

4-STORY OFFICE BUILDING SPACES AVAILABLE FOR LEASE

LEASE RATE: \$20.00 - \$25.00 PSF/YR/FS | SUITE RANGE: 1,000 SF - 8,415 SF

560 W BROWN RD | MESA, AZ 85201



EXCLUSIVELY LISTED BY

BRANDON KOPLIN

D 480.214.1103

M 602.373.4717

bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

LEASING BROCHURE

PROPERTY SUMMARY

4-STORY OFFICE BUILDING SPACES AVAILABLE FOR LEASE

560 W Brown Rd
Mesa, AZ 85201

68,187 SF

Total Building Size

1981/2023

Year Built/Renovated

5.0

Acres

4.6/1,000

Parking Ratio

135-15-0064

Parcel Number

RM-4

Zoning

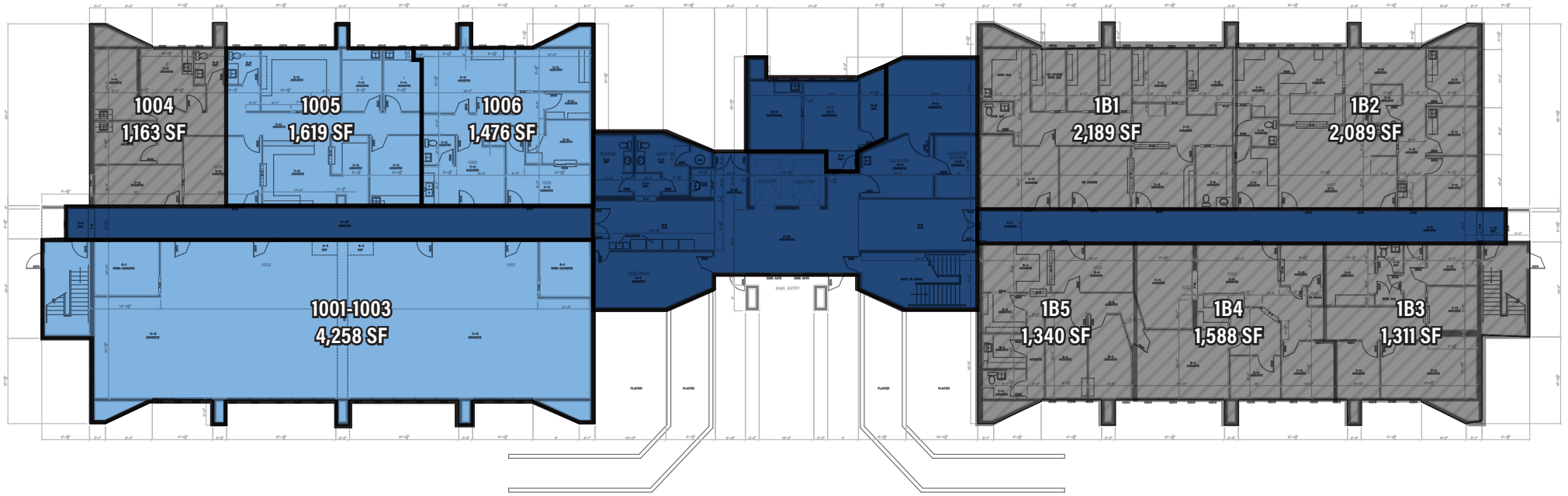
PROPERTY HIGHLIGHTS

- Office and Medical use
- Built out units and units in shell condition
- Elevator served
- Fire suppression sprinklers
- Close proximity to Loop 101, US-60, and Loop 202
- Mesa Country Club is located directly north of the property
- Close proximity to Downtown Mesa amenities



