

OFFICE FOR LEASE



40 W
BASELINE RD

TEMPE, AZ 85283

CBRE



OFFICE FOR LEASE

PROPERTY HIGHLIGHTS

- › ±42,880 SF
- › 2-story office building
- › Restaurant on site
- › Full building renovations
- › Lease Rate \$16.50/SF FS
- › Available Space
 - » Suite 109 ±2,795 SF Available 10/01/2026
 - » Suite 216 ±1,623 SF



Easy access to
US-60 & I-10
Loops 101 & 202



Highly visible
frontage on

Mill Ave &
Baseline Rd



Parking Ratio
5.00/1,000 SF

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MILL
AVENUE
BUSINESS PARK



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FLOOR PLANS

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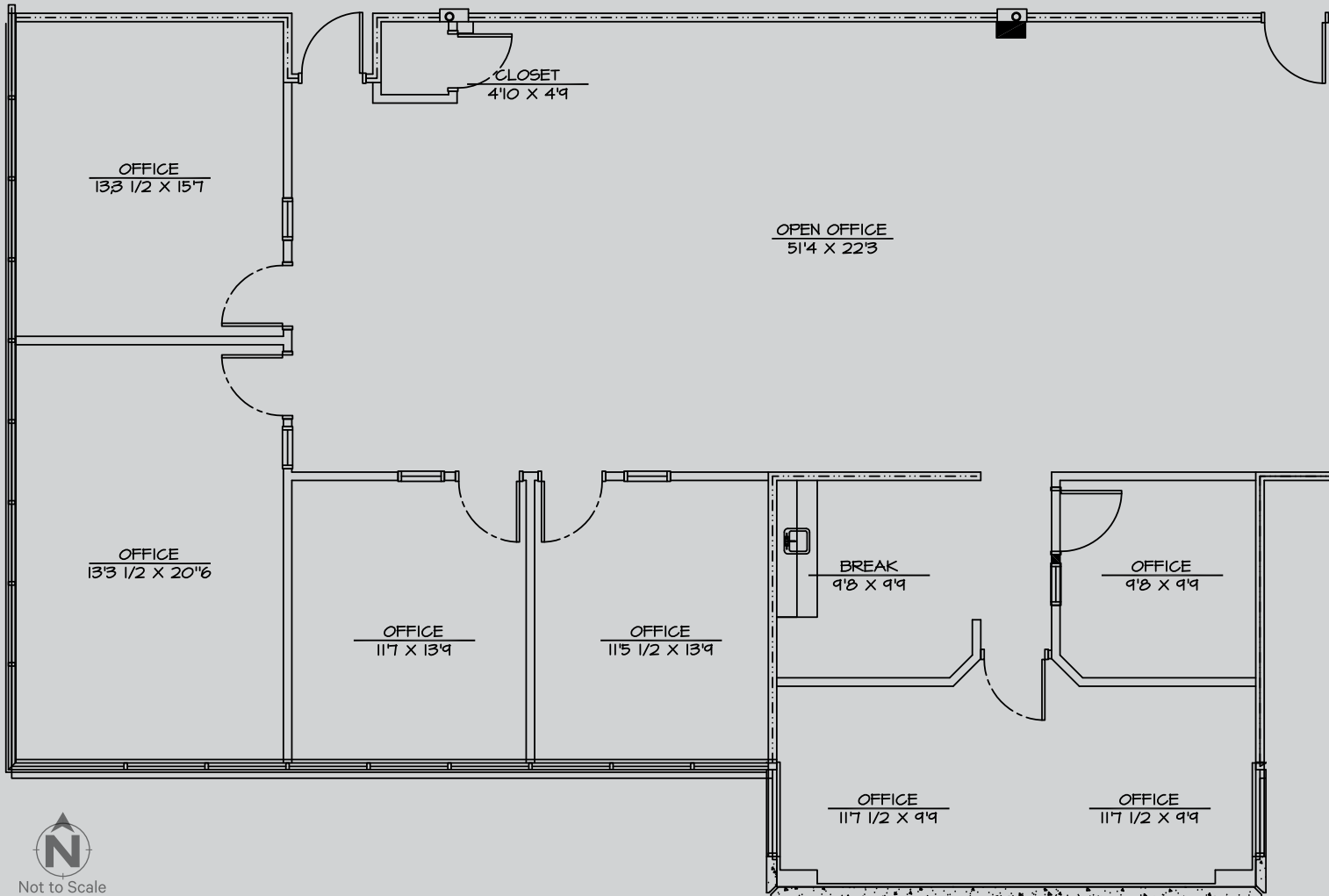


