



FOR LEASE | OFFICE

40 N CENTER ST

Mesa, AZ 85201

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Lease Rate: \$21.00 SF/yr (Full Service)
Zoning: DC- Downtown Core District
Cross Streets: Center St & Pepper Pl

AVAILABLE SPACES

| Suite | Lease Rate |
|-----------|---------------|
| Suite 101 | \$21.00 SF/yr |
| Suite 103 | \$21.00 SF/yr |
| Suite 105 | \$21.00 SF/yr |

LOCATION OVERVIEW

Prestigious Class A Building located in the thriving revitalization area of downtown Mesa. Property is within walking distance of Mesa Convention Center, Art Center, City of Mesa Offices, Chamber of Commerce, and Municipal Court. Only 1 Block to Light Rail Station, Main Street retail, boutiques, offices and restaurants.

PROPERTY HIGHLIGHTS

- Premier Office Building in Downtown Mesa with Suites for \$21.00/SF Full Service
- Suite 101: 3,165 SF, reception area, conference room, 9 offices, copy room
- Suite 103: 4,362 SF, reception area, conference room, 13 office, break room, copy room
- Suite 105: 1,205 SF, reception area, 4 offices
- All combined: 8,735 SF
- Located in the Heart of Downtown Mesa, Only Blocks from Major Event Centers, Civic Buildings and Retail.
- Perfect for Professional Services (Attorney, CPA , Title Company, etc)

