

For Lease

Office Building

Mesa Professional Offices

1050 East University Drive,
Mesa, AZ 85203



Binder CRE
Acquisitions | Management | Sales

Joe Binder
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Designated Broker

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing 1050 East University Drive, a prime commercial property offering excellent leasing opportunities in Mesa, AZ. This meticulously maintained space boasts a spacious interior, and versatile layout options suitable for a variety of business needs. The property's strategic location provides excellent visibility and accessibility, making it an ideal choice for office or professional services. With ample parking, easy access and exterior signage options, this property is designed to enhance your business's success. Don't miss the chance to lease this exceptional space and elevate your commercial endeavors.

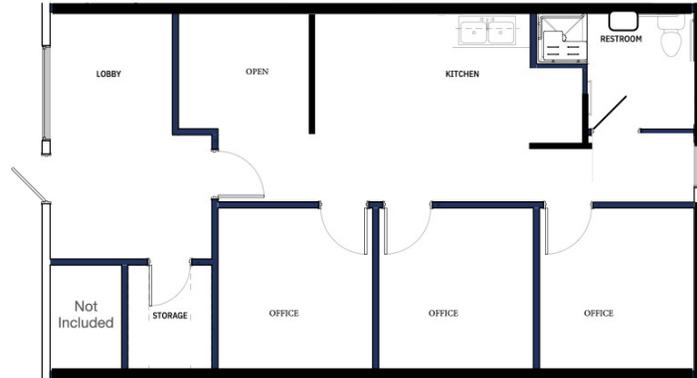
OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG)
Number of Units:	1
Available SF:	525 - 860 SF
Lot Size:	0.7 Acres
Building Size:	9,492 SF
APN:	137-05-035D

PROPERTY HIGHLIGHTS

- Excellent Location
- Ideal for professional services
- Excellent freeway access
- Nearby retail, dining, hotel
- Ample parking
- Covered reserve parking available
- Monument and building signage available
- 24 Hour Access
- Air Conditioning
- Courtyard
- Property Manager on Site

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	860 SF	Modified Gross	\$17.50 SF/yr	3 private offices, 2 open work areas, reception Available Immediately Excellent Condition
Suite 8	Available	525 SF	Modified Gross	\$17.50 SF/yr	Open plan office.

