



FOR SUBLEASE | OFFICE

STAPLEY PROFESSIONAL PLAZA

1220 N Spencer, Mesa, AZ 85203

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



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PROPERTY SUMMARY

Available SF:	2,350 - 4,700 SF
Lease Rate:	\$6,000 per month (MG)
Lot Size:	0.42 Acres
Building Class:	B
Year Built:	1984
Zoning:	OC
Cross Streets:	N Stapley Dr/Brown Rd

AVAILABLE SUITES

Suite 100 2,350 SF	\$3,000/Month MG
Suite 200 2,350 SF	\$3,000/Month MG
Suite 100/200 4,700 SF	\$6,000/Month MG

PROPERTY OVERVIEW

This office sublease is located within Stapley Professional Plaza **at the intersection of Spencer Road and Brown Road in the heart of Mesa**. Master lease expires on 2/29/2028. Each suite features a reception area, large executive office, three private offices, a restroom, and a storage room, with shared access to a kitchen, break room, spacious conference room, sitting area, and elevator. **Furniture is available**, as well. **Lease one suite or both, for a combined square footage of 4,700 SF**. Situated just north of Main Street, the property offers **quick access to Loop 202 and AZ-87 for strong regional connectivity**.

PROPERTY HIGHLIGHTS

- Each suite includes: **3 private offices, large executive office**, reception, restroom, and storage. Shared access to a breakroom, kitchen, expansive conference room/sitting area, and an **elevator**.
- Just north of Main Street with **easy access to Loop 202**
- Furniture available to remain in place
- **Surrounded by retail, dining, and services**

