

# Built Out Mesa Office | For Lease

3740 E Southern Ave, Mesa, AZ 85206



- Built Out Office Suite Available For Lease
- For Lease: \$16.00 PSF Modified Gross
- Suite 210: +/- 1,585 SF
- Monument Signage on Southern Avenue with Digital Temperature and Time
- Covered Parking: 1/1,000
- Beautiful Outside Atrium
- High Traffic Volume
- Close to US 60 & Major Retailers

[www.menlocre.com/property](http://www.menlocre.com/property)

Grafton Milne, SIOR, CCIM

Designated Broker

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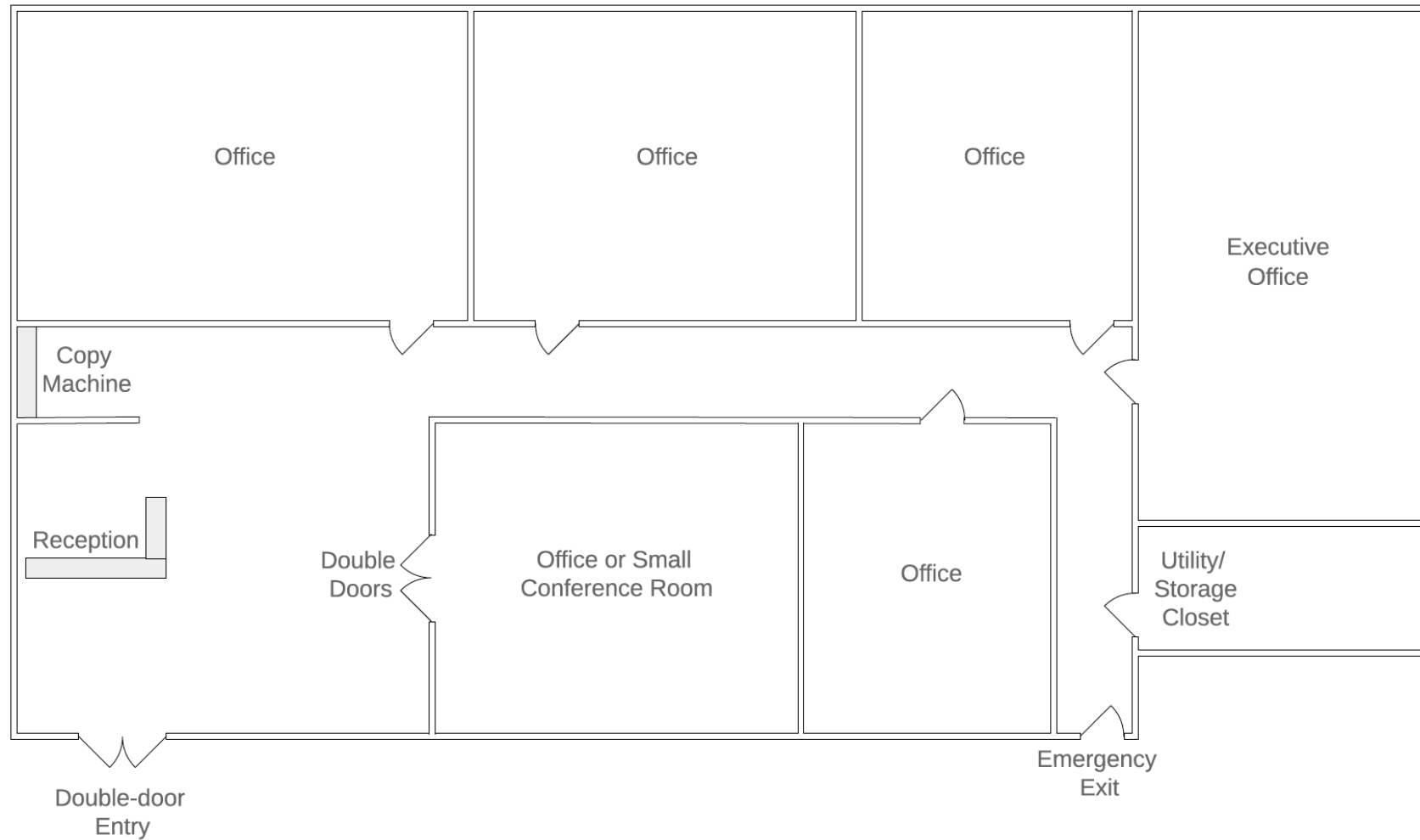
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Suite 210: +/- 1,585 SF