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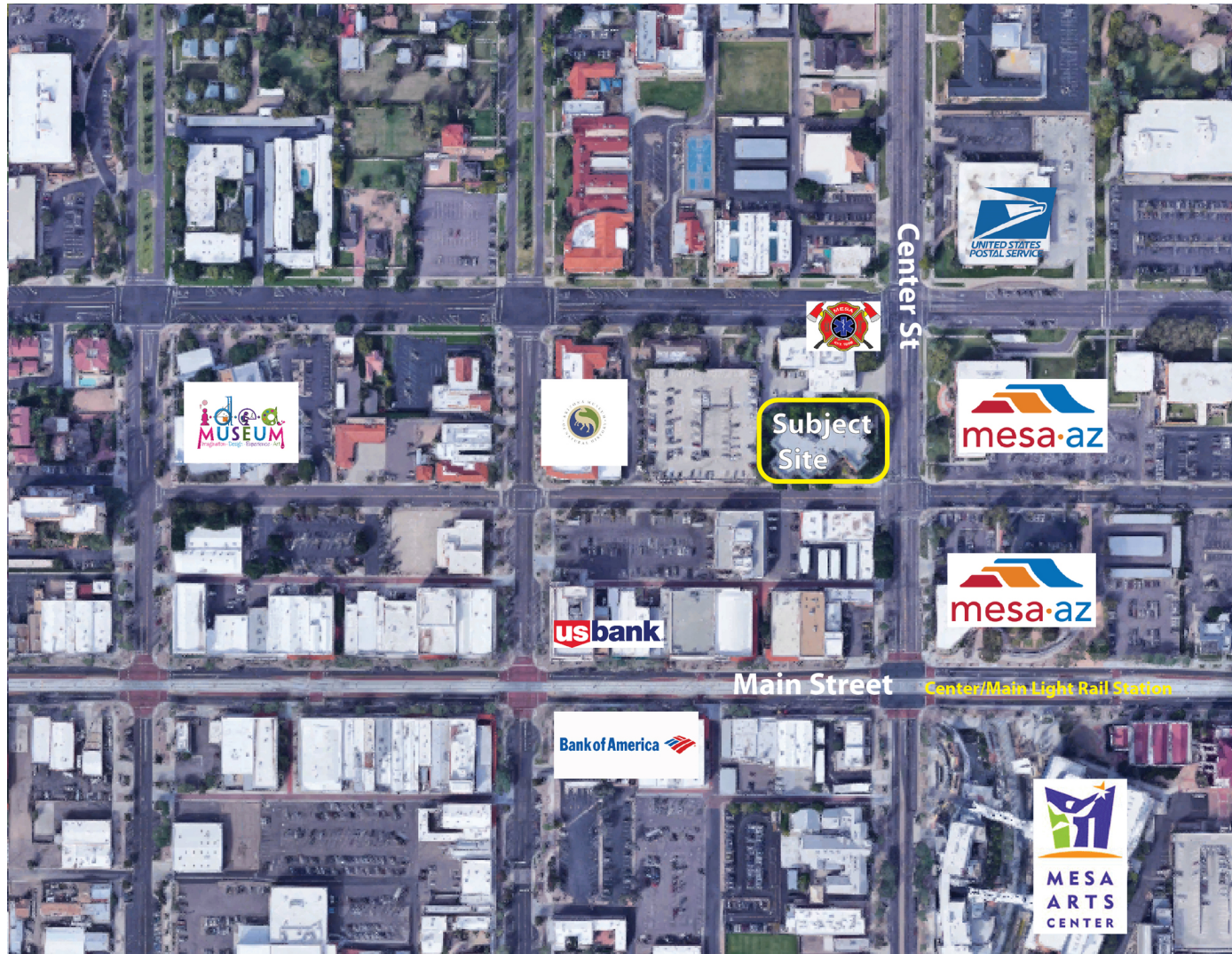
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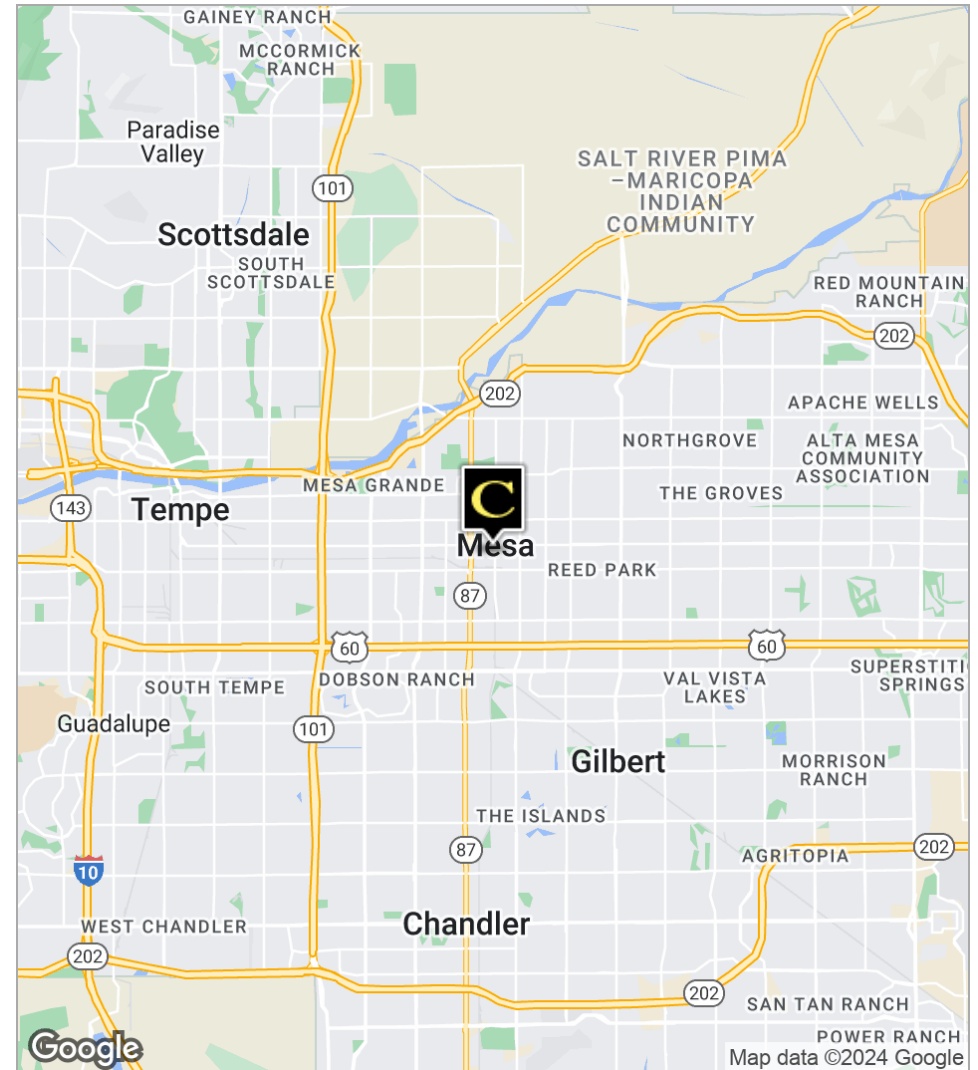
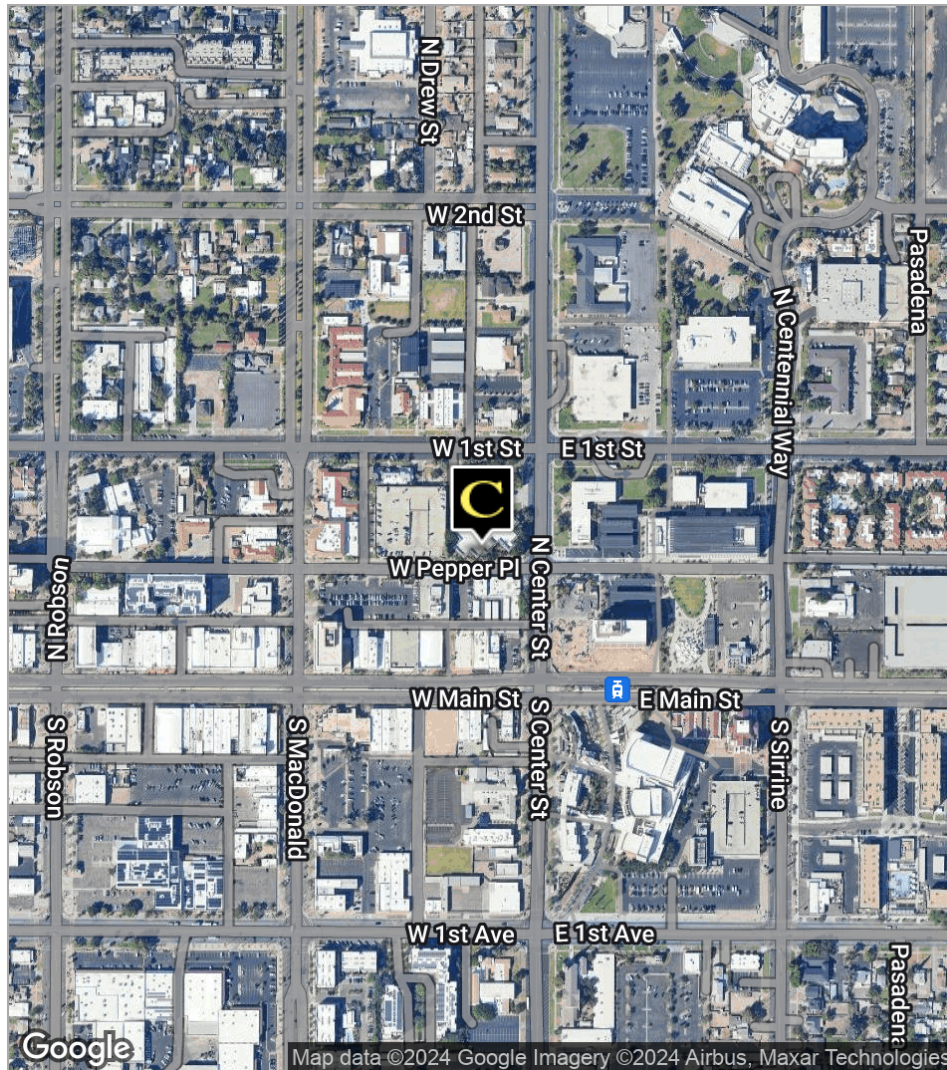
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CoBE
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| | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Population | 549 | 2,276 | 18,320 |
| Population Density | 2,796 | 2,898 | 5,831 |
| Median Age | 52.5 | 49.0 | 34.3 |
| Median Age (Male) | 48.7 | 45.5 | 32.3 |
| Median Age (Female) | 54.3 | 51.6 | 37.0 |
| Total Households | 407 | 1,524 | 7,544 |
| # of Persons Per HH | 1.3 | 1.5 | 2.4 |
| Average HH Income | \$31,229 | \$31,567 | \$39,683 |
| Average House Value | \$130,612 | \$121,846 | \$163,869 |

* Demographic data derived from 2020 ACS - US Census

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