



FOR LEASE

East Valley Professional Office

1255 W Baseline
Road,
Mesa, AZ 85202

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Menlo Group
COMMERCIAL REAL ESTATE

Mesa Executive Park

1255 W Baseline Road, Mesa, AZ 85202

Executive Summary



OFFERING SUMMARY

Available SF: 1,815 - 5,993 SF

Lease Rate: \$18.50 SF/yr
(Full Service)

Building Size: 79,136 SF

Zoning: C-2

PROPERTY OVERVIEW

Multiple professional office suites available for Lease. Located within the Mesa Executive Park, the shaded courtyard and upgraded landscaping creates a serene work environment for any Tenant. Great East Valley location with close proximity to the US 60 Freeway and Loops 101 and 202. Located near multiple business and retail amenities. Ample parking and signage available.

PROPERTY HIGHLIGHTS

- Professional Office Space for Lease
- New Spec Suites Available
- Great East Valley Location
- Easy Access to US 60, Loop 101, and Loop 202 Freeways
- Located Near Multiple Business and Retail Amenities
- Parking Ratio: 5.0/1,000 with 1.0/1,000 Covered Parking
- Signage Available

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A-200	Available	4,659 SF	Full Service	\$18.50 SF/yr	-
Suite C-255	Available	2,062 SF	Full Service	\$18.50 SF/yr	Spec Suite
Suite C-259	Available	2,232 SF	Full Service	\$18.50 SF/yr	Spec Suite
Suite C-175	Available	2,392 SF	Full Service	\$18.50 SF/yr	-
Suite D-192	Available	1,815 SF	Full Service	\$18.50 SF/yr	-
Suite D-278	Available	3,229 SF	Full Service	\$18.50 SF/yr	-
Suite D-288	Available	5,993 SF	Full Service	\$18.50 SF/yr	-

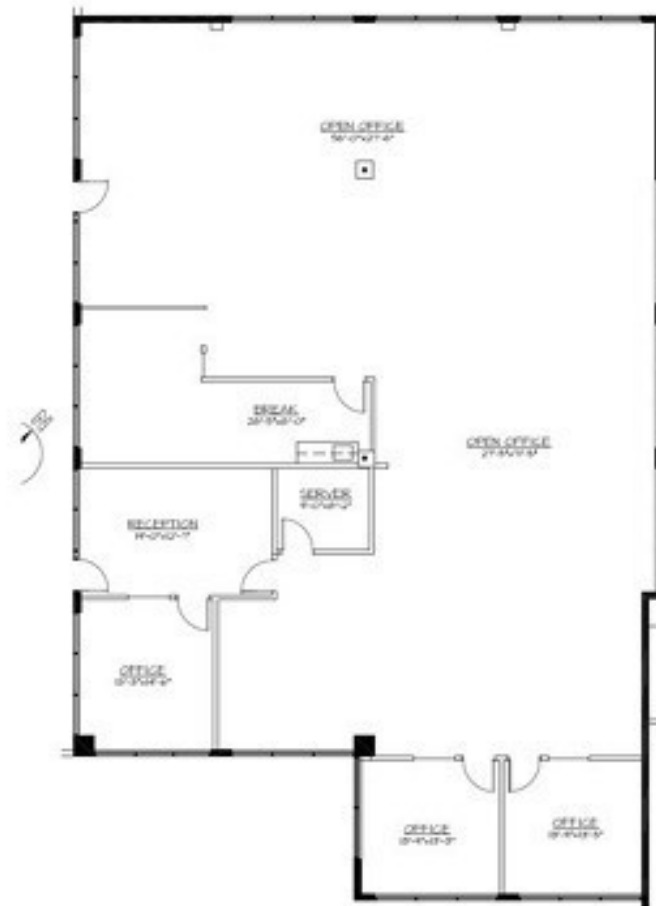
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Suite A-200 (4,659 RSF)