FIRST FLOOR

AVAILABLE
 LEASED
 COMMON

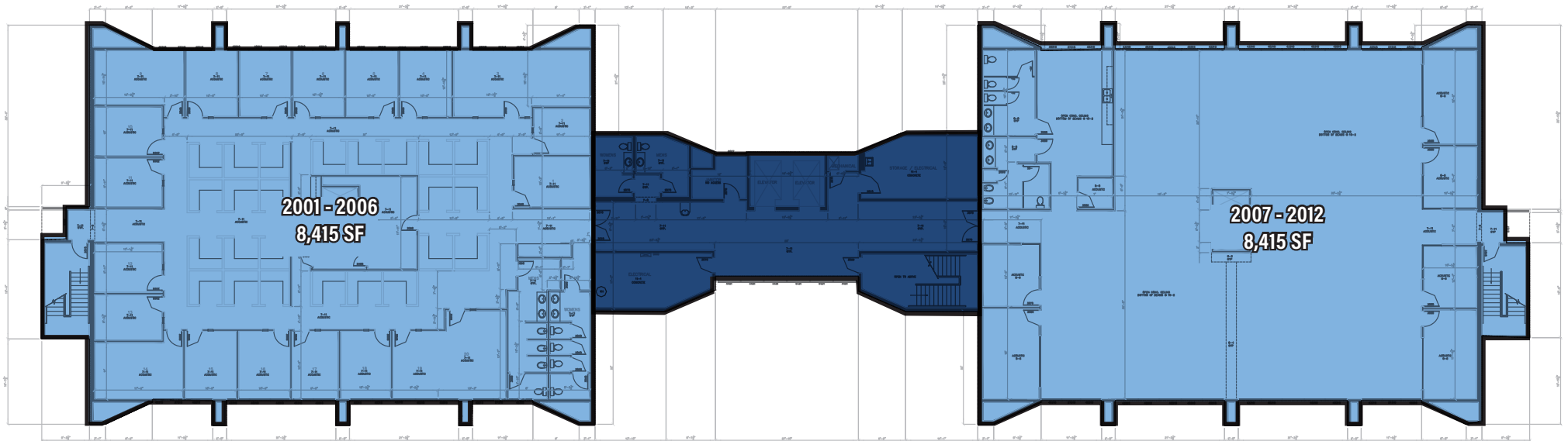


Suite	Size	Use	Rate
1004	1,163 SF	Office	\$25.00 PSF/Yr/FS
1005	1,619 SF	Office	\$25.00 PSF/Yr/FS
1006	1,476 SF	Office	\$25.00 PSF/Yr/FS
1001-1003	4,258 SF	Creative Open Office	\$25.00 PSF/Yr/FS

Suite	Size	Use	Rate
1B1	2,189 SF	Office	LEASED
1B2	2,089 SF	Office	LEASED
1B3	1,311 SF	Office	LEASED
1B4	1,588 SF	Office	LEASED
1B5	1,340 SF	Office	LEASED