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AVAILABLE FLOOR PLANS

SUITE 109 — ±2,795 SF
AVAILABLE 10/01/2026



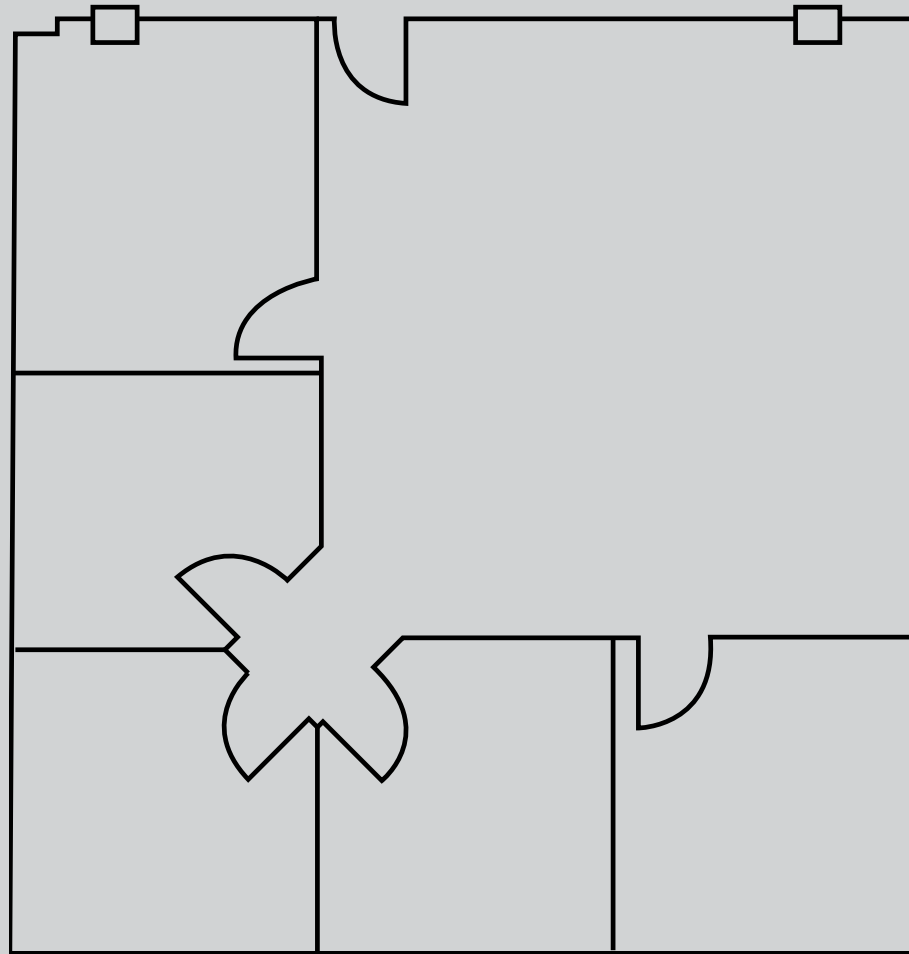
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AVAILABLE FLOOR PLANS

SUITE 216 — ±1,623 SF



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LOCATION



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Not to Scale

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