ADDITIONAL PHOTOS

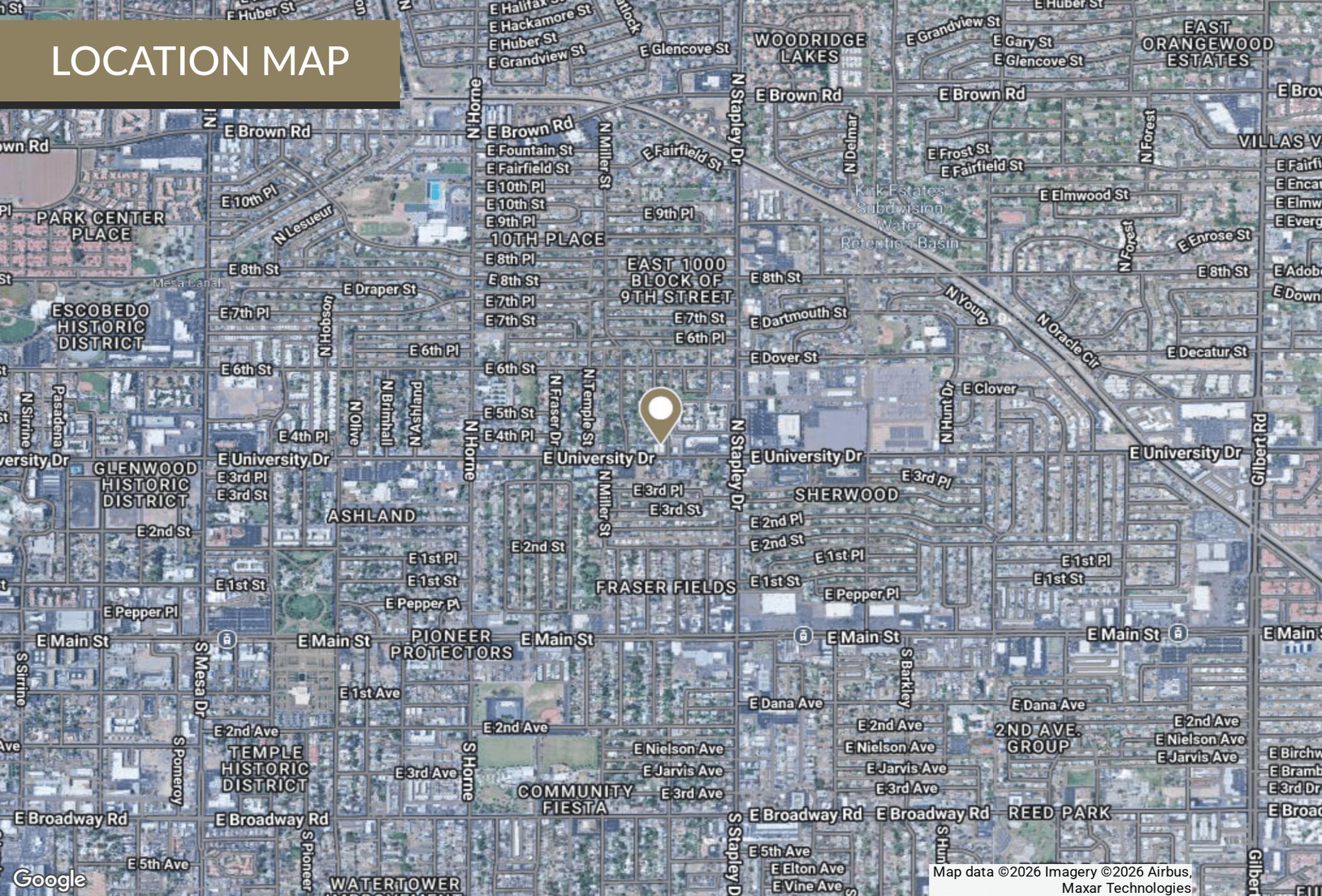


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LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