



## Power Square

6740 E University Dr, Mesa, AZ 85205



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## Power Square

\$19.00 /SF/YR

Previously Heartfelt Hearing. Suite 109 consists of 1,225 SF @ \$19/SF/yr + NNN  
Great location for office/retail on the High Traffic Corner of N. Power Rd. and E University Dr. in East Mesa. Suite 109 current buildout for office/medical with front reception and 3 private offices, private restrooms, additional sinks available in 1 office and common area. Ideal spot for coffee shop, candy store salon, ice cream shop, barbershop, chiropractor, physical therapy, Convenience store, breakfast restaurant, Bakery, Dry cleaner pick up & drop off, Insurance office, real estate office, Destination tenant, Pet salon, computer...

- Monumental Signage
- East End cap suite with plenty of Natural Light
- High Traffic Streets and Excellent Visibility
- High Ceilings and Private Restroom
- Recent Upgrade to Exterior Paint and Landscaping

For more information visit:

<https://www.loopnet.com/Listing/6740-E-University-Dr-Mesa-AZ/27537988/>



Rental Rate: \$19.00 /SF/YR

Property Type: Shopping Center

Center Type: Strip Center

Stores: 9

Center Properties: 1

Frontage: 236' on University

Gross Leasable Area: 10,856 SF

Walk Score ©: 53 (Somewhat Walkable)

Transit Score ©: 39 (Some Transit)

Rental Rate Mo: \$1.58 /SF/MO

## 1st Floor Ste 109

|                 |                  |
|-----------------|------------------|
| Space Available | 1,225 SF         |
| Rental Rate     | \$19.00 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Built Out As    | Standard Retail  |
| Space Type      | Relet            |
| Space Use       | Office/Retail    |
| Lease Term      | 1 - 5 Years      |

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## Major Tenant Information

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| Tenant               | SF Occupied | Lease Expired |
|----------------------|-------------|---------------|
| Heartfelt Hearing    | -           |               |
| Inks & Cuts          | -           |               |
| Power Beauty House   | -           |               |
| Waves Smokes & Vapes | -           |               |



## 6740 E University Dr, Mesa, AZ 85205

### **Suite 109 – 1,225 SF | \$19/SF/yr + NNN**

Formerly Heartfelt Hearing, this space sits on the high-traffic corner of **N. Power Rd. & E. University Dr.** in East Mesa, offering excellent visibility in a rapidly growing area.

Currently built out for office/medical use with reception, three private offices, private restrooms, and additional sinks—ready for medical, wellness, or easy retail conversion.

Ideal for coffee or juice bar, chiropractor, insurance or real estate office, pet salon, tech repair, boutique retail, fitness or yoga studio, and more.

Great exposure. Strong traffic. Prime East Mesa location.