



For Lease: Office Complex



761 E. University Drive

MESA, AZ 85203

PRESENTED BY:

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PROPERTY SUMMARY

761 E. UNIVERSITY DRIVE

MESA, AZ 85203

OFFERING SUMMARY

LEASE RATE:	\$850.00 per month (Full Service)
BUILDING SIZE:	6,199 SF
AVAILABLE SF:	590 SF
LOT SIZE:	0.38 Acres



PROPERTY SUMMARY

This garden style office complex features multiple built out suites available for lease. Suite sizes range from 550 to 2,600 square feet. Current lease rates are being marketed at a Full-Service structure. The property was recently acquired and is under new ownership. Current ownership has plans to completely renovate the interior of the suites along with providing a major upgrade to the existing monument signage along University Drive.

PROPERTY HIGHLIGHTS

- Full-Service Lease Structure
- Extremely Close to Downtown Mesa
- Renovations Underway to Interior and Exterior
- Well Maintained Landscaping
- ±30,000 VPD Along University Drive Intersection
- Great Visibility Along University Drive
- Small and Larger Suites Available for Lease



SCENIC COURTYARD



**PROFESSIONAL
ENVIRONMENT**



**BUILT OUT SUITES
AVAILABLE**

PROPERTY PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



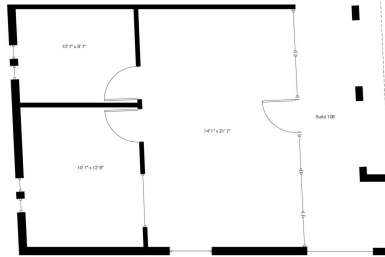
ADDITIONAL PHOTOS



FLOOR PLANS

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

761 E University Dr
Ste 108
Presented by Jonathan Levy
SVN Desert Commercial Advisors
(623) 556-6420



Gross 590 Sq Ft

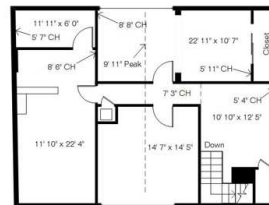
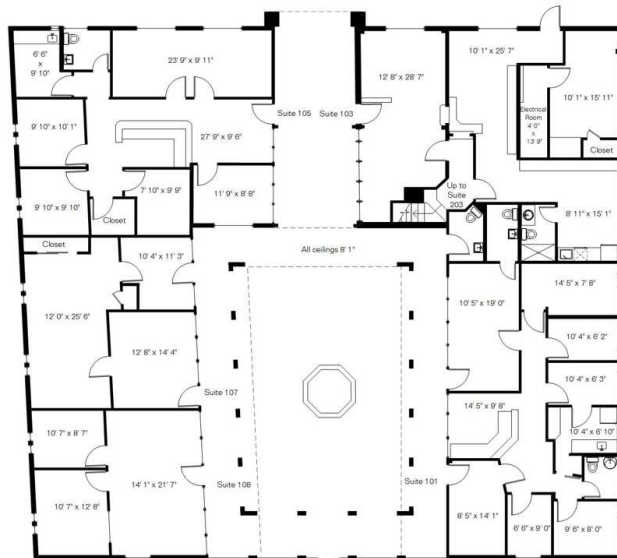
Site Visit October 2023



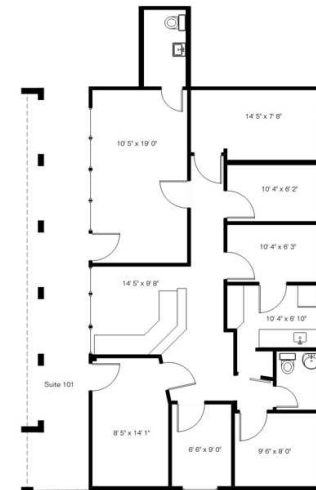
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Ste 101 1,218 Sq Ft
Ste 103-203 2,451 Sq Ft
Ste 105 1,214 Sq Ft
Ste 107 680 Sq Ft
Ste 108 590 Sq Ft
Common Restroom 46 Sq Ft
Total Gross Area 6,199 Sq Ft



Gross 1,218 Sq Ft

LOCATION DESCRIPTION

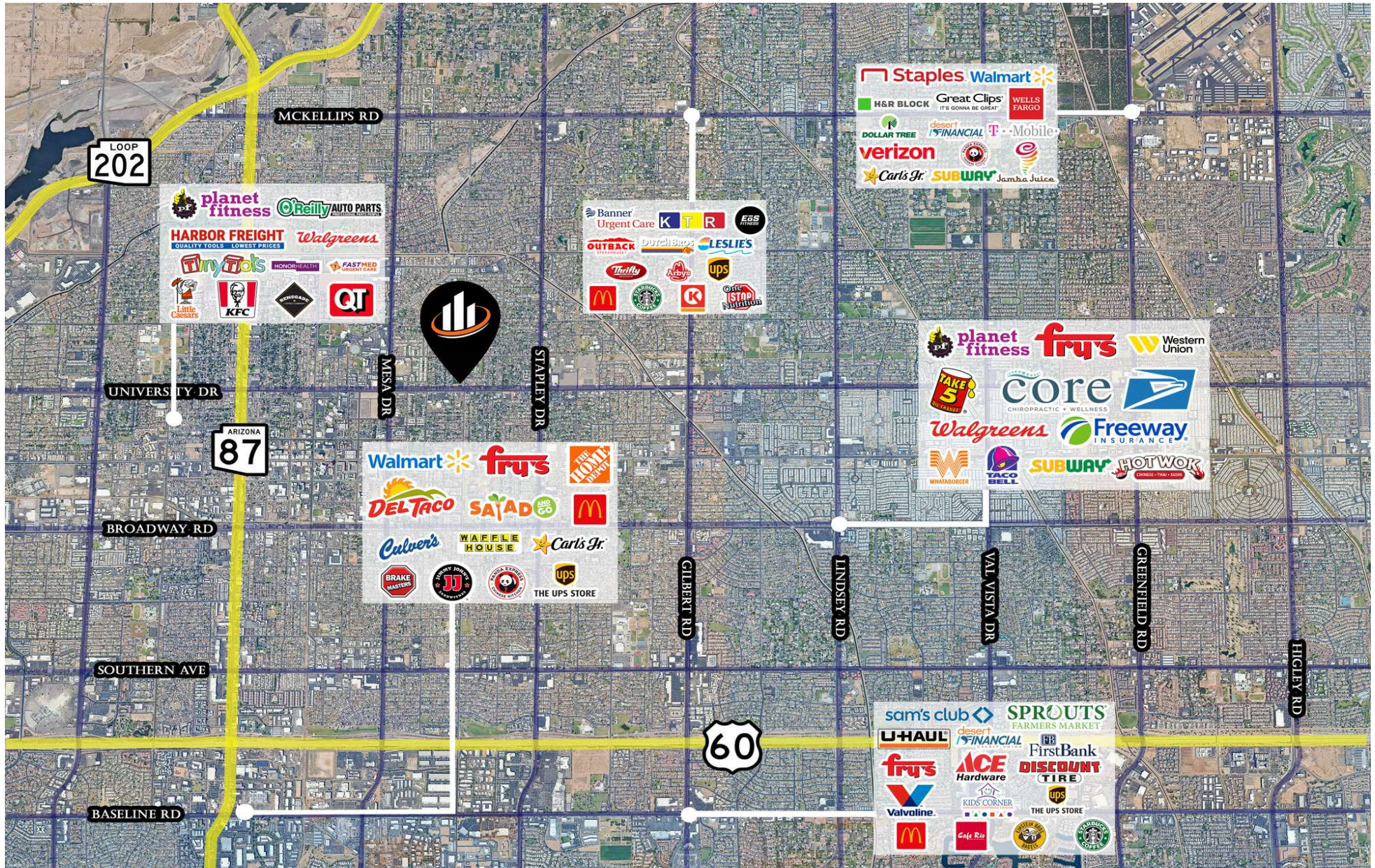


The subject property is located on the corner of University Drive and Horne. It's within walking distance of Downtown Mesa as well as the Main Street light rail stop. This particular location in Mesa provides convenient access to three major freeway systems in the metro area including the Loop 101, US 60, and Loop 202. The property has numerous amenities in the immediate area and is close to the Escobedo and Temple historic districts of Downtown Mesa.

AERIAL MAP



RETAIL MAP



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

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