

560

W B R O W N R D



OFFICE SPACE
FOR LEASE

— M E S A , A Z 8 5 2 0 1 —

CBRE



PROPERTY OVERVIEW

OFFICE SPACE FOR LEASE

- ▶ ±48,187 SF multi-tenant office
- ▶ Built out and shell condition
- ▶ Ideal Downtown Mesa location
- ▶ Amenities include shopping, dining, entertainment and recreational activities
- ▶ Next to Mesa Country Club, Spring Training Baseball stadiums and Tempe Town Lake
- ▶ Vibrant community includes several high-quality schools
- ▶ Easy access from Loop 101, Loop 202 & US 60

SUITES AVAILABLE

4002	±1,021 SF
4003	±1,591 SF
4005/4006	±2,437 SF Spec Suite
4010	±2,101 SF



Ideal Location



Mixed Tenants



Parking



Vibrant Community



560
W BROWN RD

PROPERTY PHOTOS



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W BROWN RD

PROPERTY PHOTOS

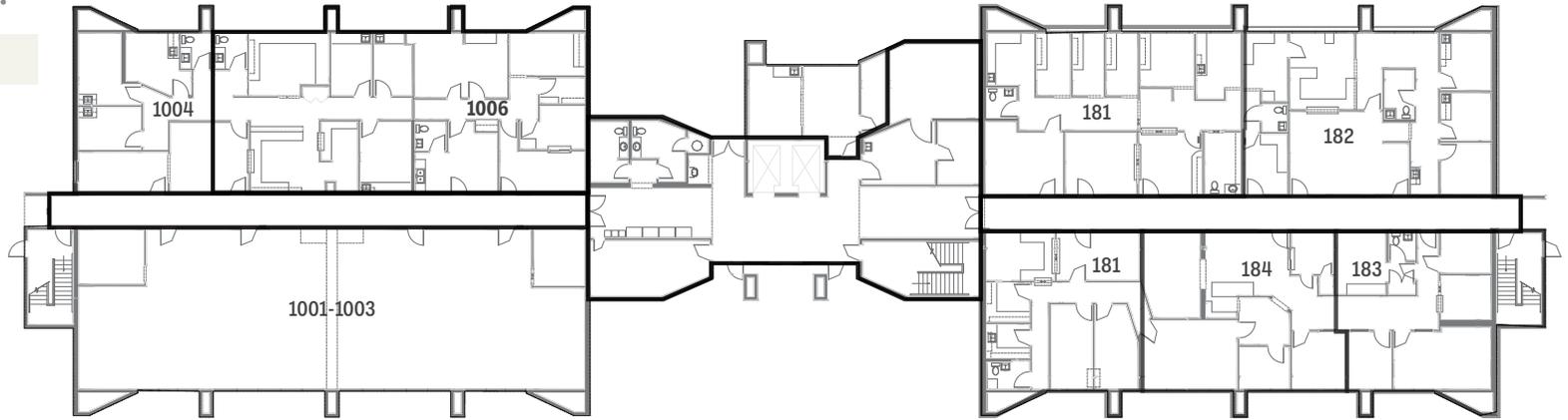


560
W BROWN RD

PROPERTY PHOTOS



1st Floor



4th Floor

- 4002 ±1,021 SF
- 4003 ±1,591 SF
- 4005/4006 ±2,437 SF Spec Suite
- 4010 ±2,101 SF



Not to Scale

AREA AMENITIES

SCHOOLS

- 1 Arizona State University
- 2 Mesa Community College
- 3 McClintock High School
- 4 Westwood High School

