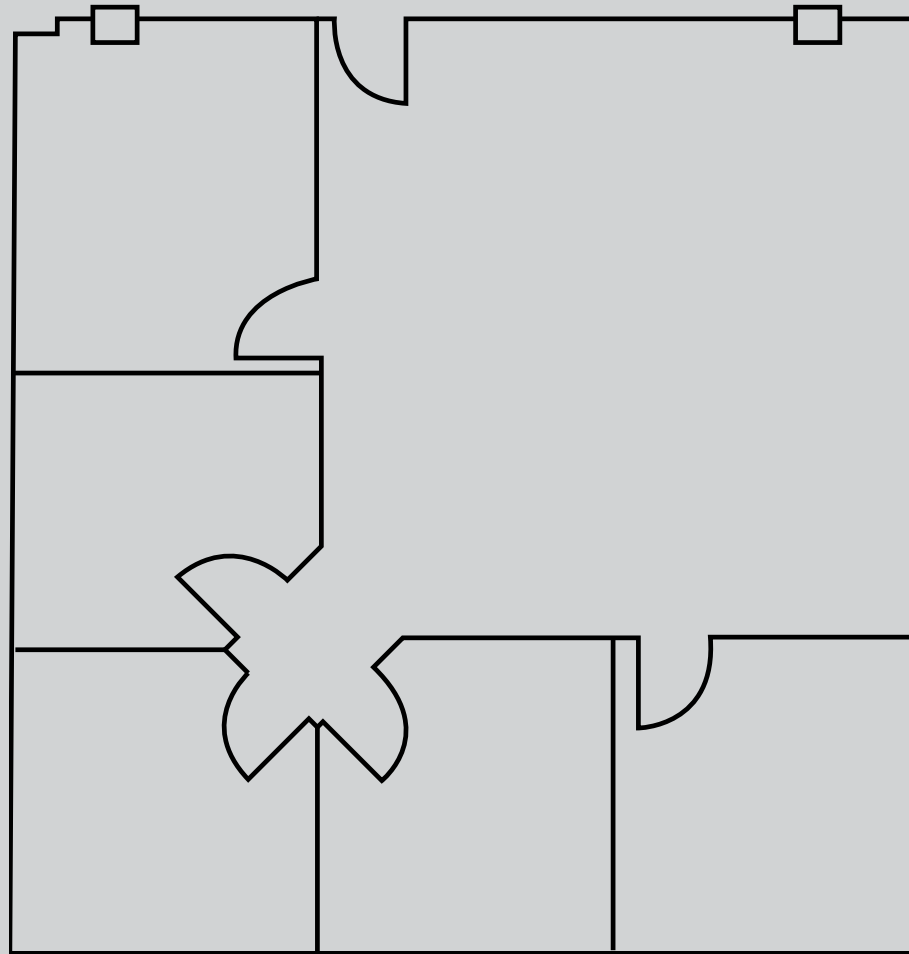
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AVAILABLE FLOOR PLANS

SUITE 216 — ±1,623 SF



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# LOCATION



**40 W**  
**BASELINE RD**  
TEMPE, AZ 85283

S Ash Ave

S Mill Ave

S Mill Ave

W Baseline Rd

S Mill Ave



Not to Scale

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# LOCATION



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Not to Scale

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## CONTACT US

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