

560

W B R O W N R D



OFFICE SPACE
FOR LEASE

M E S A , A Z 8 5 2 0 1

CBRE

560
W BROWN RD

PROPERTY OVERVIEW

OFFICE SPACE FOR LEASE

- › ±48,187 SF multi-tenant office
- › Built out and shell condition
- › Ideal Downtown Mesa location
- › Amenities include shopping, dining, entertainment and recreational activities
- › Next to Mesa Country Club, Spring Training Baseball stadiums and Tempe Town Lake
- › Vibrant community includes several high-quality schools
- › Easy access from Loop 101, Loop 202 & US 60

SUITES AVAILABLE

4002	±1,021 SF
4003	±1,591 SF
4005/4006	±2,437 SF Spec Suite
4010	±2,101 SF



Ideal Location



Mixed Tenants



Parking



Vibrant Community

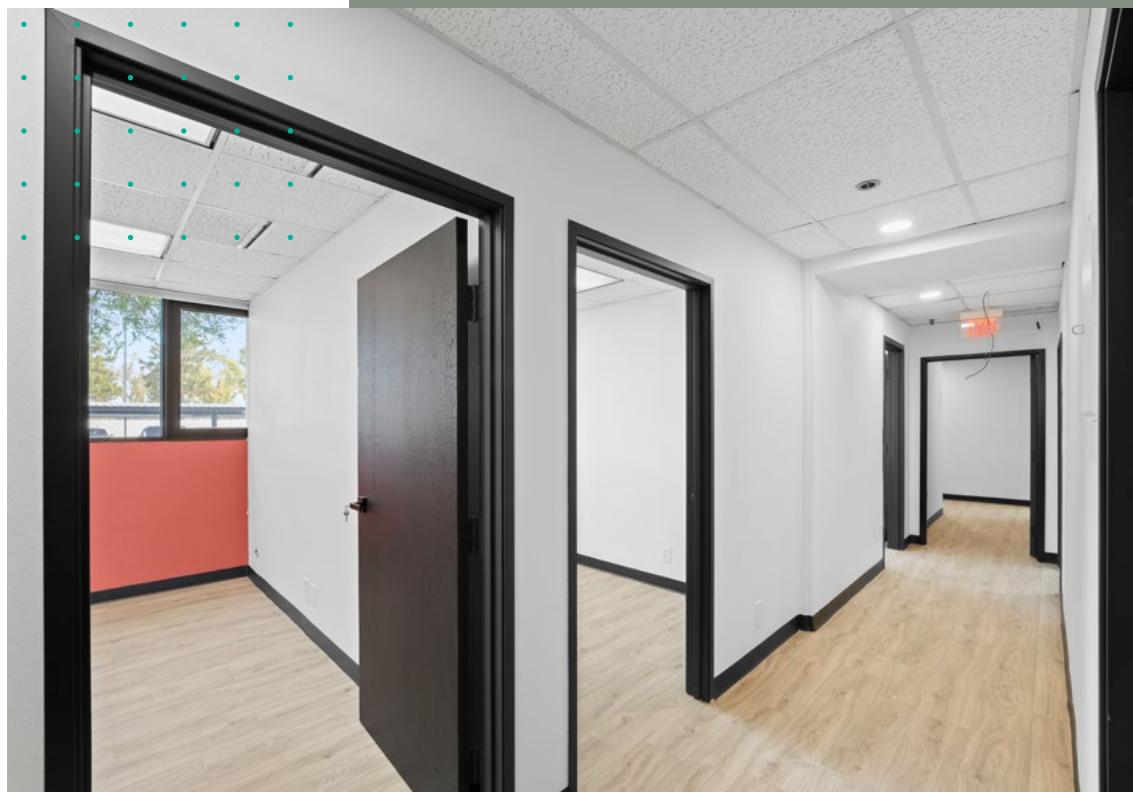
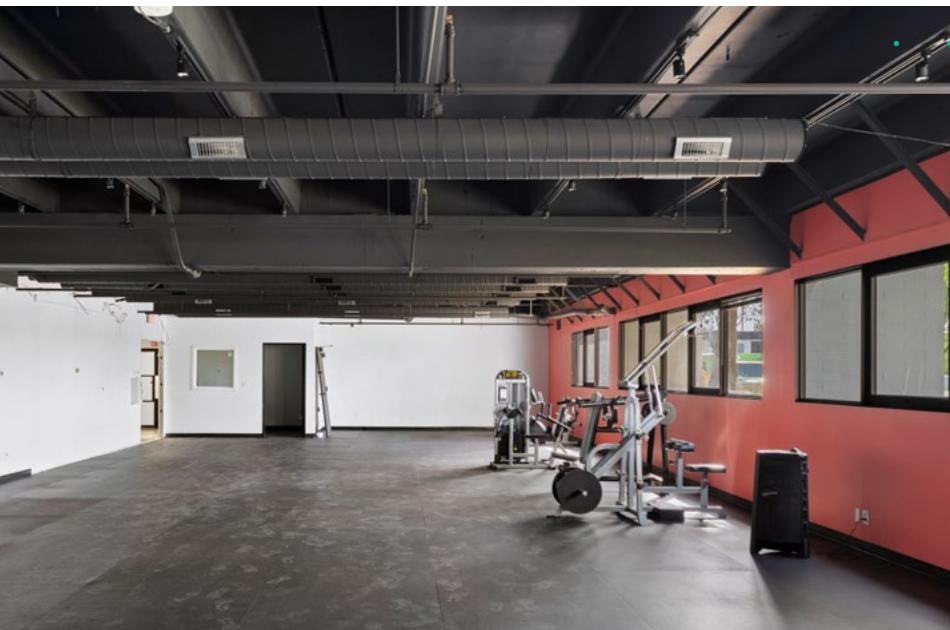