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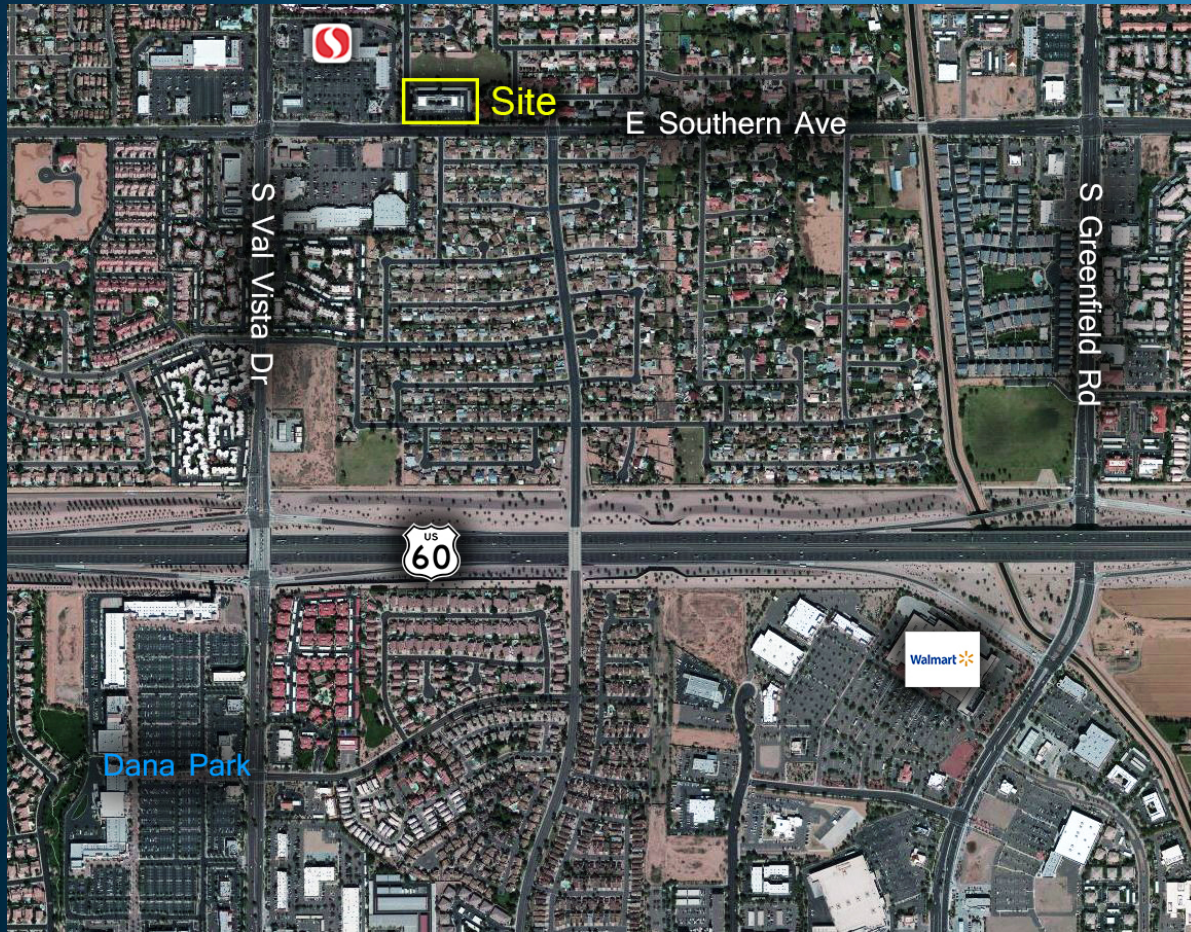
Additional Photos

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| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Households:  | 5,183    | 54,457   | 119,678  |
| Total Population:  | 13,972   | 139,076  | 326,319  |
| Average HH Income: | \$69,505 | \$65,118 | \$69,845 |

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