SECOND FLOOR

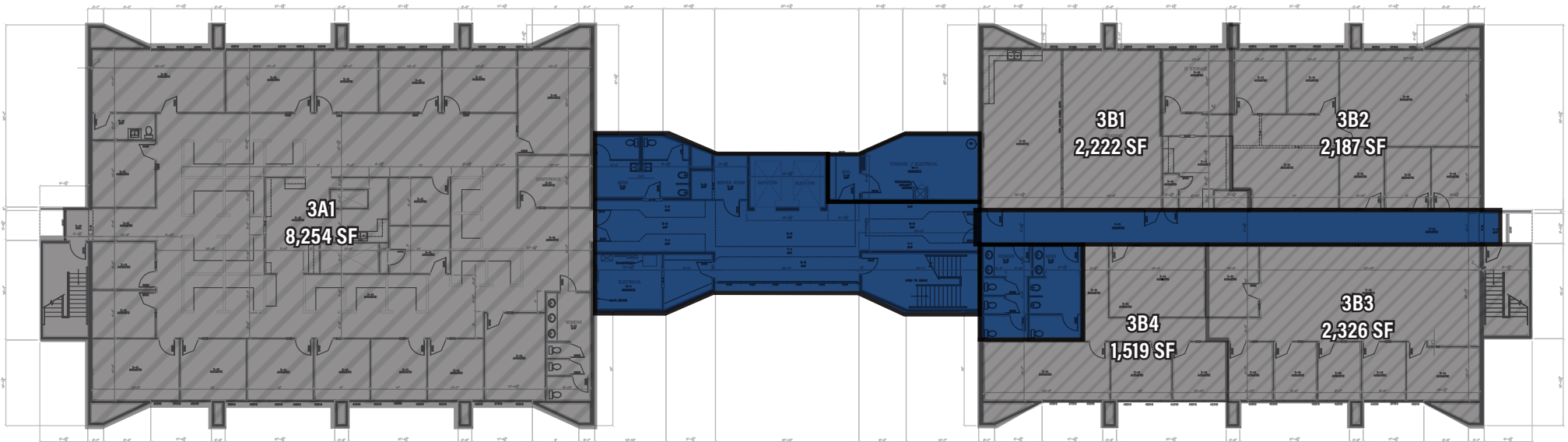
AVAILABLE
 LEASED
 COMMON



Suite	Size	Use	Rate
2001-2006	8,415 SF	Office	\$20.00 PSF/Yr/FS
2007-2012	8,415 SF	Office	\$20.00 PSF/Yr/FS

THIRD FLOOR

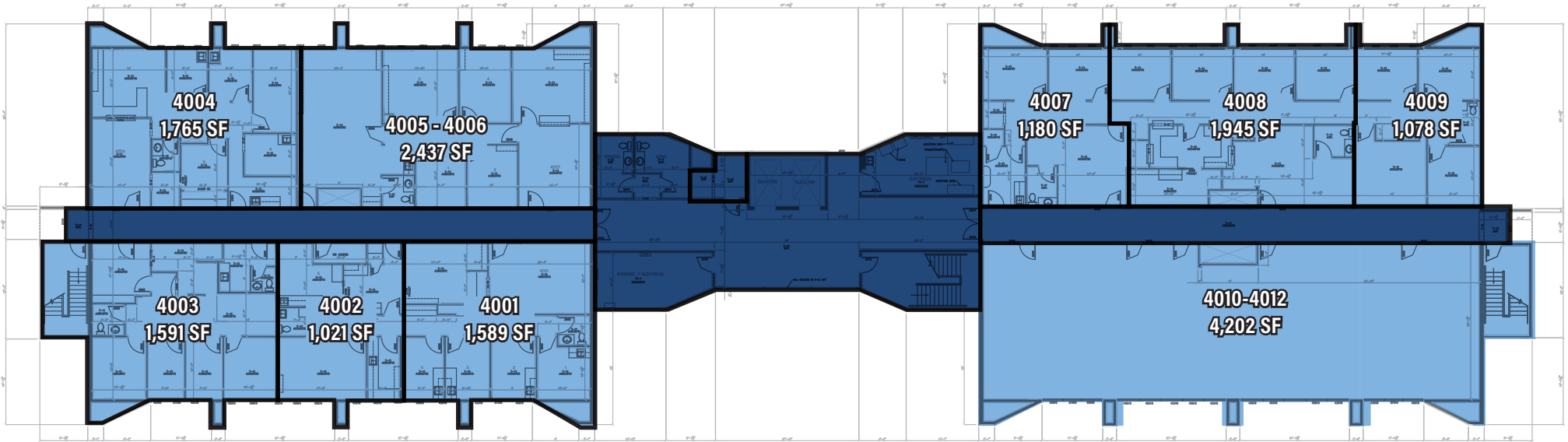
AVAILABLE
 LEASED
 COMMON



Suite	Size	Use	Rate
3A1	8,254 SF	Office	LEASED
3B1	2,222 SF	Office	LEASED
3B2	2,187 SF	Office	LEASED
3B3	2,326 SF	Office	LEASED
3B4	1,519 SF	Office	LEASED

FOURTH FLOOR

AVAILABLE
 LEASED
 COMMON



Suite	Size	Use	Rate
4004	1,765 SF	Office	\$20.00 PSF/Yr/FS
4005-4006	2,437 SF	Office	\$20.00 PSF/Yr/FS
4001	1,589 SF	Office	\$20.00 PSF/Yr/FS
4002	1,021 SF	Office	\$20.00 PSF/Yr/FS
4003	1,591 SF	Office	\$20.00 PSF/Yr/FS

Suite	Size	Use	Rate
4007	1,180 SF	Office	\$20.00 PSF/Yr/FS
4008	1,945 SF	Office	\$20.00 PSF/Yr/FS
4009	1,078 SF	Office	\$20.00 PSF/Yr/FS
4010-4012	4,202 SF	Office	\$20.00 PSF/Yr/FS





**AERIAL
VIEW**



AREA MAP



CASINO ARIZONA
AT SALT RIVER

TEMPE MARKETPLACE

TARGET **ROSS**
DRESS FOR LESS

Target **Best Buy**

Total Wine & More **OLD NAVY**

Harkins **GameStop**
THEATRES power to the players

MESA RIVERVIEW

Walmart
Save money. Live better.