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SUITE A-200 +/- 4,659 SF

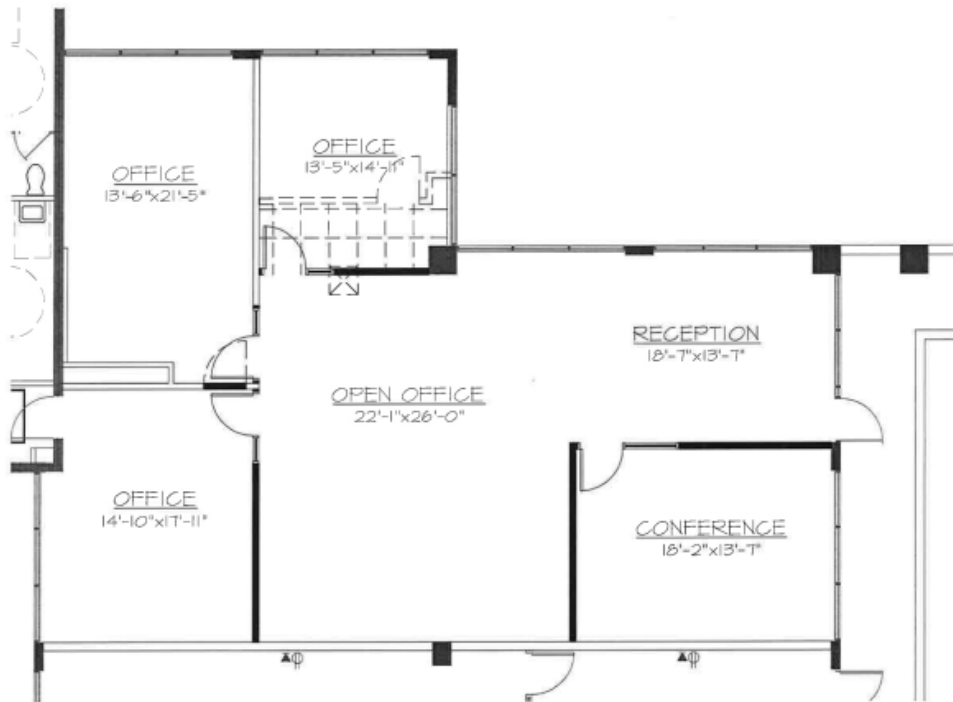


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NEW SPEC SUITE C-255 (+/- 2,062 RSF)

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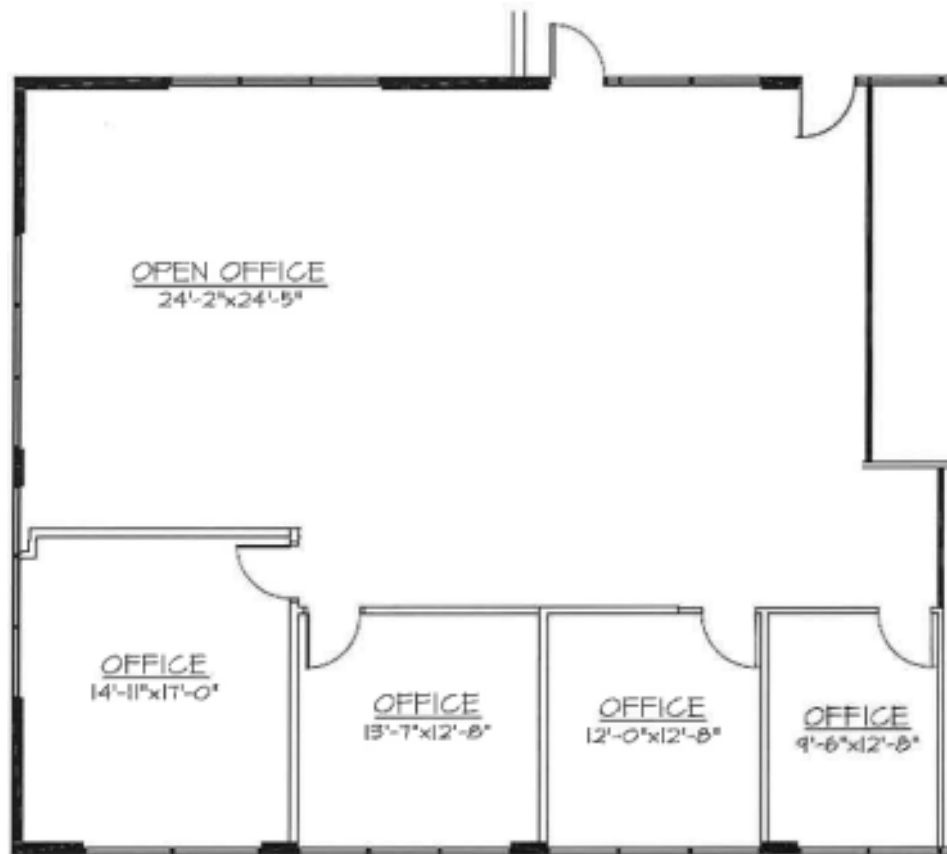