HOSPITAL

- 1 Banner Desert

HOTELS

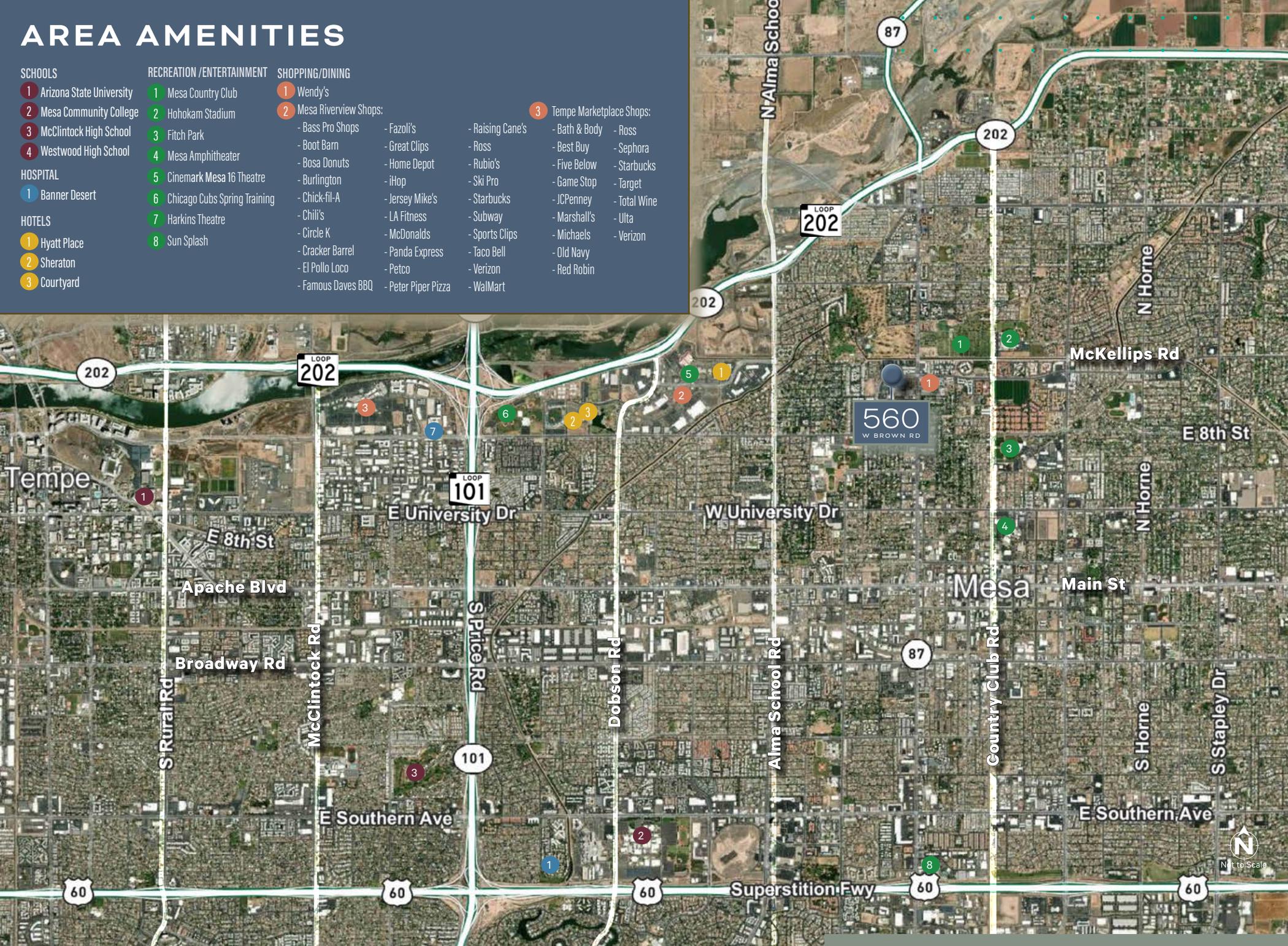
- 1 Hyatt Place
- 2 Sheraton
- 3 Courtyard

RECREATION / ENTERTAINMENT

- 1 Mesa Country Club
- 2 Hohokam Stadium
- 3 Fitch Park
- 4 Mesa Amphitheater
- 5 Cinemark Mesa 16 Theatre
- 6 Chicago Cubs Spring Training
- 7 Harkins Theatre
- 8 Sun Splash