CINEMARK
THE BEST SEAT IN TOWN

Chick-fil-A **Dorling**

OfficeMax **petco**

Arby's **IHOP**



ASU Arizona State University



E MCKELLIPS RD

MESA COUNTRY CLUB

E BROWN RD

FITCH PARK

WESTWOOD HIGH SCHOOL

MESA AMPHITHEATER

E UNIVERSITY DR

EAST VALLEY INSTITUTE OF TECHNOLOGY (EVIT)

DOWNTOWN MESA

E APACHE BLVD

S MCCLINTOCK DR

N ALMA SCHOOL RD

E BROADWAY RD



MCCLINTOCK HIGH SCHOOL

N DOBSON RD

N COUNTRY CLUB DR

Golfland
SunSplash

E SOUTHERN AVE

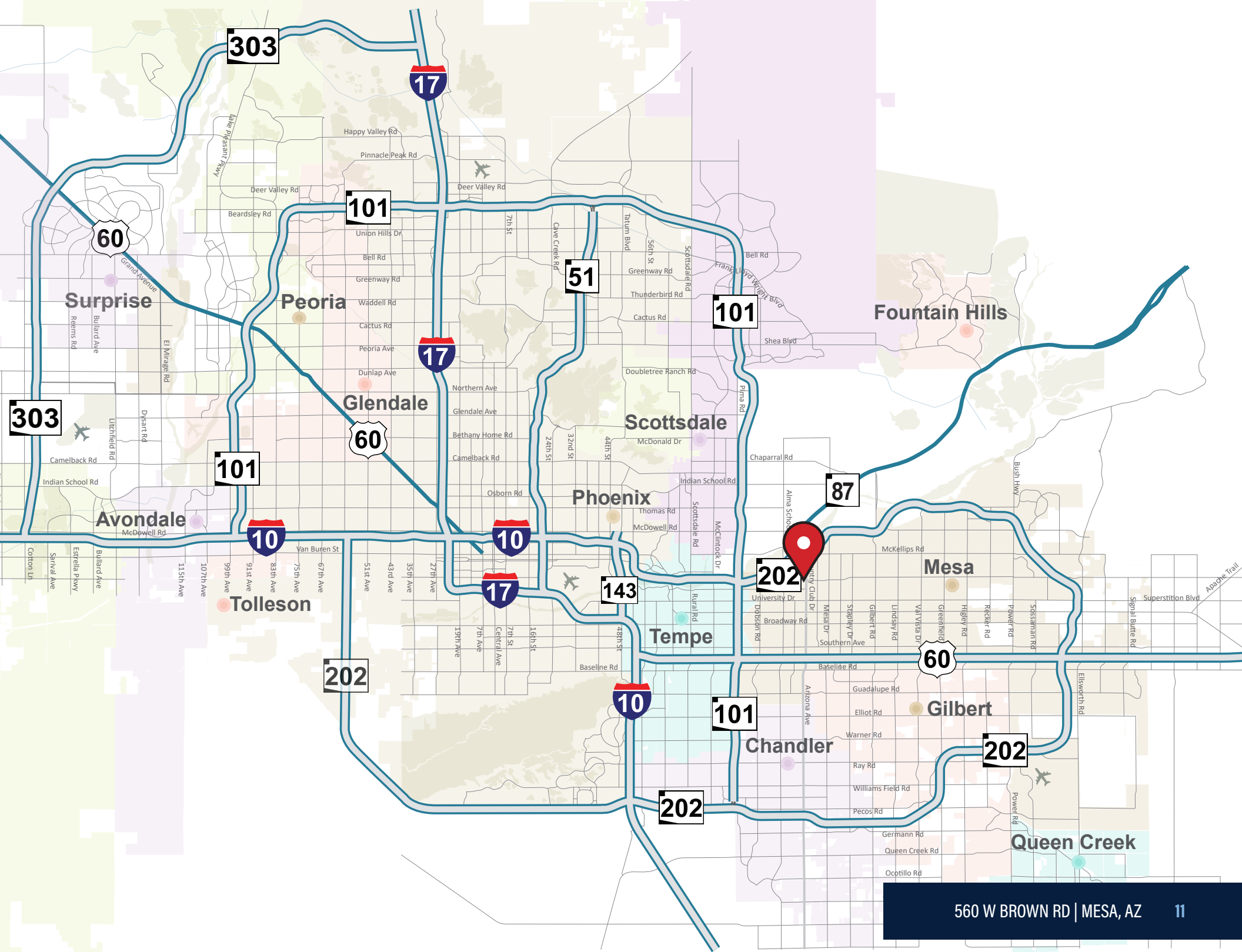
BANNER DESERT MEDICAL CENTER

MESA COMMUNITY COLLEGE



S RURAL RD

S MILL AVE



DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY

560 West Brown Road, Mesa, Arizona, 85201

