



FOR SUBLICENSE | OFFICE

STAPLEY PROFESSIONAL PLAZA

1220 N Spencer, Mesa, AZ 85203

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:	2,350 - 4,700 SF
Lease Rate:	\$6,000 per month (MG)
Lot Size:	0.42 Acres
Building Class:	B
Year Built:	1984
Zoning:	OC
Cross Streets:	N Stapley Dr/Brown Rd

AVAILABLE SUITES

Suite 100 2,350 SF	\$3,000/Month MG
Suite 200 2,350 SF	\$3,000/Month MG
Suite 100/200 4,700 SF	\$6,000/Month MG

PROPERTY OVERVIEW

This office sublease is located within Stapley Professional Plaza **at the intersection of Spencer Road and Brown Road in the heart of Mesa**. Each suite features a reception area, large executive office, three private offices, a restroom, and a storage room, with shared access to a kitchen, break room, spacious conference room, sitting area, and elevator. **Furniture is available**, as well. **Lease one suite or both, for a combined square footage of 4,700 SF**. Situated just north of Main Street, the property offers quick access to Loop 202 and AZ-87 for strong regional connectivity.

PROPERTY HIGHLIGHTS

- Each suite includes: **3 private offices, large executive office, reception, restroom, and storage**. Shared access to a breakroom, kitchen, expansive conference room/sitting area, and an **elevator**.
- Just north of Main Street with **easy access to Loop 202**
- Furniture available to remain in place
- **Surrounded by retail, dining, and services**
- Central Mesa location serving the East Valley

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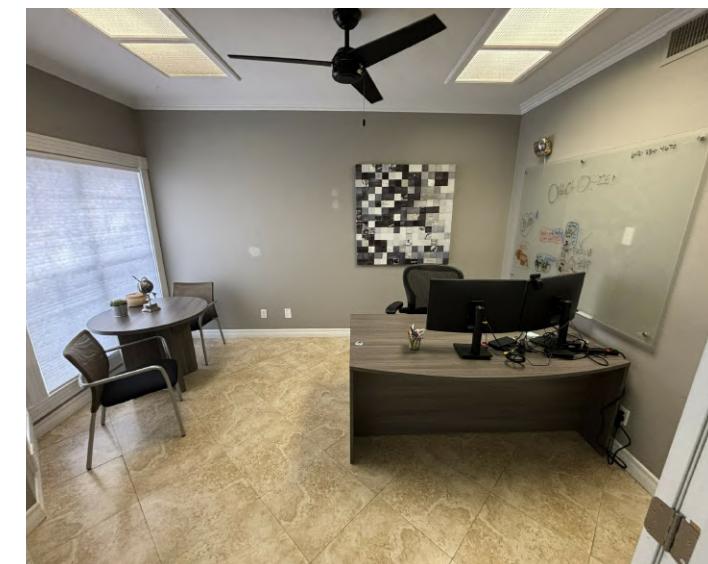
TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
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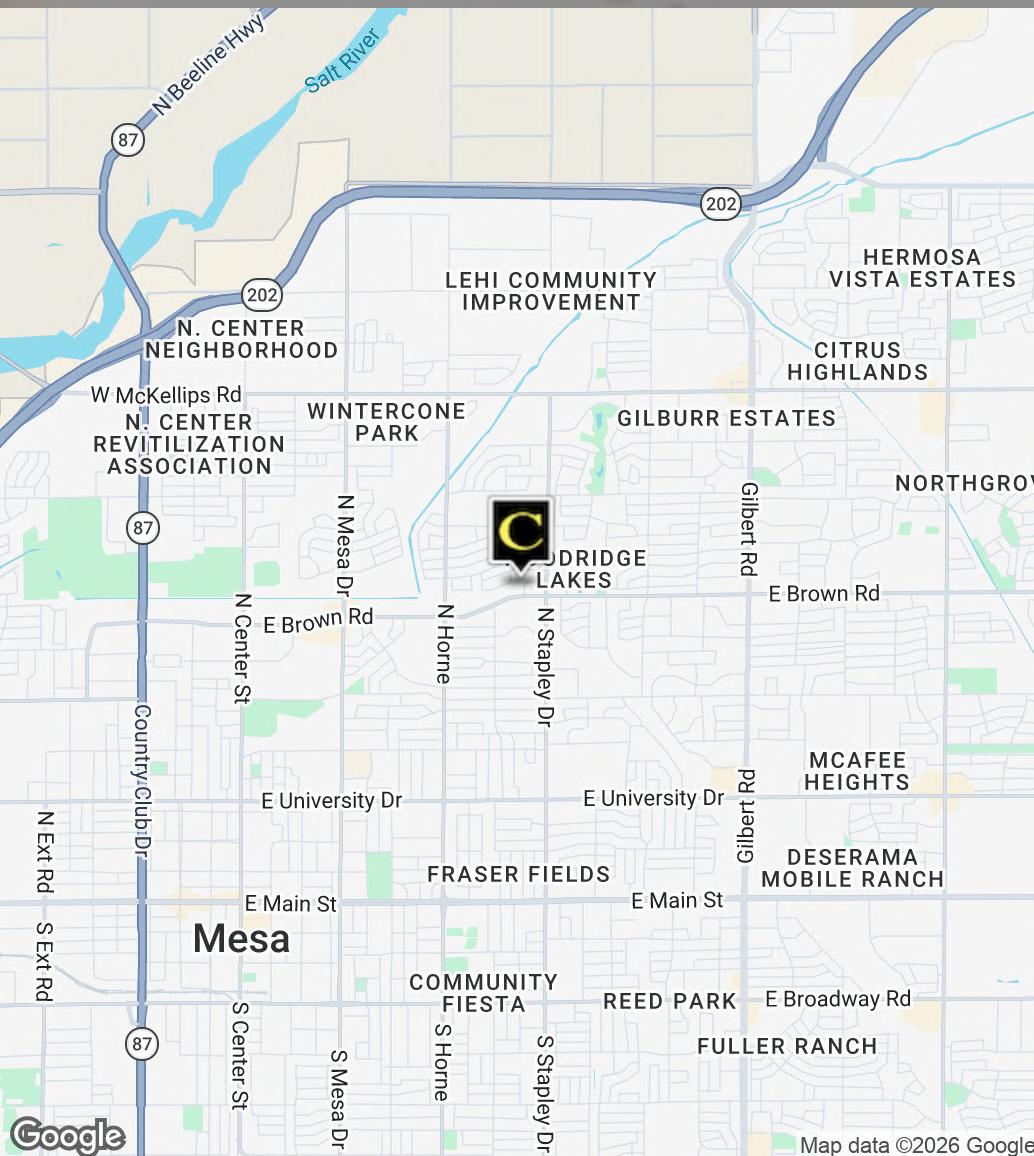
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POPULATION

