



FOR LEASE | OFFICE

## Historic House Converted To A Modern Office Space

131 W University | Mesa, AZ 85201

PRESENTED BY:

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## PROPERTY SUMMARY

Available SF:	1,750 SF
Lease Rate:	\$2,000.00 per month (MG)
Lot Size:	5,968 SF
Building Size:	2,000 SF
Building Class:	B
Year Built:	1935
Zoning:	C-1
Market:	Office
Sub Market:	Retail
Cross Streets:	Country Club and University

## PROPERTY OVERVIEW

Please call Listing Agent for alarm info. Historic House converted to a Modern office space. Nicely remodeled with beautiful refinishing touches. Suite Includes large reception area w/counter, ceiling fans, & recess lighting. Large conference room off of reception area consists of fireplace, several windows, private entry, & high ceilings. Each office has its own window with natural lighting. Office 2 has both hall entry private entrance with French doors. Office 3 has its own hall entrance & private entrance. Suite includes its own private bathroom, kitchen & finished basement with windows. Full kitchen with kitchen sink, oven, microwave, and fridge. Portion of the office can be subleased to separate tenant. Also includes Private patio/courtyard and separate parking with RV Gate.

## PROPERTY HIGHLIGHTS

- Nicely remodeled with beautiful refinishing touches
- Large reception area w/counter, ceiling fans, & recess lighting
- Large conference room off of reception area consists of fireplace, several windows, private entry, & high ceilings
- Portion of office can be subleased to separate tenant
- Detached Garage
- Ample Parking and Two RV Gates