Ring of 3 miles

KEY FACTS

131,426

Population



49,635

Households

31.0

Median Age

\$42,256

Median Disposable Income

EDUCATION

17%

No High School Diploma



26%

High School Graduate



35%

Some College



22%

Bachelor's/Grad/Prof Degree

INCOME



\$50,199

Median Household Income



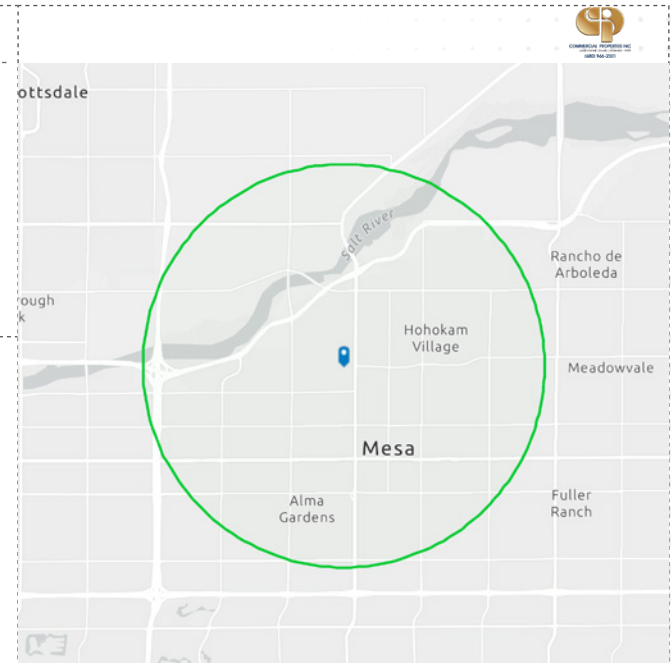
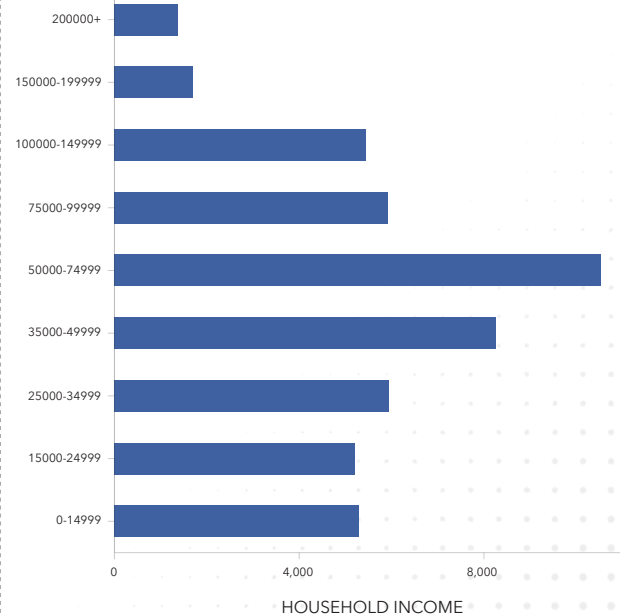
\$25,710

Per Capita Income



\$23,354

Median Net Worth



EMPLOYMENT



55%

White Collar



26%

Blue Collar



23%

Services

3.8%

Unemployment Rate

EXCLUSIVELY LISTED BY

BRANDON KOPLIN

D 480.214.1103

M 602.373.4717

bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

10.18.24