	1 MILE	3 MILES	5 MILES
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Total Population 19,014 144,068 289,918

Average Age 37 37 37

Average Age (Male) 36 36 36

Average Age (Female) 38 38 38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
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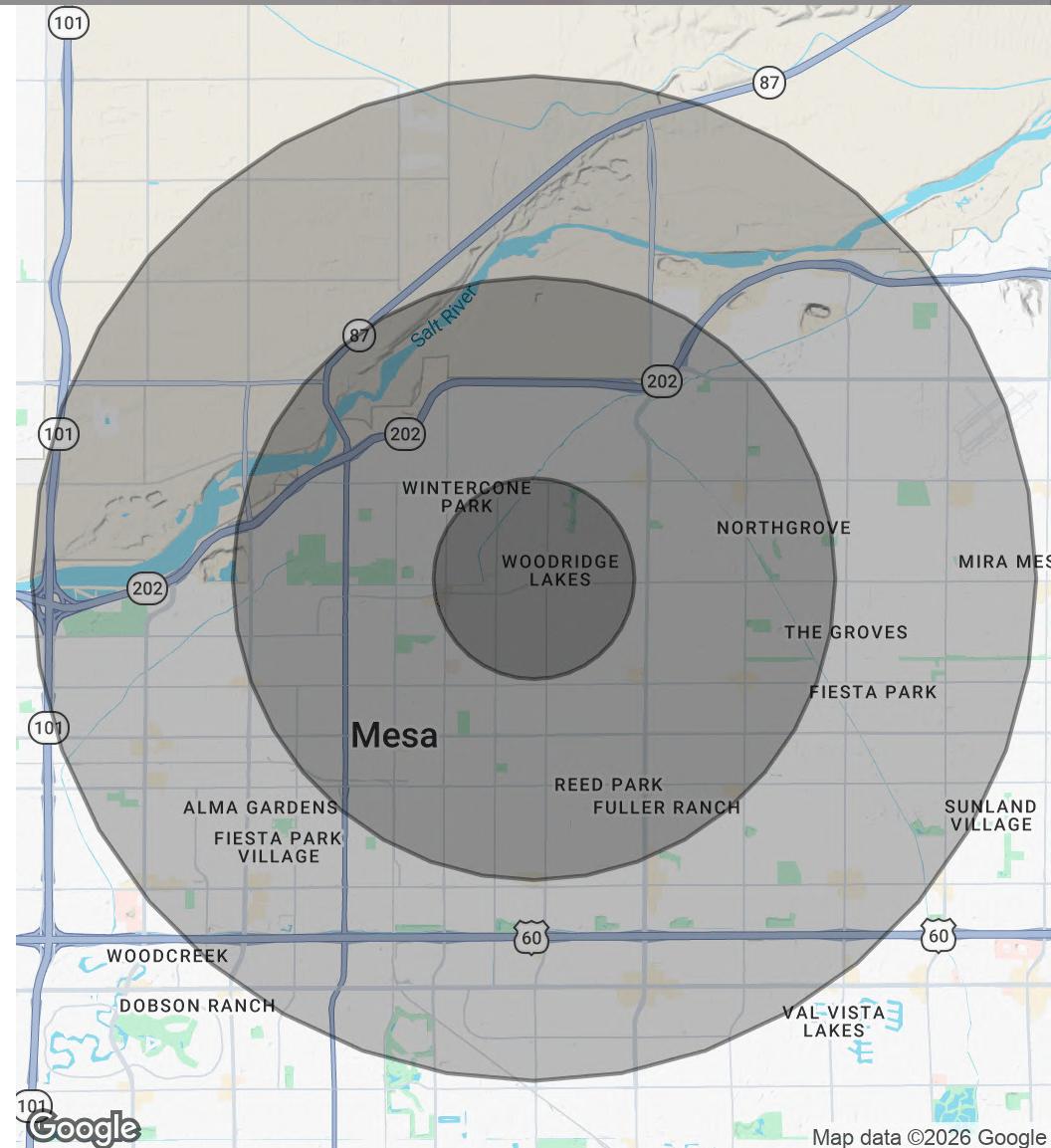
Total Households 6,658 50,516 108,276

of Persons per HH 2.9 2.9 2.7

Average HH Income \$99,749 \$91,497 \$92,288

Average House Value \$460,369 \$423,173 \$408,189

Demographics data derived from AlphaMap



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