## Finished Interior

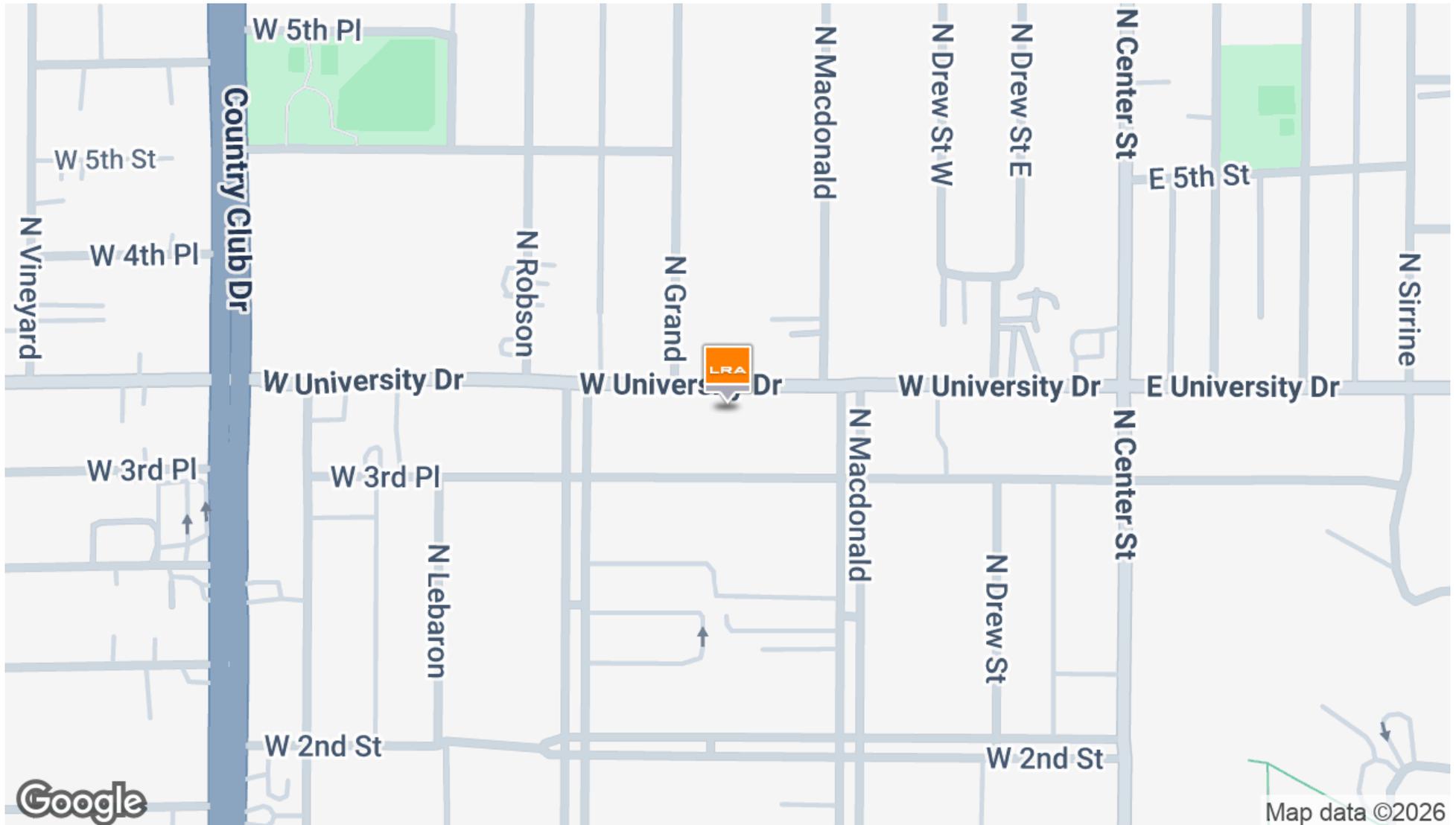
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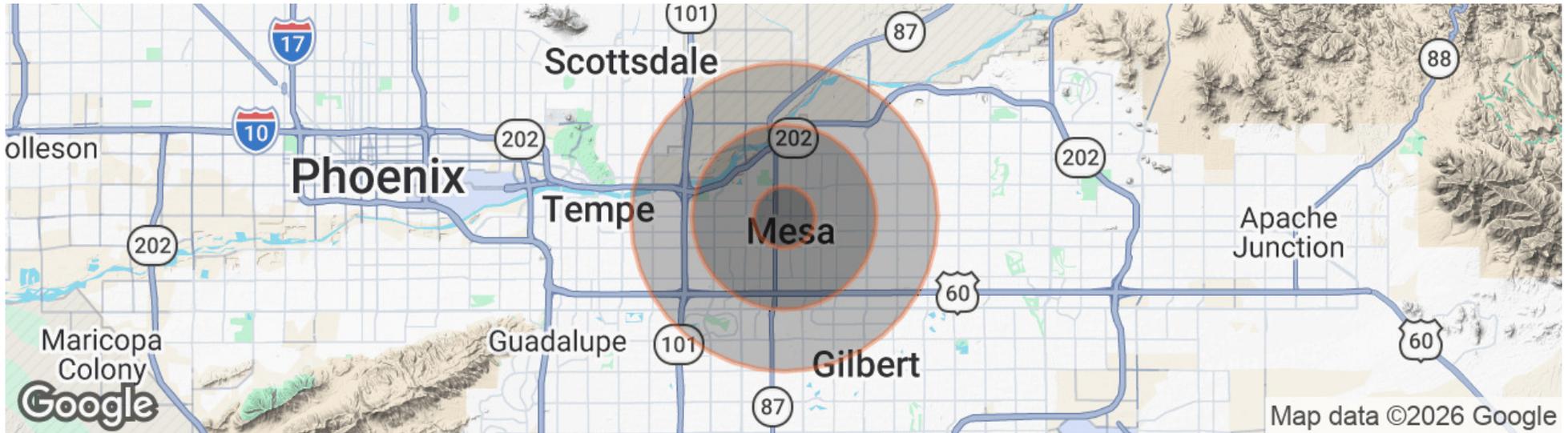
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	16,748	148,685	308,410
Median age	32.3	29.6	31.2
Median age (Male)	30.1	29.1	30.1
Median age (Female)	35.6	30.4	32.5

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total households	6,268	53,388	113,932
# of persons per HH	2.7	2.8	2.7
Average HH income	\$47,199	\$48,880	\$56,663
Average house value	\$167,557	\$161,279	\$206,016

\* Demographic data derived from 2020 ACS - US Census