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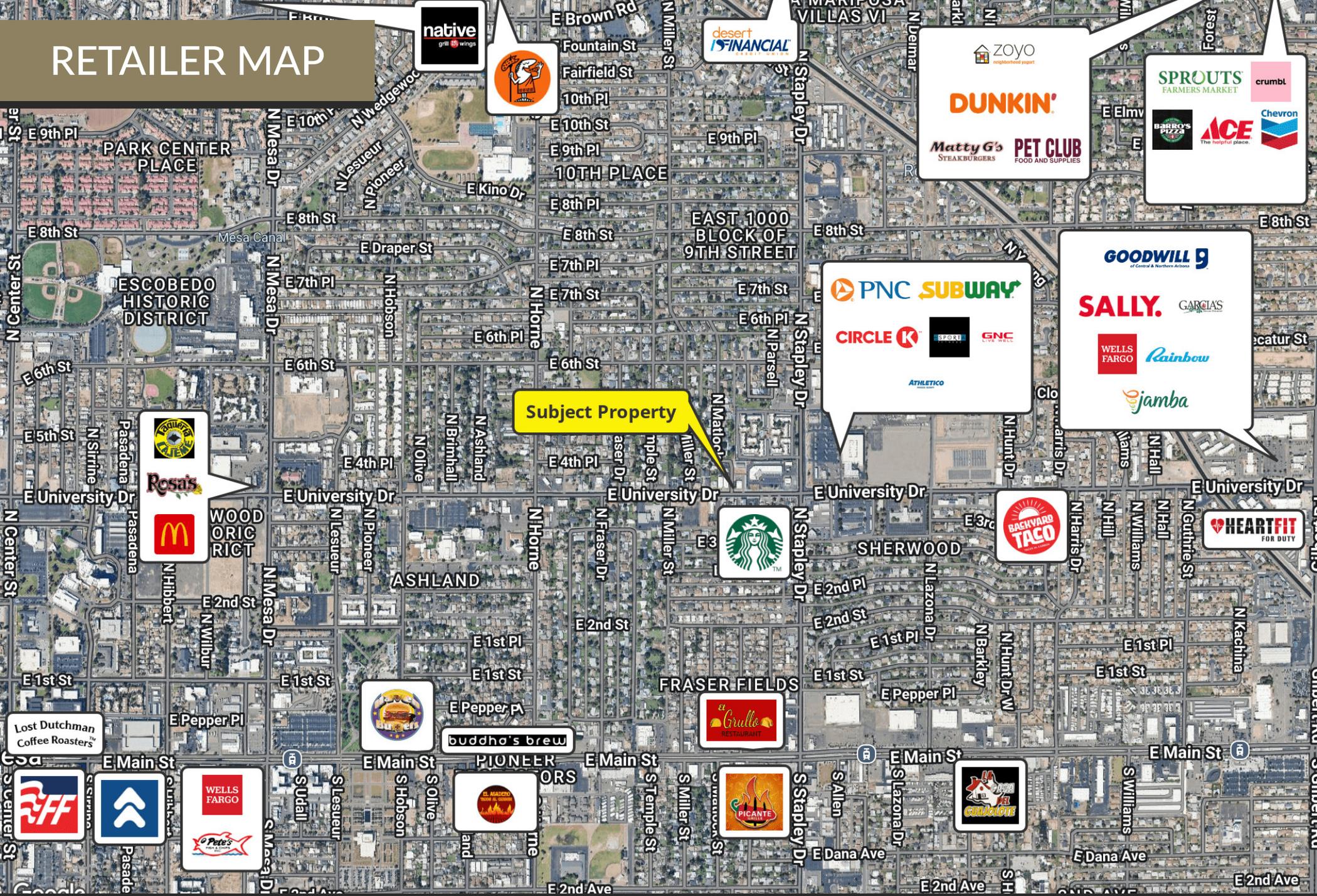
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RETAILER MAP