— M E S A , A Z 8 5 2 0 1 —

CBRE

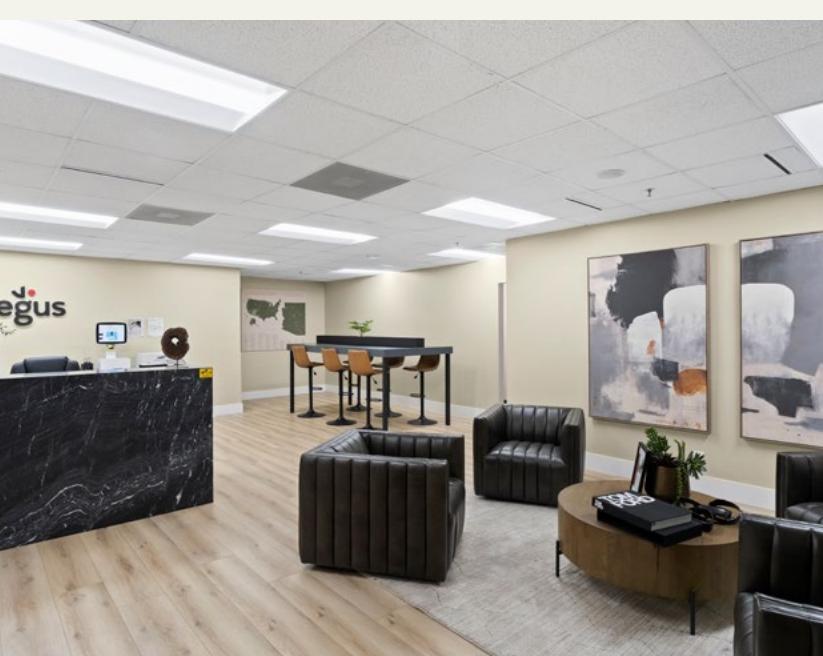
560
W BROWN RD

PROPERTY PHOTOS



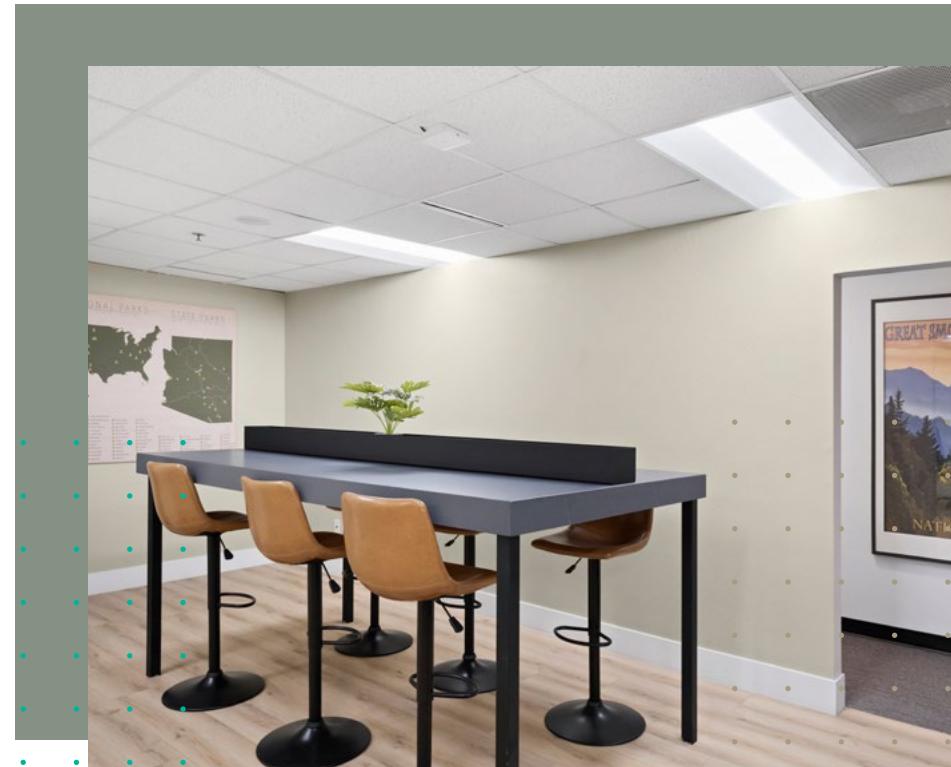
560
W BROWN RD

PROPERTY PHOTOS



560
W BROWN RD

PROPERTY PHOTOS

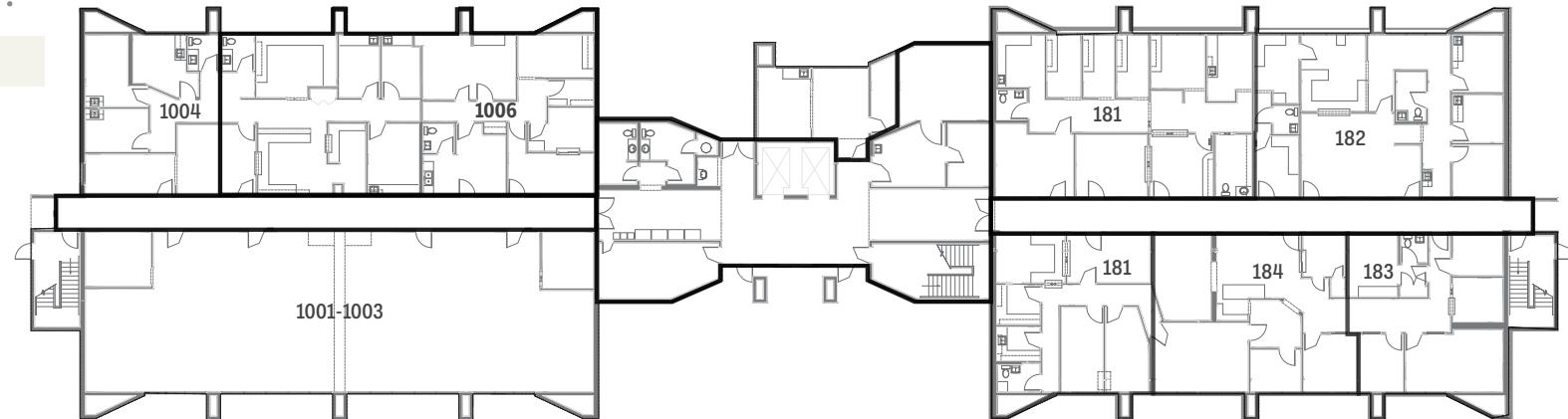


560
W. BROWN RD

FLOOR PLANS

OFFICE SPACE
FOR LEASE

1st Floor



4th Floor

4002	±1,021 SF
4003	±1,591 SF
4005/4006	±2,437 SF Spec Suite
4010	±2,101 SF



Not to Scale

AREA AMENITIES

SCHOOLS

- 1 Arizona State University
- 2 Mesa Community College
- 3 McClintock High School
- 4 Westwood High School

