



FOR LEASE | OFFICE

PIERPONT COMMERCE CENTER

4850 E Baseline Rd Ste 101, Mesa, AZ 85206

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:	1,702 SF
Lease Rate:	\$26 SF/yr (NNN)
Lot Size:	4.55 Acres
Building Size:	15,624 SF
Building Class:	B
Year Built:	2002
Zoning:	PEP
Cross Streets:	Baseline Rd/Pierpont Dr

PROPERTY OVERVIEW

Sitting in Pierpont Commerce Center, just minutes south of US-60 with Baseline Rd frontage, this property is in the perfect, easy-access location for employees and clients alike. Surrounded by retailers, restaurants, residential neighborhoods, and office users, this is a well-travelled area with a high opportunity for success. This suite is a road-side end unit with a modern build out of 6 private offices, a break room, private restroom, reception, and waiting area. With a great buildout and ideal location, this is an opportunity you don't want to miss out on.

PROPERTY HIGHLIGHTS

- Buildout includes 6 private offices, restroom, break room, and reception.
- Sits in the middle of a retail and office hub near residential communities
- Just a few minutes from US-60
- Modern buildout and finishes

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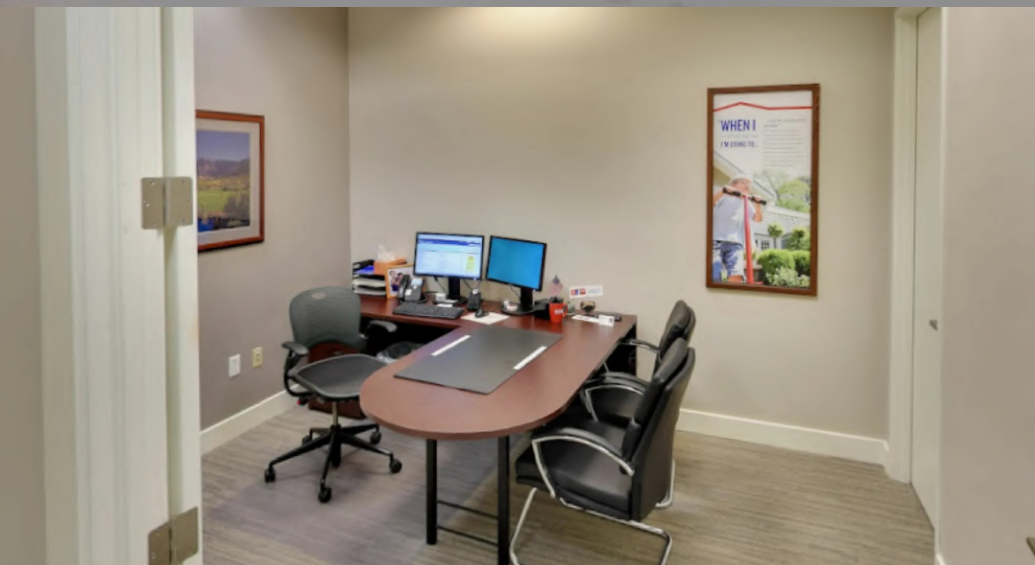
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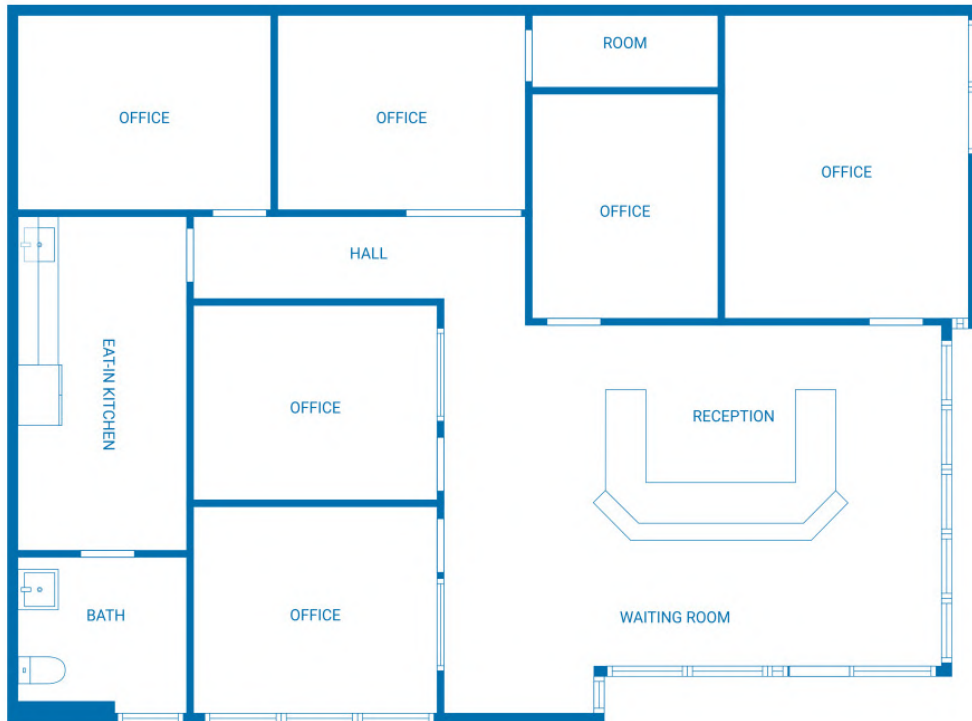