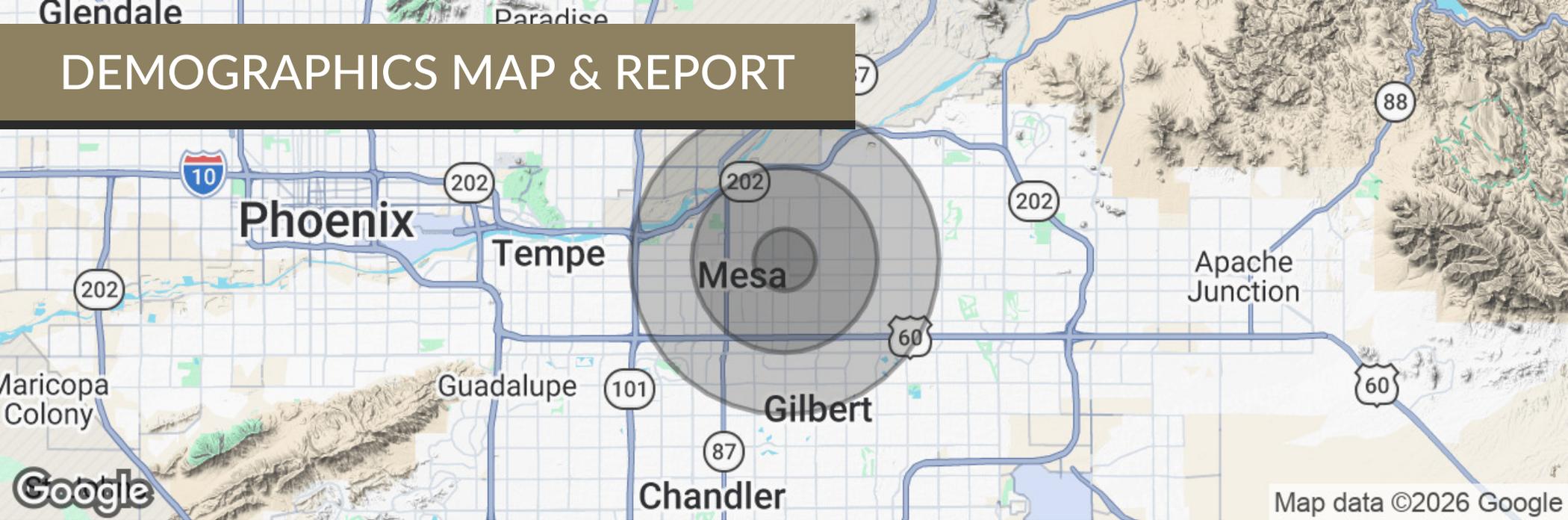


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DEMOGRAPHICS MAP & REPORT



POPULATION

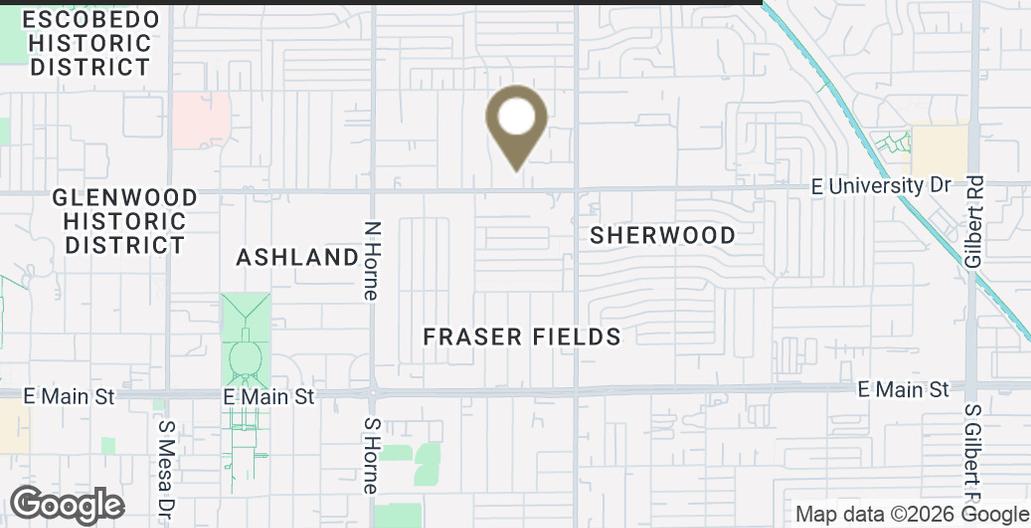
	1 MILE	3 MILES	5 MILES
Total Population	21,794	169,230	350,326
Average Age	34	36	38
Average Age (Male)	33	35	37
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,202	59,689	132,664
# of Persons per HH	3	2.8	2.6
Average HH Income	\$80,127	\$87,051	\$95,326
Average House Value	\$445,390	\$392,991	\$418,156

Demographics data derived from AlphaMap

CITY INFORMATION



LOCATION DESCRIPTION

Discover the vibrant Mesa, AZ, community surrounding the property at 1050 East University Drive, where an array of amenities and attractions await. Nestled in the Phoenix-Mesa-Scottsdale market, the area boasts a dynamic blend of dining, retail, and recreational options. Nearby, residents and employees can enjoy the scenic Mesa Arts Center, Arizona Museum of Natural History, and Papago Park. With an abundance of local eateries, shopping destinations, and green spaces, this thriving locale offers an ideal balance of work and leisure. From unique cultural experiences to outdoor adventures, the area surrounding the property provides an inviting and convenient backdrop for businesses seeking a prime office location.

LOCATION DETAILS

Market	Phoenix-Mesa-Scottsdale
Sub Market	Mesa
County	Maricopa
Cross Streets	N Stapley Dr & E University Dr
Nearest Highway	U.S. 60
Nearest Airport	Phoenix Sky Harbor



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