

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
  - › Suite 112-113 ±1,183 SF AVAIL. 4-1-2026



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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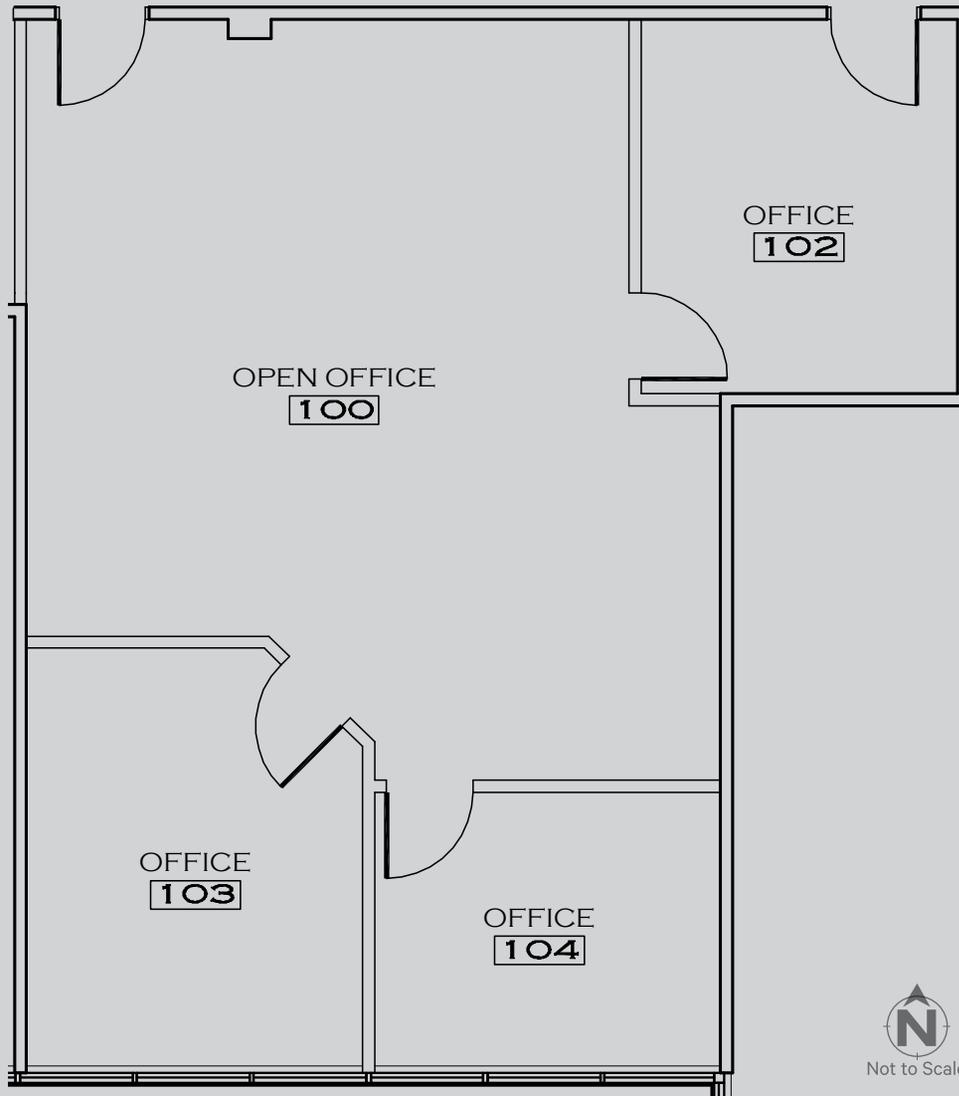
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AVAILABLE FLOOR PLANS

SUITE 112-113 — ±1,183 SF

AVAILABLE 04-01-2026



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# LOCATION



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Not to Scale

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## CONTACT US

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