

OFFICE FOR LEASE

40

MILL
AVENUE
BUSINESS PARK

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 218 ±1,940 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

OFFICE FOR LEASE

MILL
AVENUE
BUSINESS PARK



CBRE



40 W
BASELINE RD

TEMPE, AZ 85283

F L O O R P L A N S

40 W
BASELINE RD

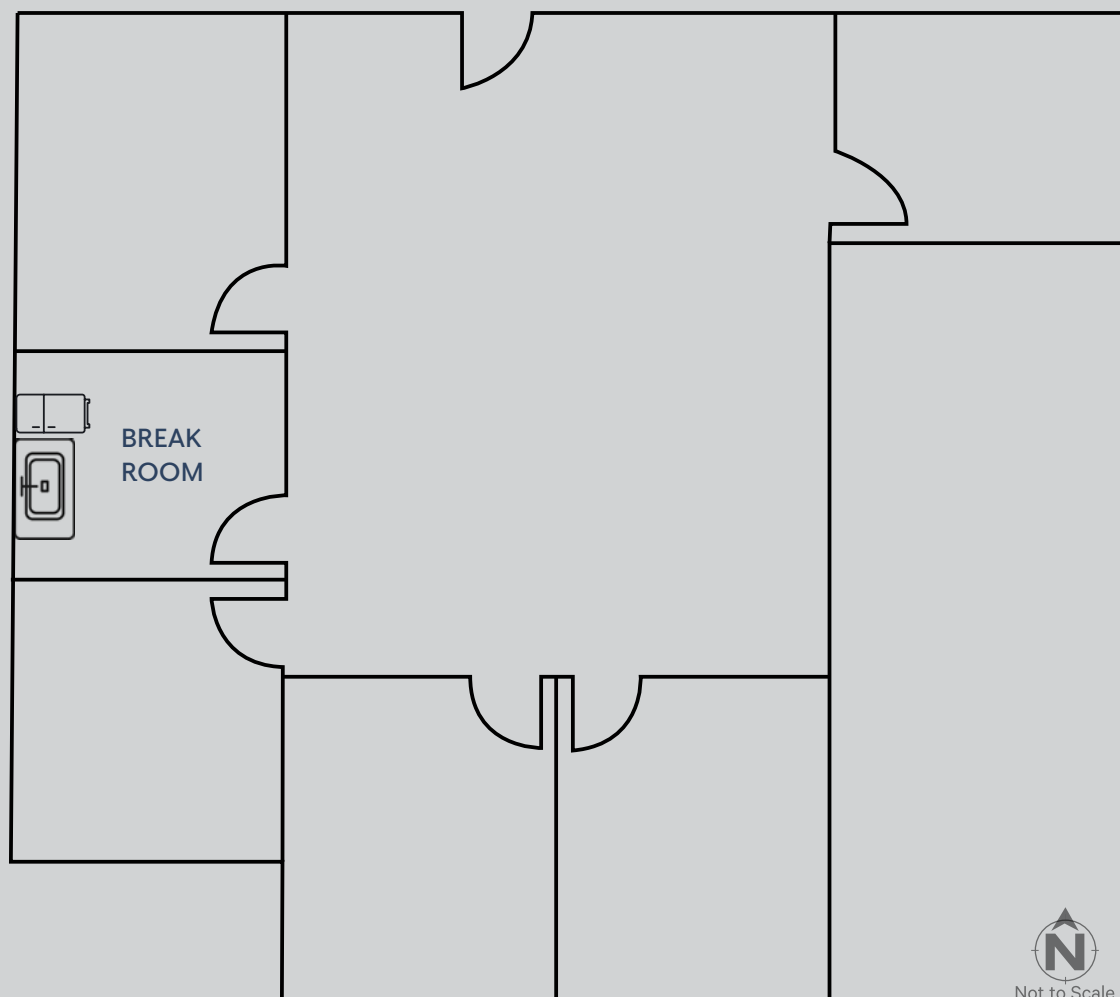
TEMPE, AZ 85283

O F F I C E F O R L E A S E

CBRE

AVAILABLE FLOOR PLANS

SUITE 218 ±1,940 SF



40 W
BASELINE RD

TEMPE, AZ 85283

OFFICE FOR LEASE

CBRE

LOCATION



40 W
BASELINE RD

TEMPE, AZ 85283



Not to Scale

CBRE

LOCATION



40 W
BASELINE RD

TEMPE, AZ 85283

OFFICE FOR LEASE

CBRE

OFFICE FOR LEASE



CONTACT US

JAMIE SWIRTZ

+1 602 735 5630

jamie.swirtz@cbre.com

JOE PEQUENO

+1 602 735 5613

joe.pequeno@cbre.com

40 W
BASELINE RD

TEMPE, AZ 85283

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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