HOSPITAL

- 1 Banner Desert

HOTELS

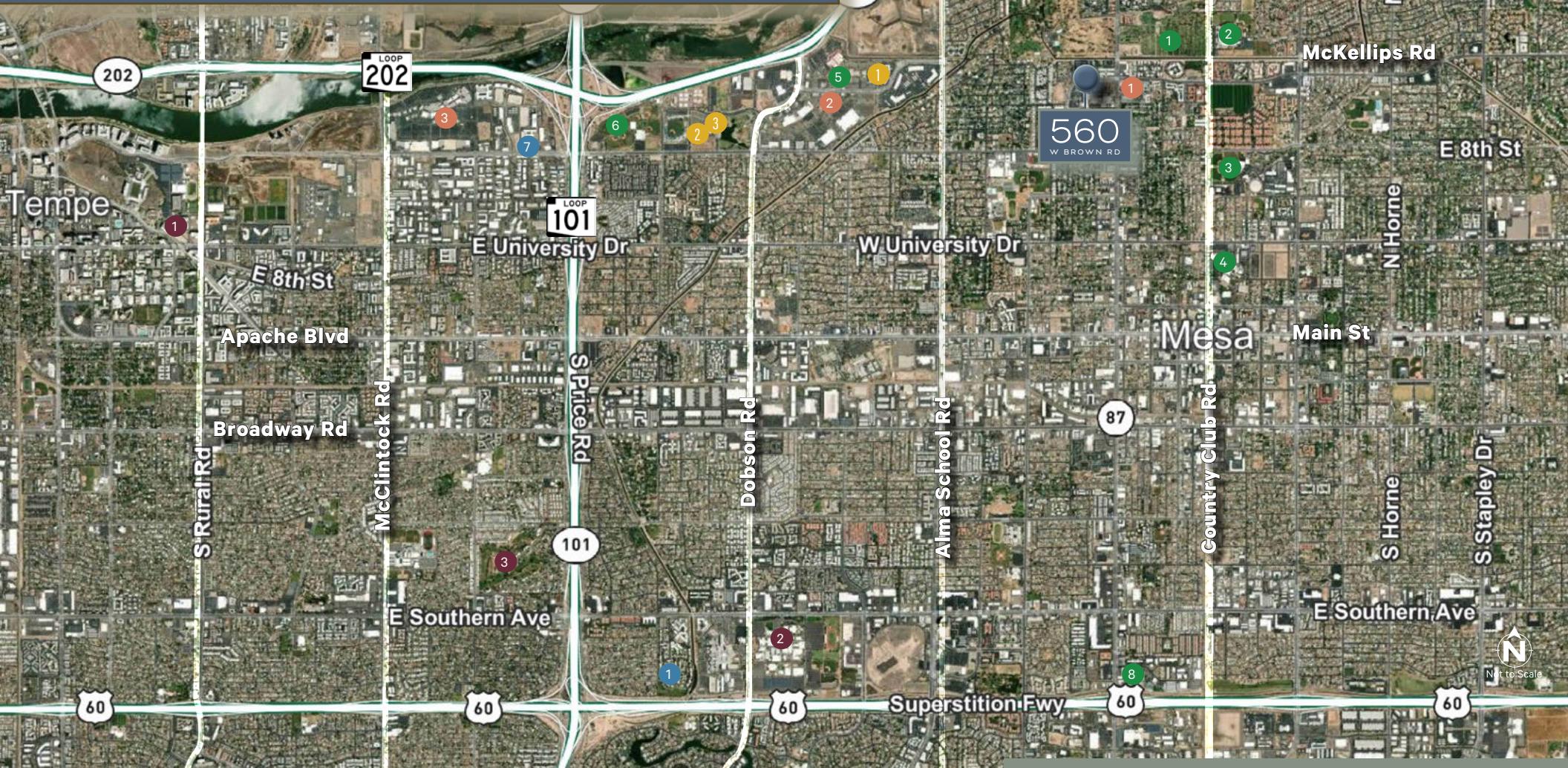
- 1 Hyatt Place
- 2 Sheraton
- 3 Courtyard

RECREATION /ENTERTAINMENT

- 1 Mesa Country Club
- 2 Hohokam Stadium
- 3 Fitch Park
- 4 Mesa Amphitheater
- 5 Cinemark Mesa 16 Theatre
- 6 Chicago Cubs Spring Training
- 7 Harkins Theatre
- 8 Sun Splash

SHOPPING/DINING

- 1 Wendy's
- 2 Mesa Riverview Shops:
 - Bass Pro Shops
 - Boot Barn
 - Bosa Donuts
 - Burlington
 - Chick-fil-A
 - Chili's
 - Circle K
 - Cracker Barrel
 - El Pollo Loco
 - Famous Daves BBQ
- 3 Tempe Marketplace Shops:
 - Fazoli's
 - Great Clips
 - Home Depot
 - iHop
 - Jersey Mike's
 - LA Fitness
 - McDonalds
 - Panda Express
 - Petco
 - Peter Piper Pizza
 - Raising Cane's
 - Ross
 - Rubio's
 - Subway
 - Sports Clips
 - Taco Bell
 - Verizon
 - WalMart



560
W. BROWN. RD.

OFFICE SPACE
FOR LEASE



Joe Pequeno
0 +1 602 735 5613
C +1 602 510 0003
joe.pequeno@cbre.com

Jamie Swirtz
0 +1 602 735 5630
C +1 480 343 8586
jamie.swirtz@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE