



**FOR LEASE | OFFICE**

# GENERAL OFFICE SUITE

238 W 2nd St, Mesa, AZ 85201

**Dave Collins** VP, Associate Broker | 480.610.2400 | [dave@coberealestate.com](mailto:dave@coberealestate.com)



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## PROPERTY SUMMARY

**Available SF:** 1,308 SF

**Lease Rate:** \$22.00 SF/yr (MG)

**Building Size:** 1,308 SF

**Zoning:** DR-2

**Cross Streets:** Country Club & Main

## LOCATION OVERVIEW

Located just East of Country Club on 2nd St in the Historic District of downtown Mesa.

## PROPERTY HIGHLIGHTS

- 1,308 SF General Office for Lease for \$22/SF
- Buildout includes: Lobby/Reception, 3 Offices, Storage, Conference Room, Work Area and Restroom
- Monument Signage Available
- Covered parking
- Within 1/2 mile of Light Rail Station and 2.5 miles to US 60 Superstition Freeway

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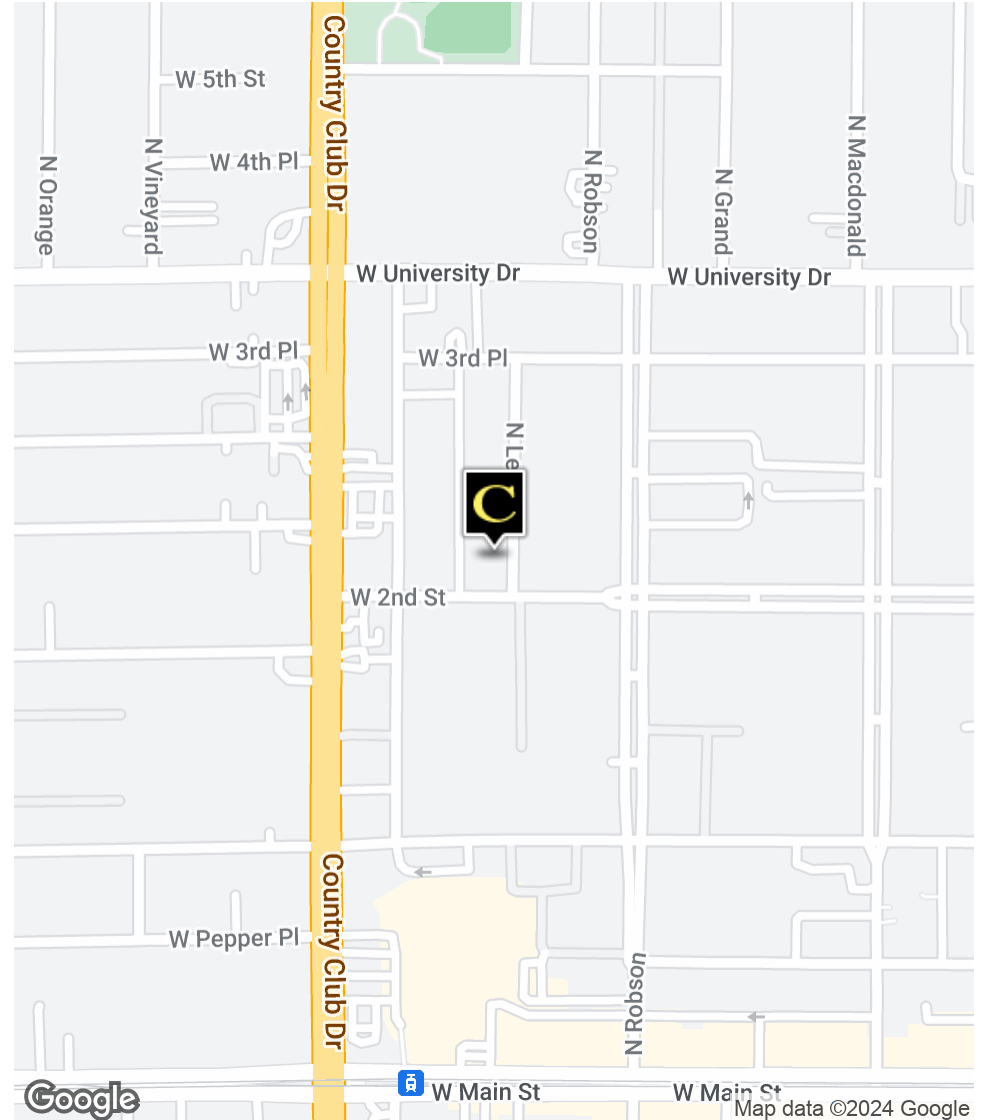
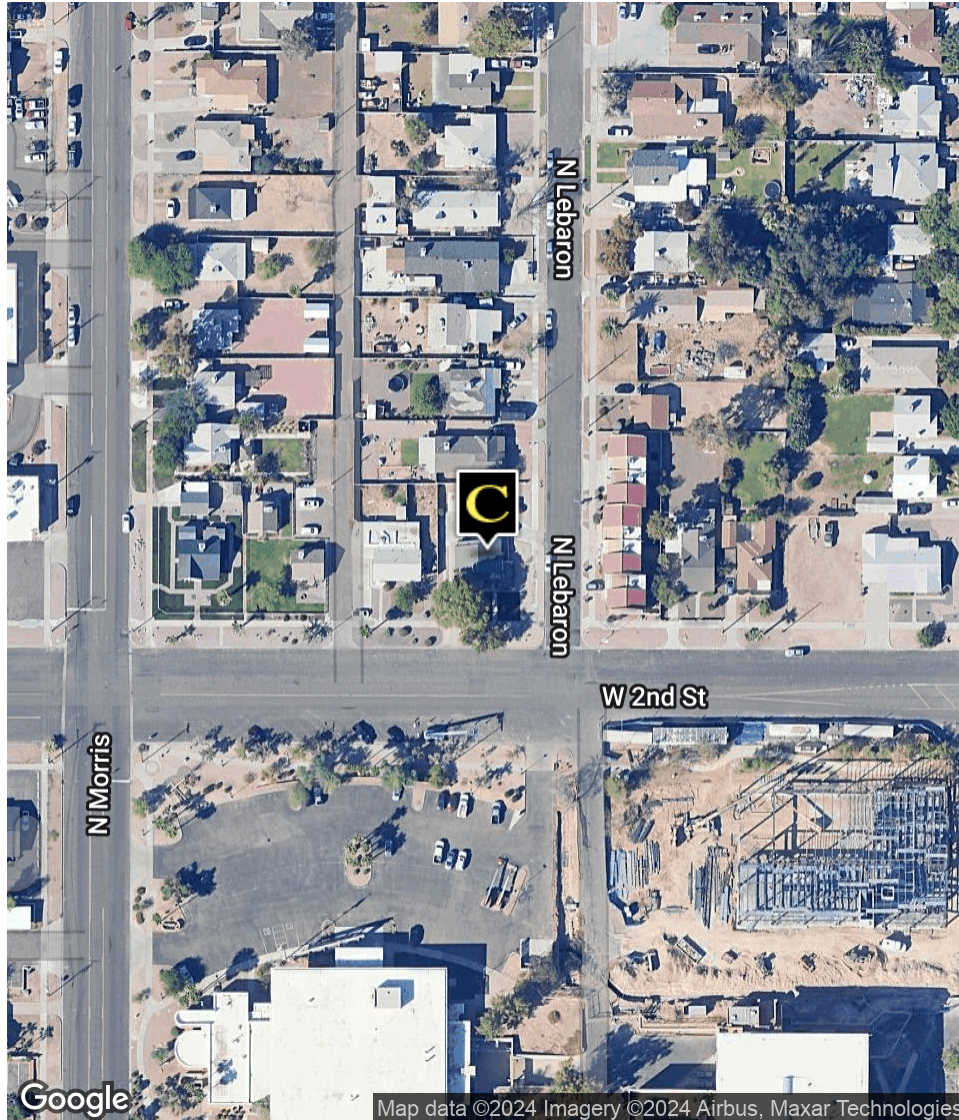
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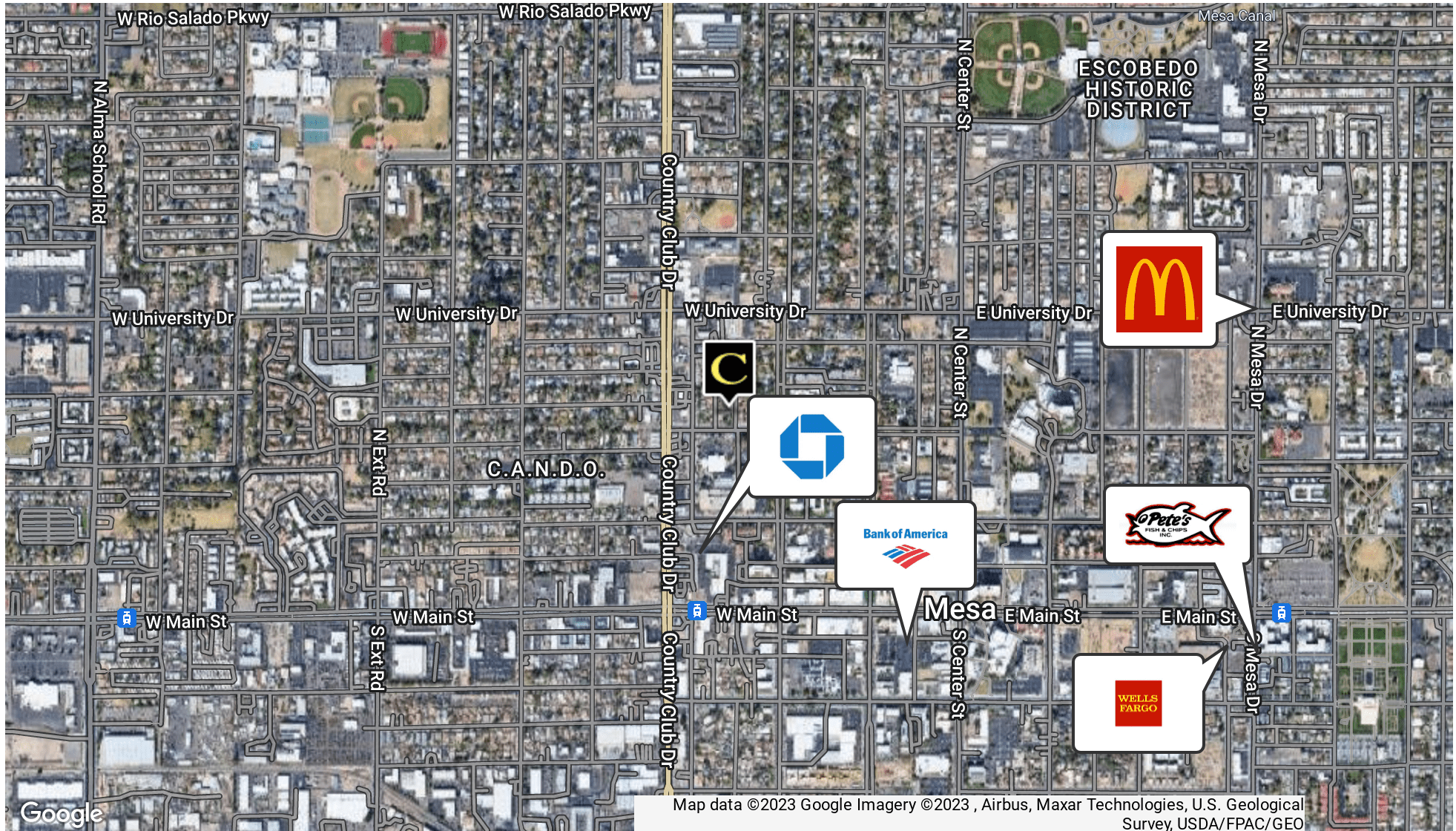
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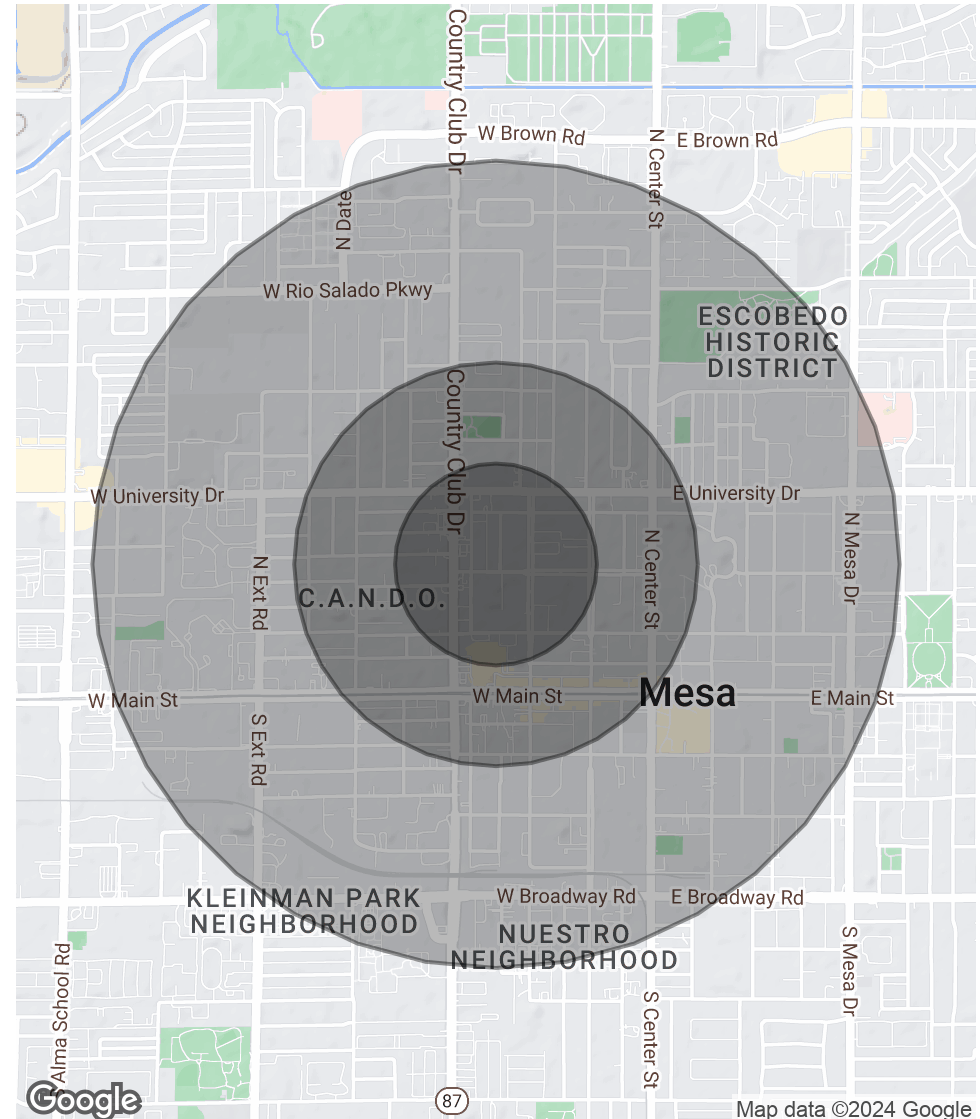
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,832	7,567	24,361
Average age	30.4	29.8	30.7
Average age (Male)	34.9	32.9	30.9
Average age (Female)	28.1	28.3	31.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	712	2,975	8,691
# of persons per HH	2.6	2.5	2.8
Average HH income	\$55,688	\$54,422	\$60,694
Average house value	\$218,849	\$208,062	\$215,629

\* Demographic data derived from 2020 ACS - US Census



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