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NEW SPEC SUITE C-259 (+/- 2,232 RSF)

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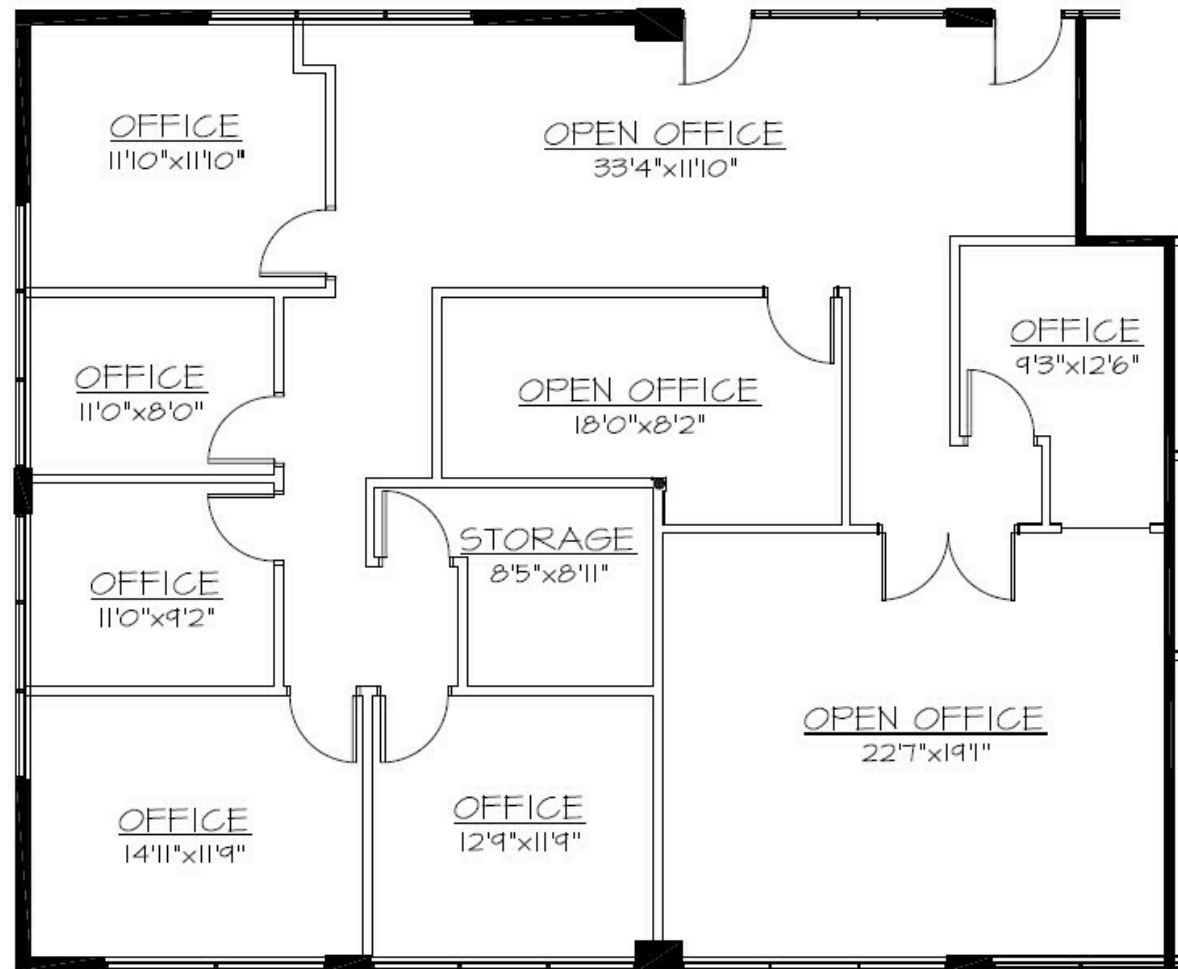


