

Freestanding Mesa Office For Sale in Opportunity Zone

77 West University Drive, Mesa, AZ 85201



- Freestanding Office Building for Sale
- Approximately 10,626 SF (+/- .71 Acre Lot)
- DB-1 Zoning (Downtown Business District 1) for City of Mesa
- Build-out with Private Offices, Reception, Conference Rooms
- For Sale: \$2,250,000.00 (\$211.74 PSF)
- Tax Incentives Available in Qualified Opportunity Zone
- Monument Signage Available on Busy University Drive
- Large Lot with Dedicated Parking, including Covered Parking
- Near Historic Downtown Mesa, Mesa Riverview & Tempe Marketplace
- Close Proximity to Loop 101, Loop 202, and US 60

www.menlocre.com/property

Grafton Milne, SIOR, CCIM
Designated Broker

grafton@menlocre.com

Stuart Milne, SIOR | CCIM
Executive Vice President

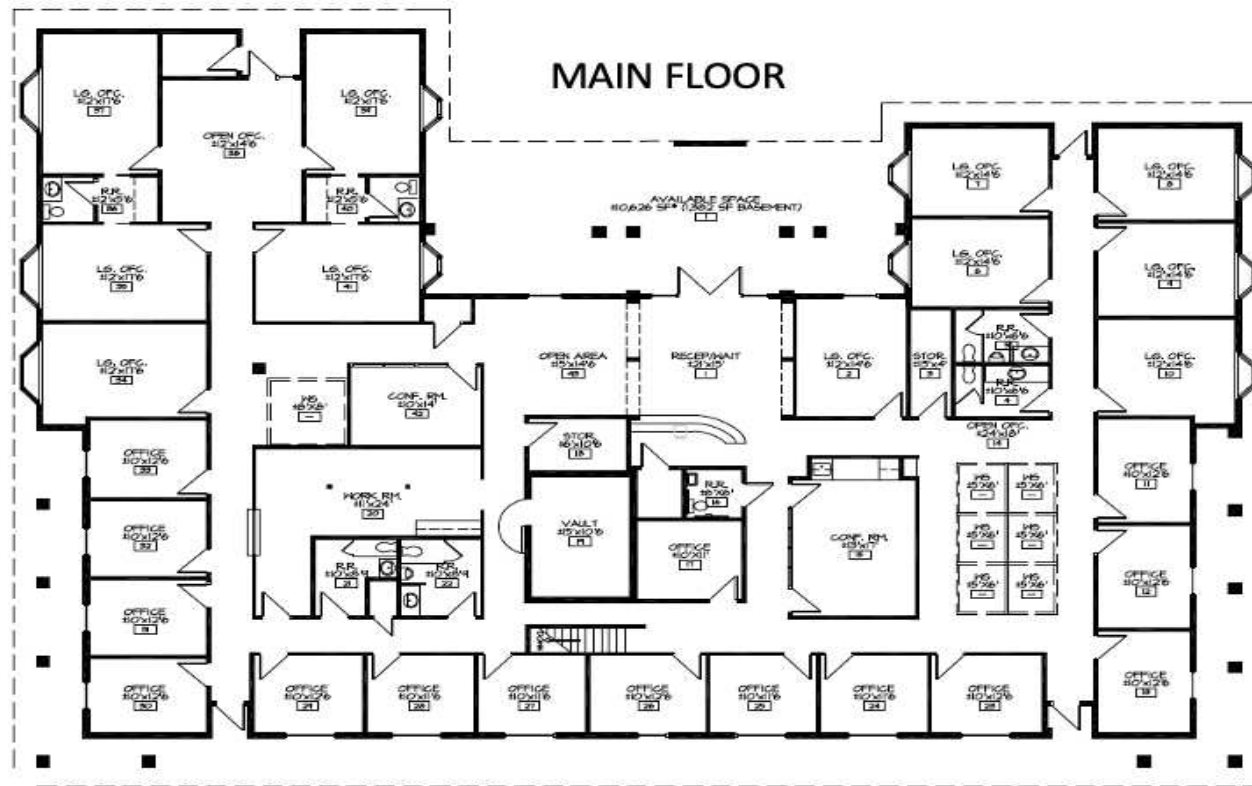
stuart@menlocre.com

P: 480.659.1777 • F: 480.535.5854
www.menlocre.com

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Floor Plan



MAIN FLOOR

SCALE: 1/8" = 1'-0"



