



IMI

ONE MACDONALD CENTER

Available for Lease
1 N MacDonald Dr | Mesa, AZ 85201
Modern Office Available
Opportunity Zone

PROPERTY FEATURES

Rebuilt in 2005 One MacDonald Center is a ±59,843 square foot office complex located in downtown Mesa where over 490 businesses and 10,000 people currently call home.

Located at the north east corner of Main Street and MacDonald Drive, One MacDonald Center is a Class A, fully integrated and fully scalable office building. It allows a small one-office user the same technological and business amenities & benefits as a full floor tenant.

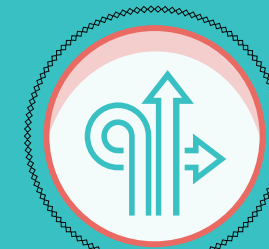
HIGHLIGHTS



±59,843 SF
office complex



Secure key code entry
with after hours access



Close proximity to major
highways: Loop 101, Loop 202,
and US-60



Located at the north east
corner of Main Street &
MacDonald Drive

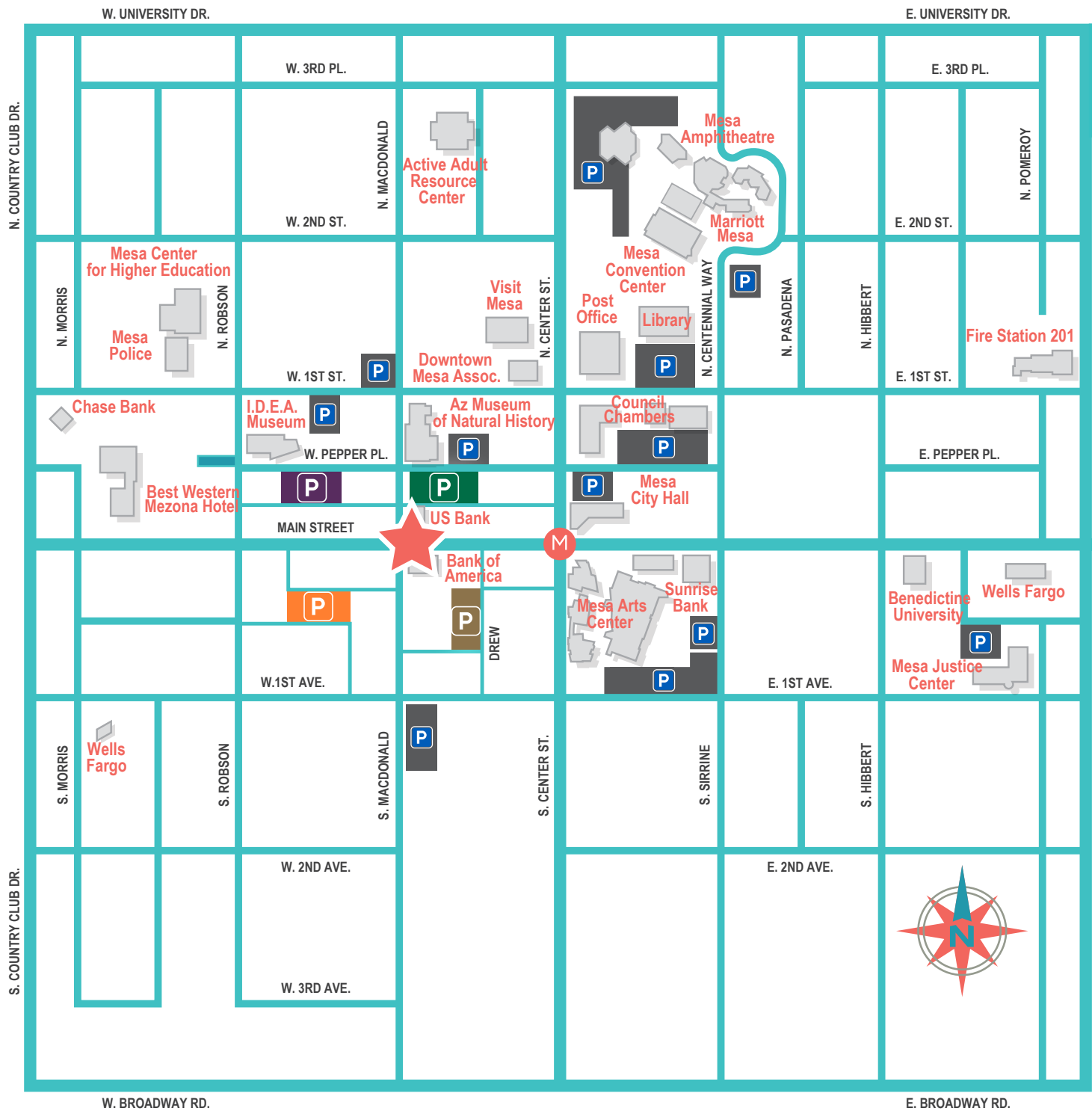


Large and small conference
rooms, kitchen facilities, and
shared services available



Three hour visitor parking
behind the building and
covered garage parking
across the street





LIGHT RAIL STOP AT CENTER & MAIN ST



IML

55 transit score
Good Transit

bike score **87**
Very Bikeable

71 walk score
Very Walkable

900+ RESTAURANTS



7,568 LUXURY APARTMENTS



55 HIKING TRAILS



ASU



ASU at Mesa City Center is located one block east of One Macdonald Center and will open Fall 2021. The 118,000 SF new building will house programs offered by the Herberger Institute for Design and the Arts.