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Suite C-175 (+/- 2,279 SF)

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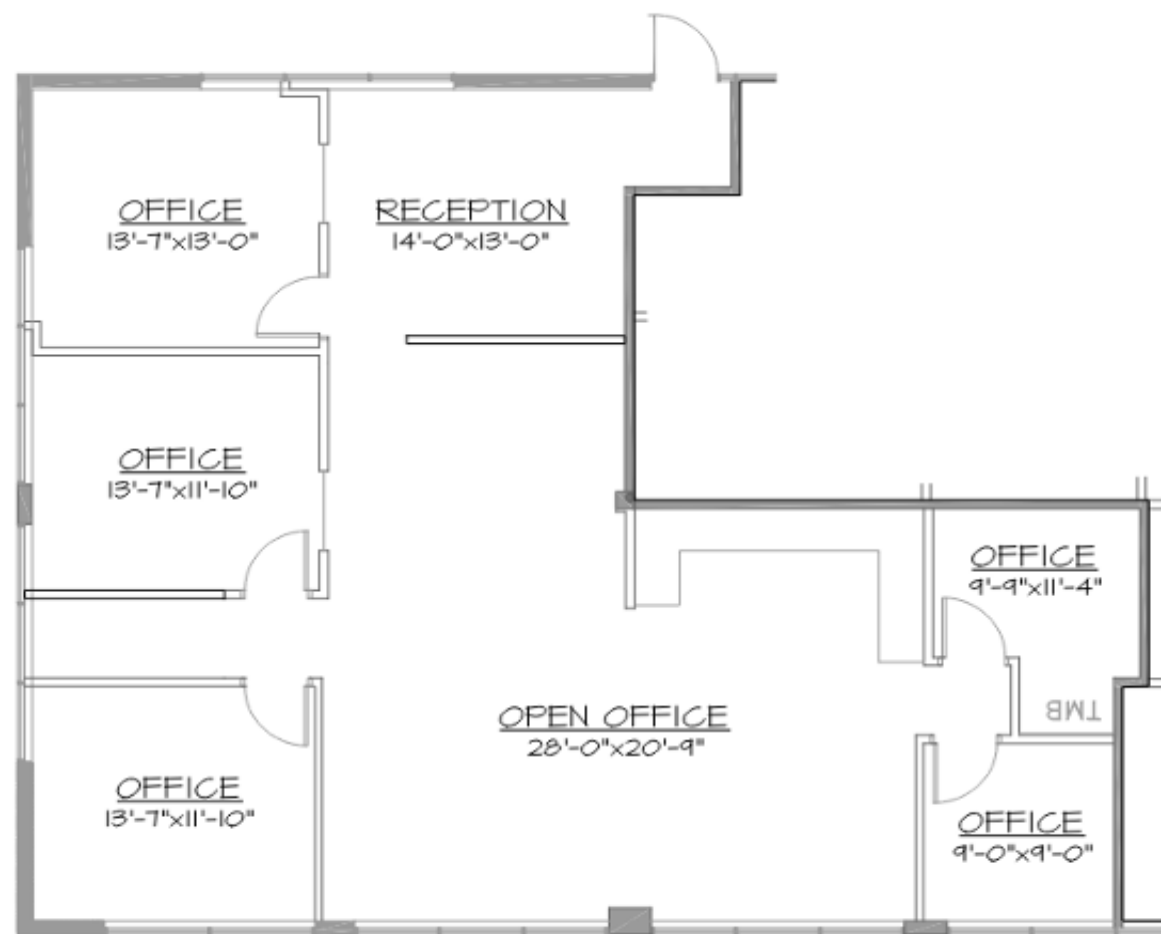