SHOPPING/DINING

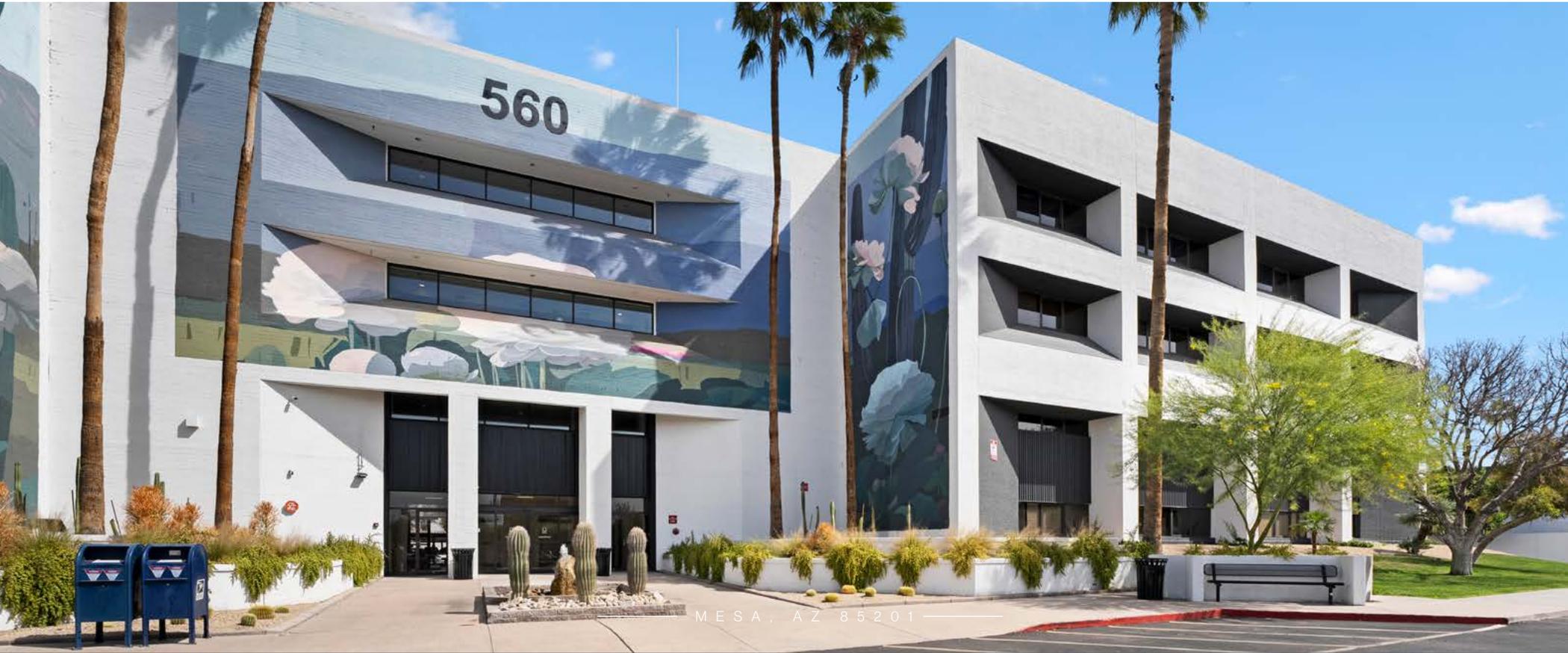
- 1 Wendy's
- 2 Mesa Riverview Shops:
 - Bass Pro Shops
 - Boot Barn
 - Bosa Donuts
 - Burlington
 - Chick-fil-A
 - Chili's
 - Circle K
 - Cracker Barrel
 - El Pollo Loco
 - Famous Daves BBQ
- 3 Tempe Marketplace Shops:
 - Fazzoli's
 - Great Clips
 - Home Depot
 - IHop
 - Jersey Mike's
 - LA Fitness
 - McDonalds
 - Panda Express
 - Petco
 - Peter Piper Pizza
- 3 Tempe Marketplace Shops:
 - Raising Cane's
 - Ross
 - Rubio's
 - Ski Pro
 - Starbucks
 - Subway
 - Sports Clips
 - Taco Bell
 - Verizon
 - WalMart
- 3 Tempe Marketplace Shops:
 - Bath & Body
 - Best Buy
 - Five Below
 - Game Stop
 - JCPenney
 - Marshall's
 - Michaels
 - Old Navy
 - Red Robin
- 3 Tempe Marketplace Shops:
 - Ross
 - Sephora
 - Starbucks
 - Target
 - Total Wine
 - Ulta
 - Verizon



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OFFICE SPACE FOR LEASE



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