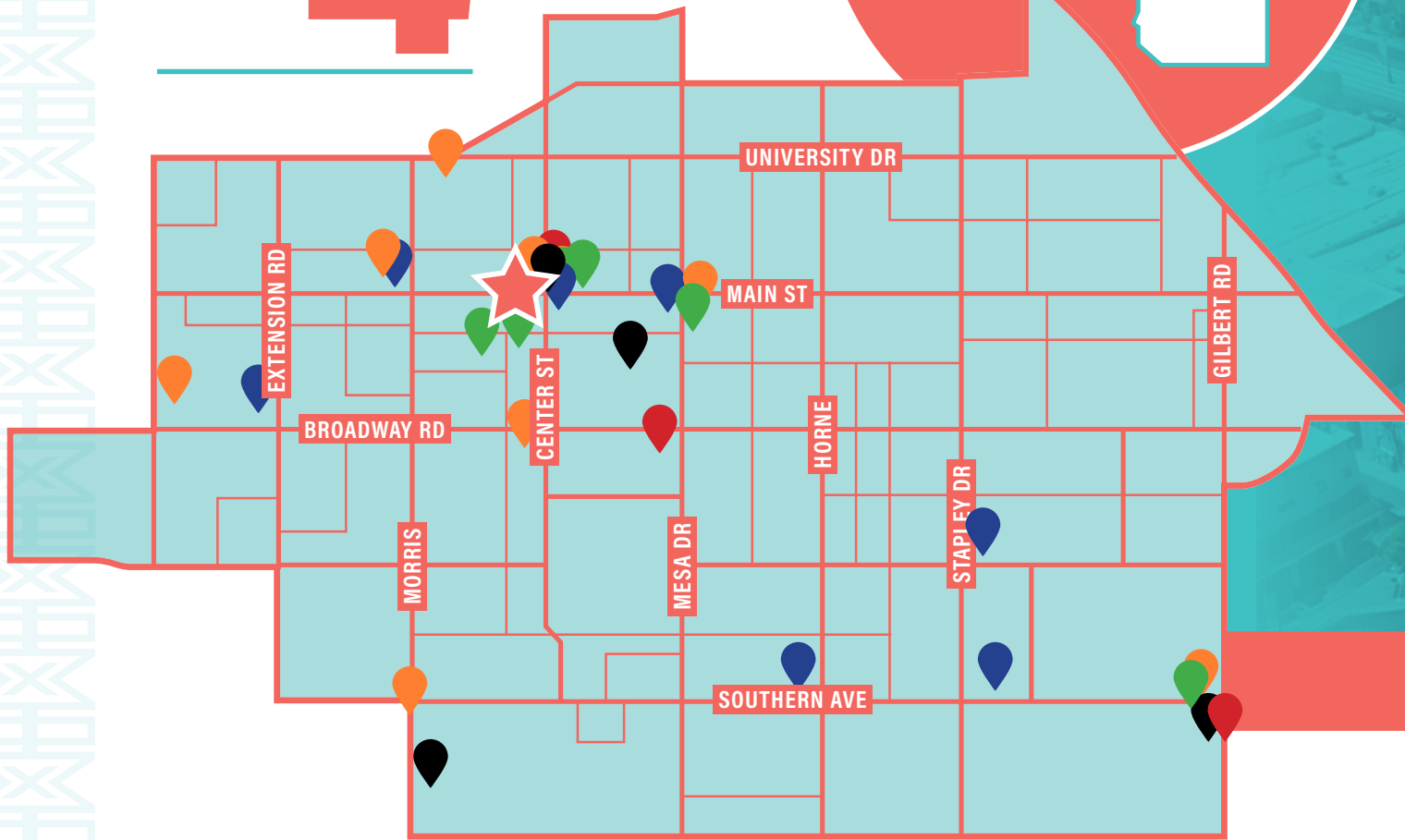
WALKABLE AMENITIES



LIFE STYLE

MESA DEVELOPMENT SITES ACTIVITY

DISTRICT 4



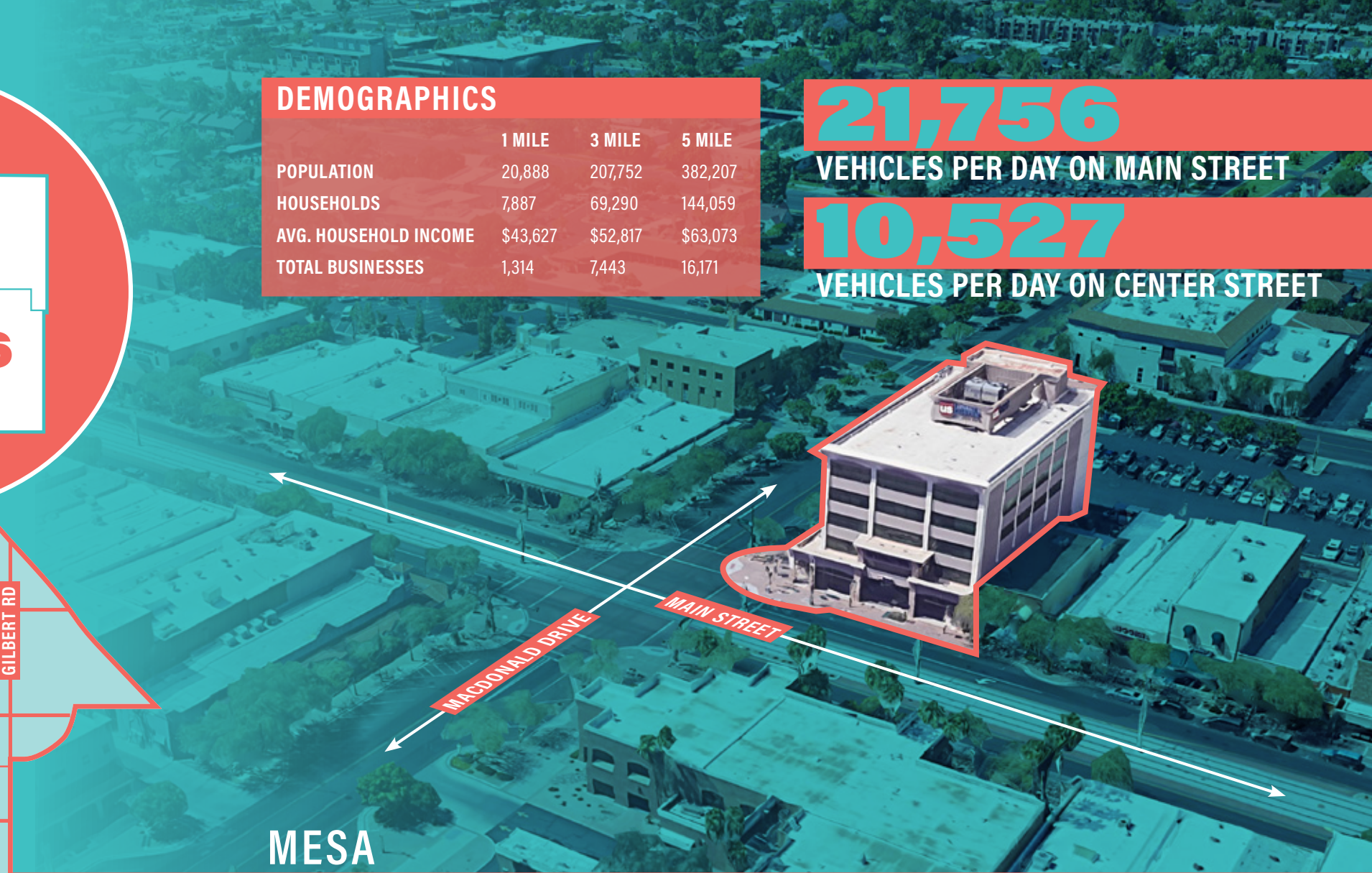
- PENDING PLANNING PROCESS
- SITE PLAN / ZONING APPROVED
- BUILDING / CONSTRUCTION PLAN REVIEW
- PERMIT ISSUED
- CONSTRUCTION COMPLETE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	20,888	207,752	382,207
HOUSEHOLDS	7,887	69,290	144,059
AVG. HOUSEHOLD INCOME	\$43,627	\$52,817	\$63,073
TOTAL BUSINESSES	1,314	7,443	16,171

21,756
VEHICLES PER DAY ON MAIN STREET

10,527
VEHICLES PER DAY ON CENTER STREET



MESA TOP EMPLOYERS



MESA HOUSING

NerdWallet ranks Mesa as the

**“Top 10 Cities for
Working Parents”**

Consistently ranked as a top city to live in, Mesa has quickly grown into a destination for individuals and families seeking both a high-quality and economical lifestyle.

62,342

APARTMENTS

\$1.39/SF

AVERAGE PRICE PER SF

7,568

LUXURY APARTMENTS

\$1,133

AVERAGE RENT PER UNIT

LUXURY





ONE MACDONALD CENTER

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