BASEMENT

SCALE: 1/8" = 1'-0"



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Photos

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MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

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Aerial Map

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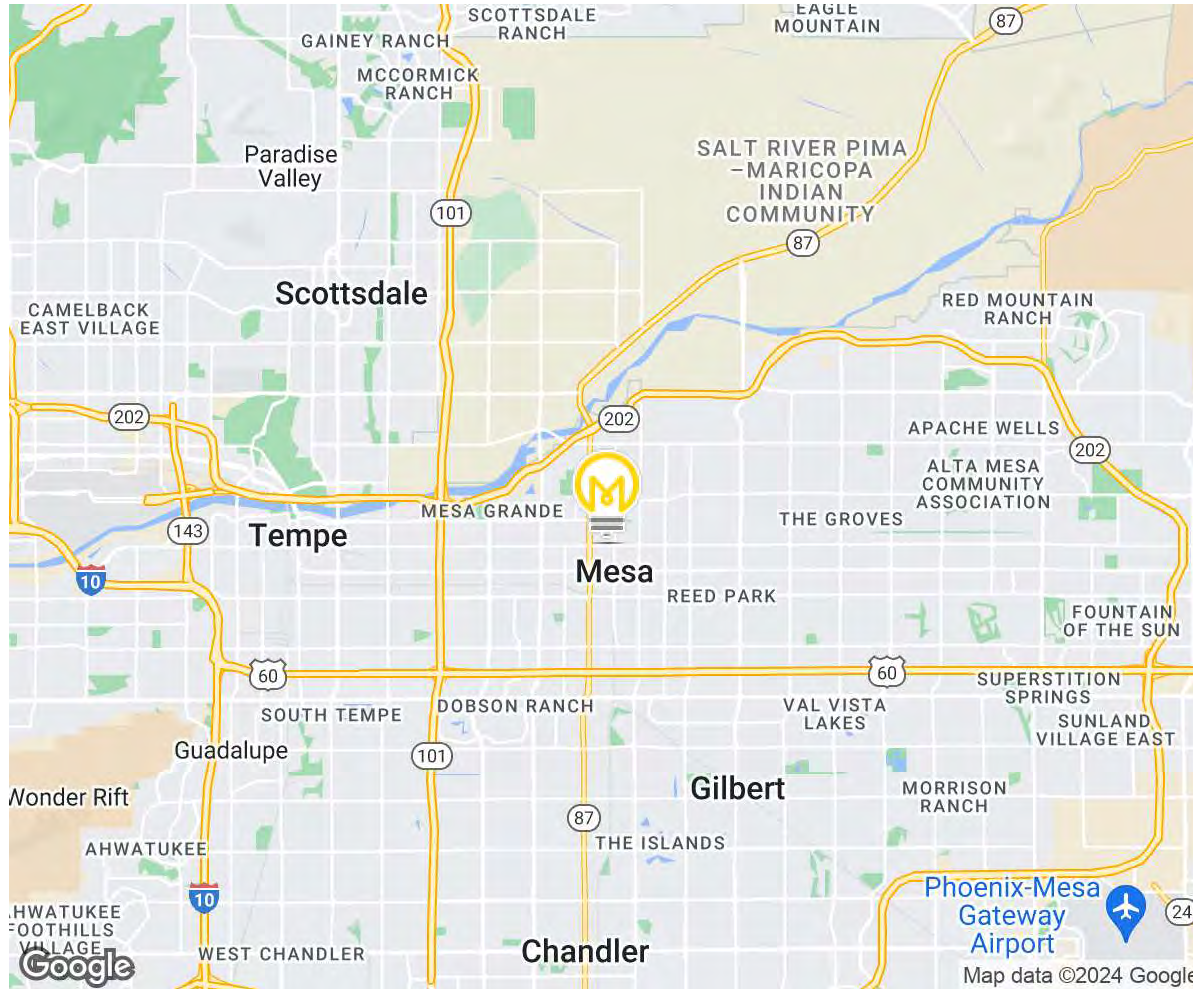
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Site Details



DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	642	2,244	8,457
Total Population:	1,031	4,056	18,419
Average HH Income:	\$35,379	\$37,089	\$41,667