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Suite D-192 (+/- 1,815 RSF)

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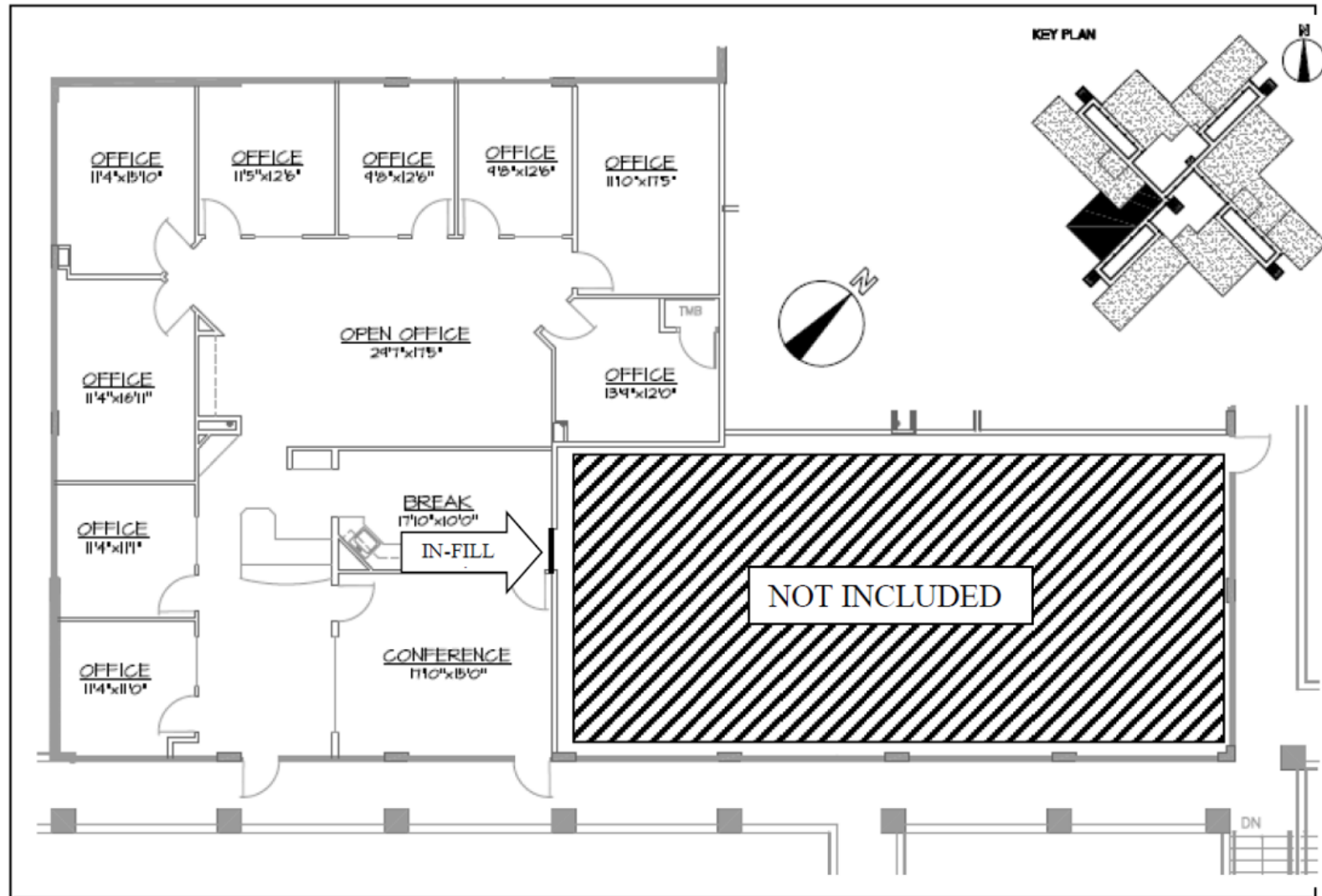