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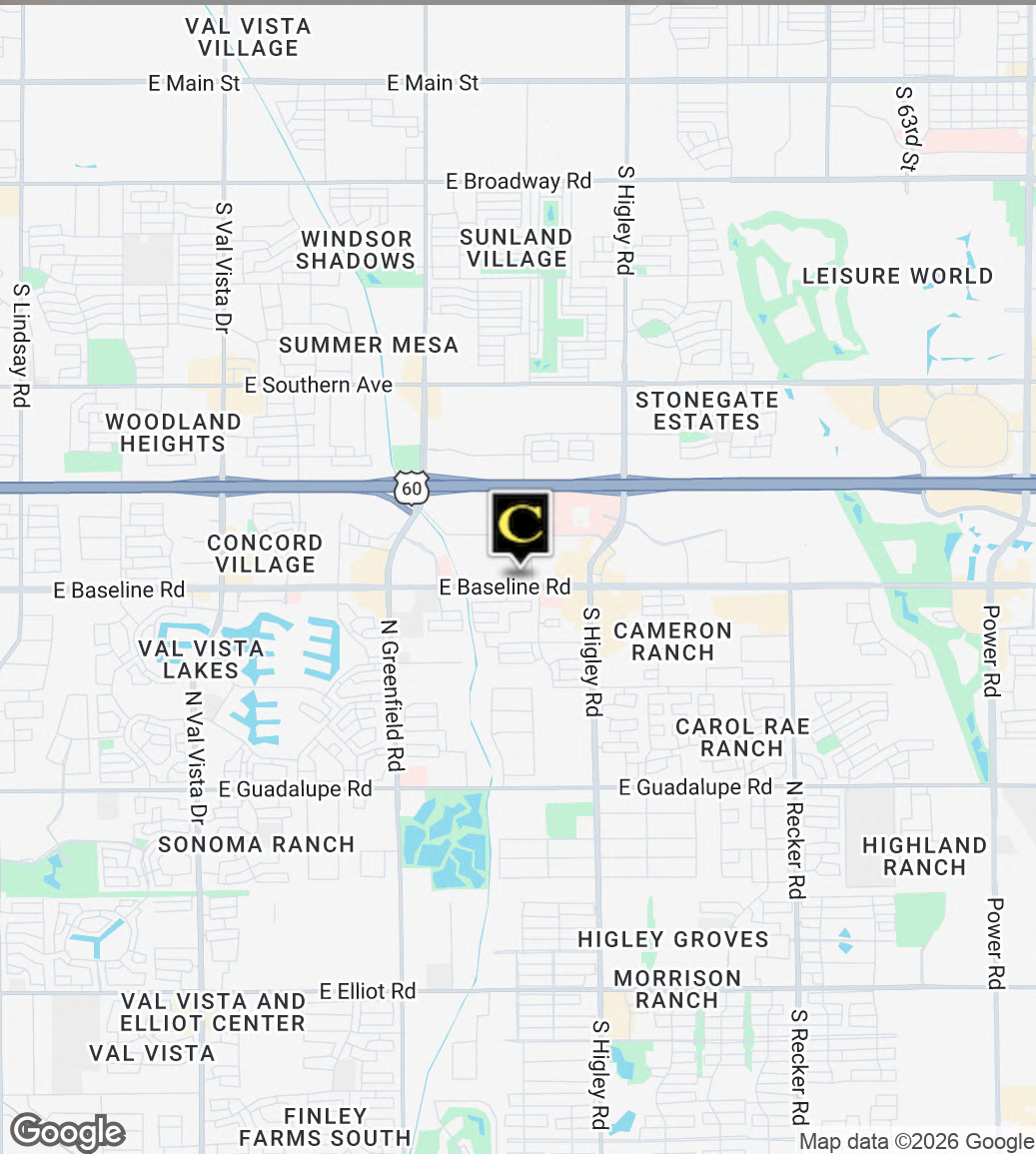
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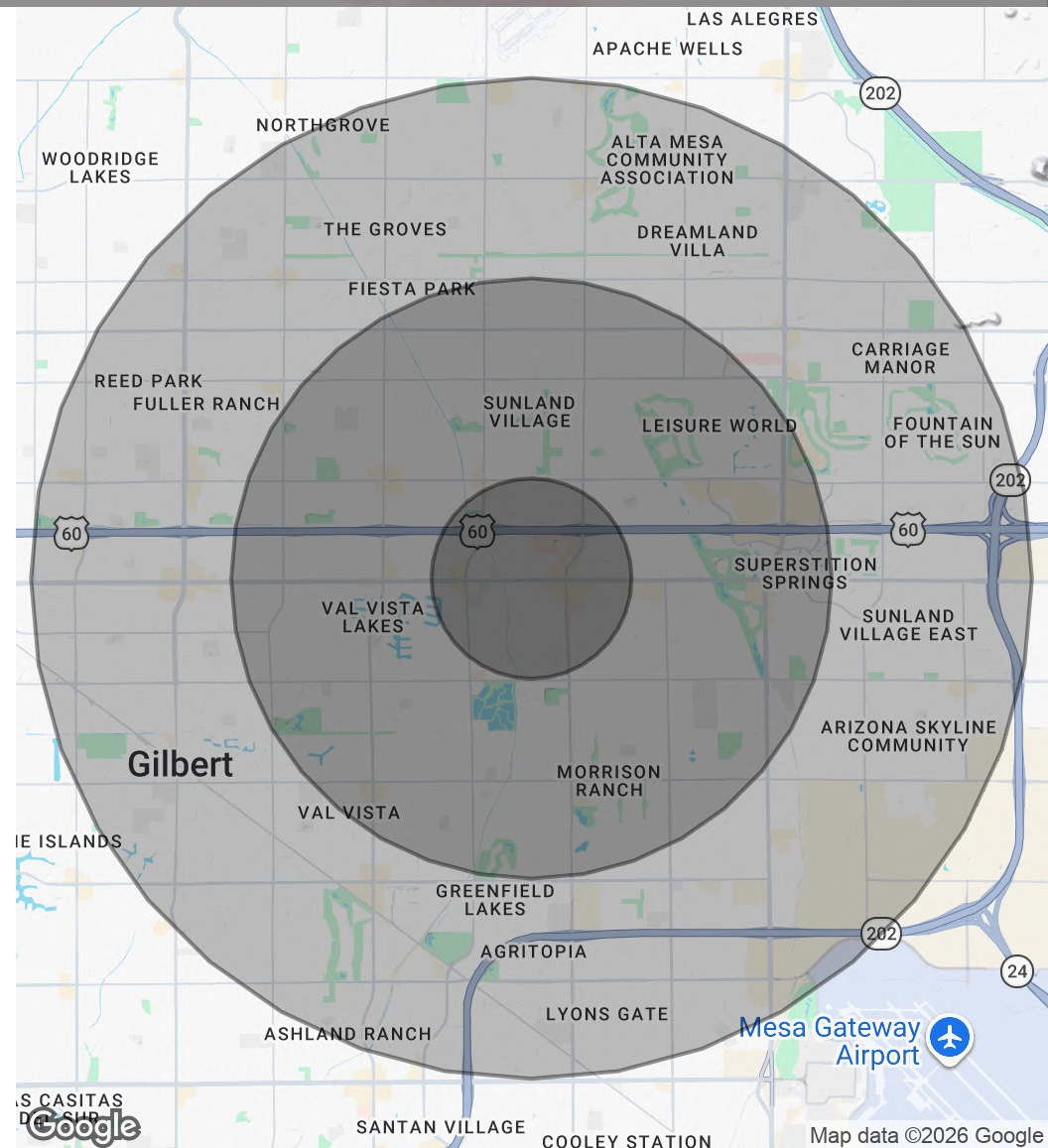
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,274	121,271	338,417
Average Age	33.9	41.0	40.2
Average Age (Male)	34.3	40.1	39.1
Average Age (Female)	34.9	42.2	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,173	47,424	130,419
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$126,140	\$113,894	\$108,490
Average House Value	\$524,093	\$405,266	\$393,175

2023 American Community Survey (ACS)



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