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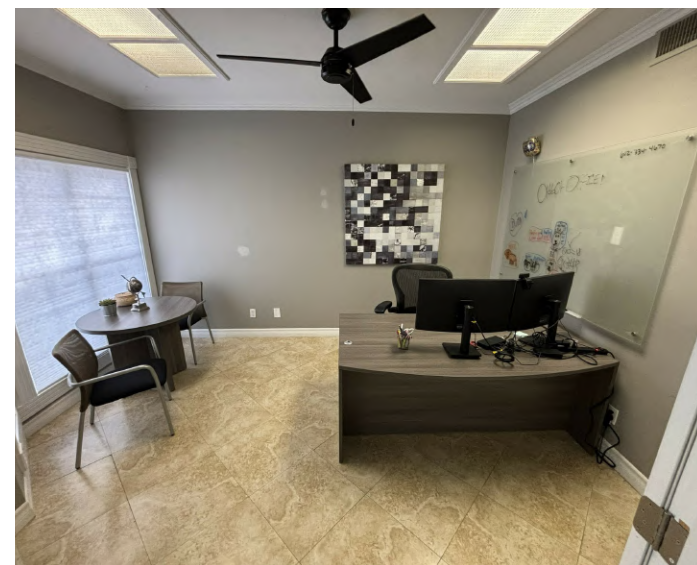
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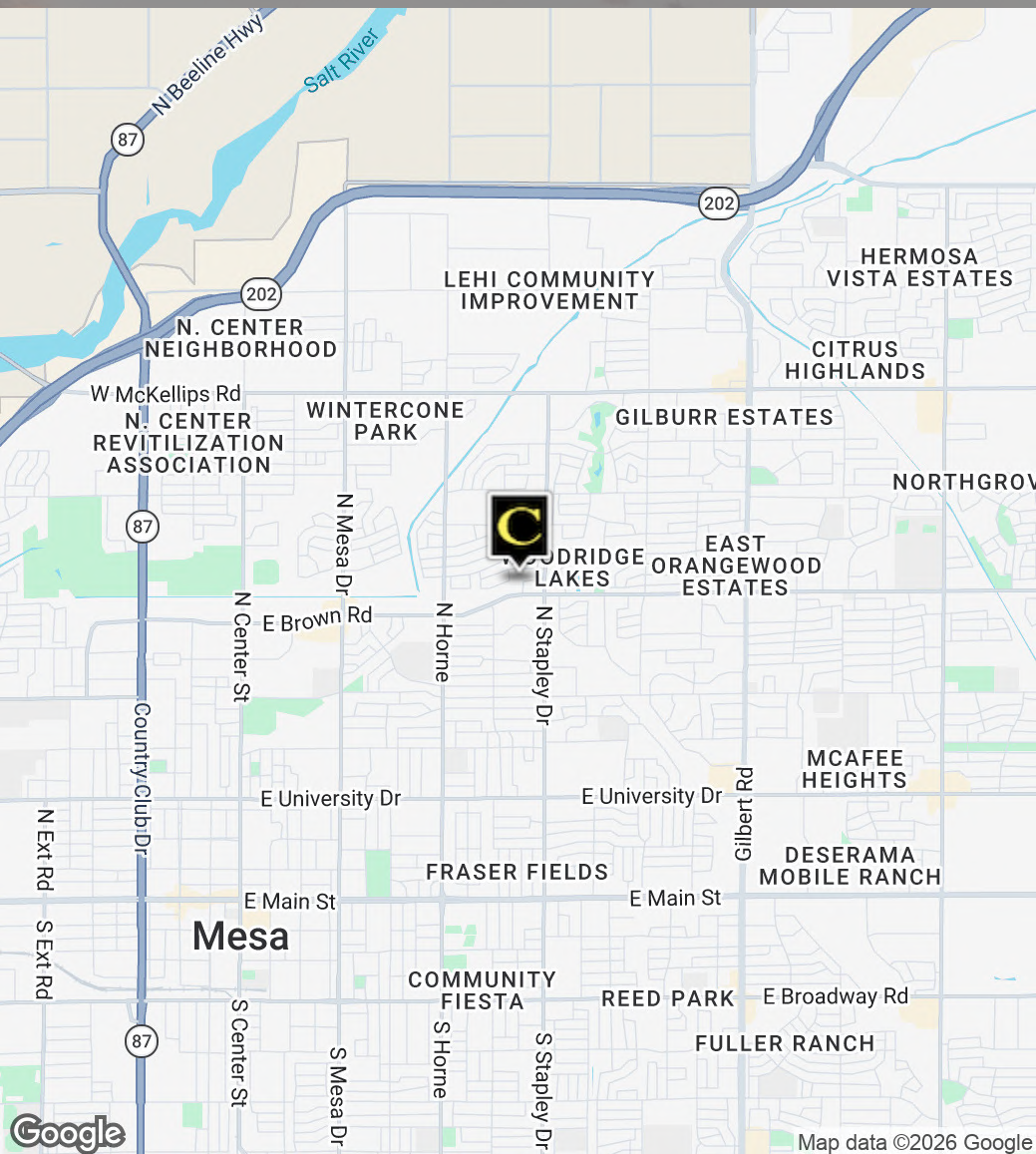
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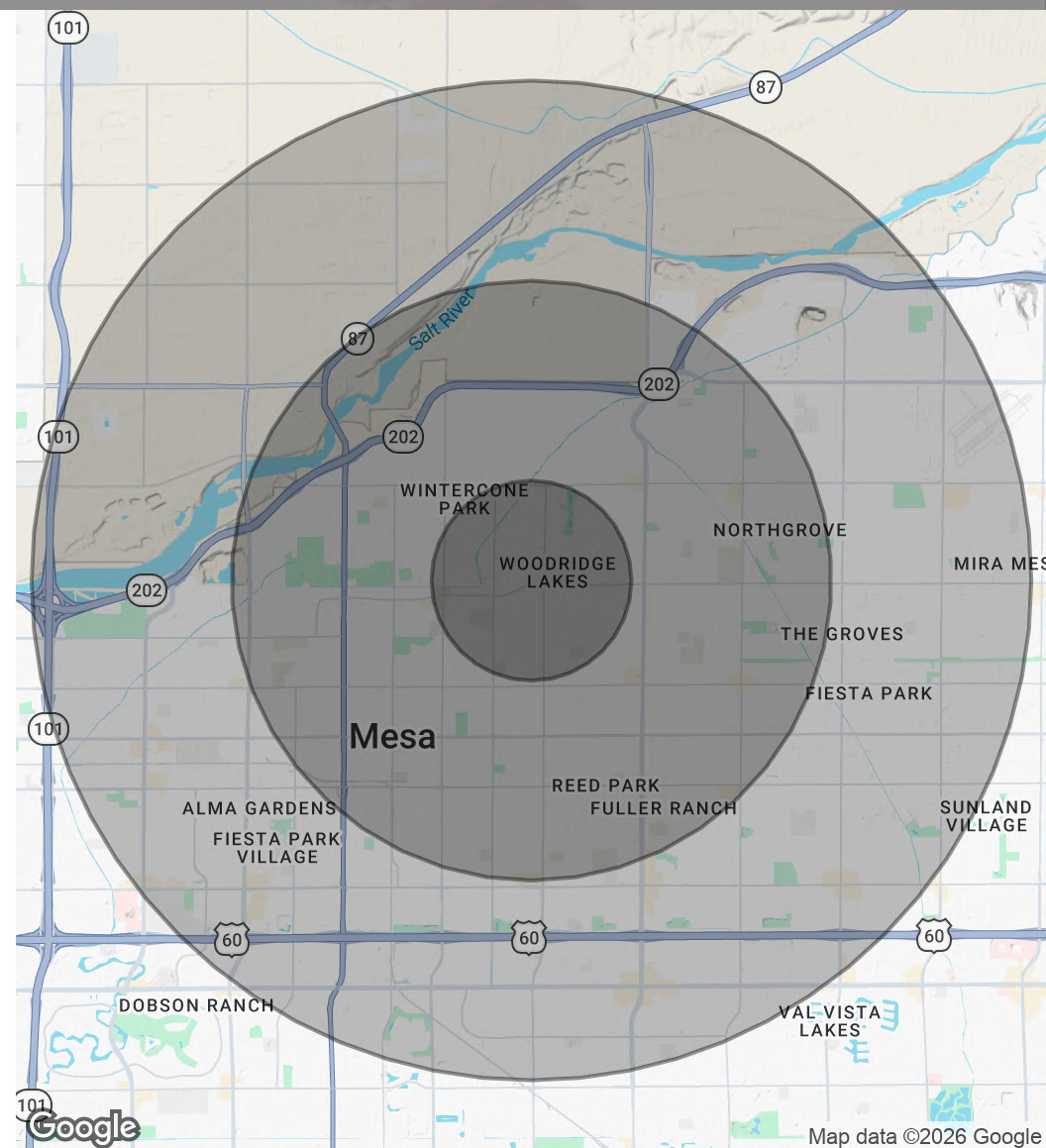
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,014	144,068	289,918
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,658	50,516	108,276
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$99,749	\$91,497	\$92,288
Average House Value	\$460,369	\$423,173	\$408,189

2020 American Community Survey (ACS)



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