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Suite D-278 (+/- 3,229 RSF)

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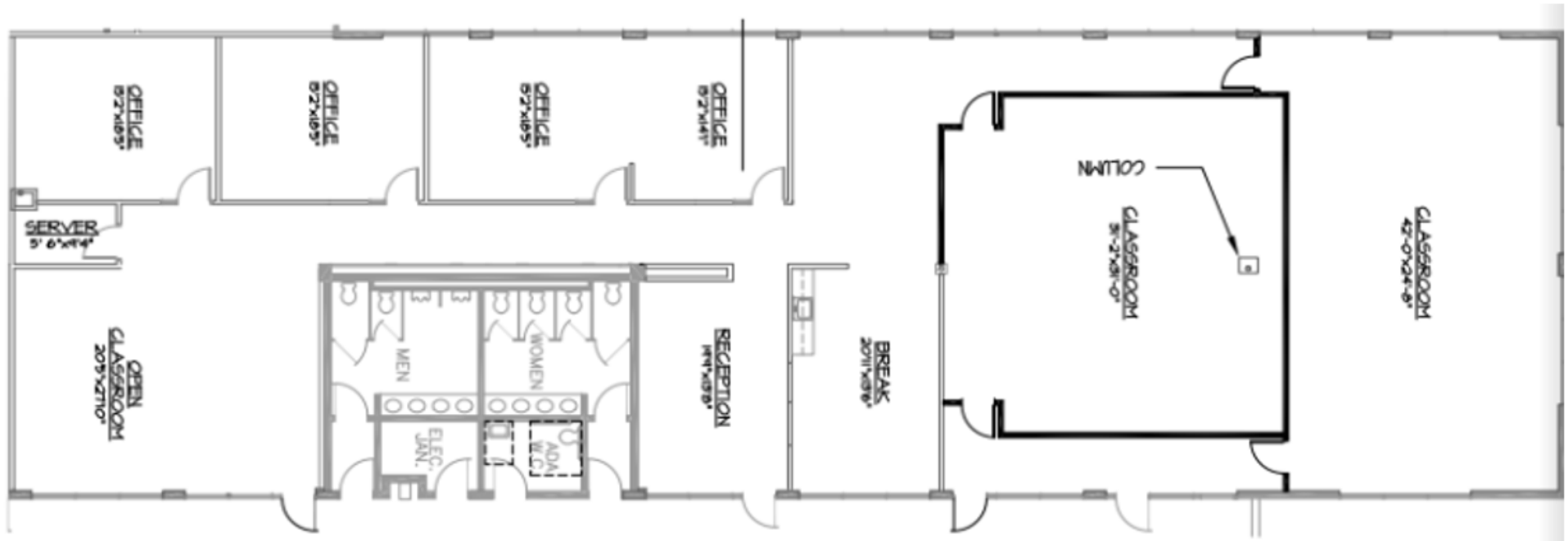
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Suite D-288 (+/- 5,993 RSF)

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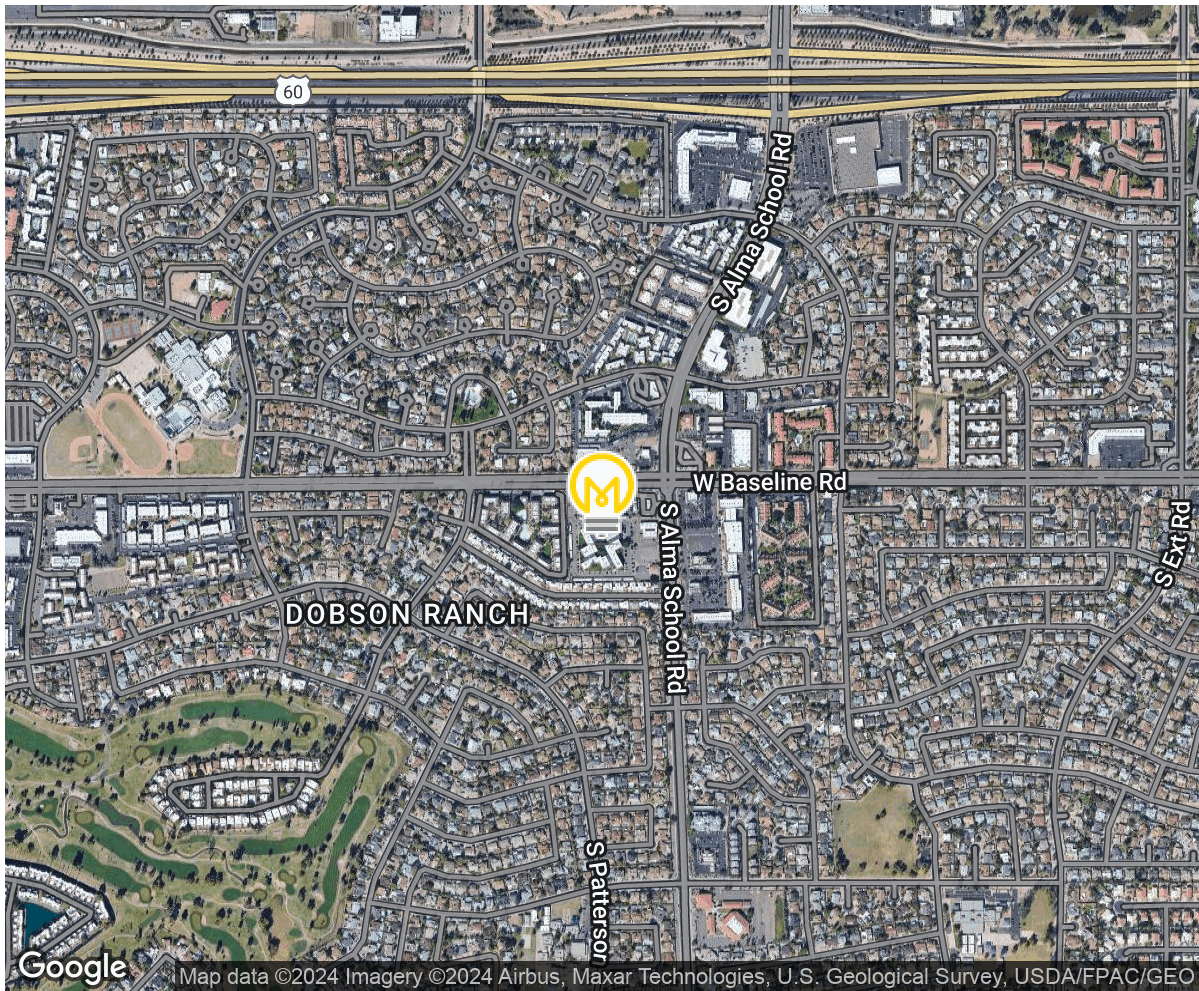
SUITE D-288 +/- 5,993 SF



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Aerial Map



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,607	54,942	149,582
Total Population:	13,492	140,085	394,189
Average HH Income:	\$64,996	\$60,403	\$63,758