

Built Out Mesa Office | For Lease

3740 E Southern Ave, Mesa, AZ 85206



- Built Out Office Suites Available For Lease
- For Lease: \$16.00 PSF Modified Gross
- Suite 207: +/- 2,400 SF (Available December 1, 2025)
- Suite 210: +/- 1,585 SF
- Monument Signage on Southern Avenue with Digital Temperature and Time
- Covered Parking: 1/1,000
- Beautiful Outside Atrium
- High Traffic Volume
- Close to US 60 & Major Retailers

www.menlocre.com/property

Grafton Milne, SIOR, CCIM

Designated Broker

grafton@menlocre.com

Tanner Milne, SIOR, CCIM, MBA

President

tanner@menlocre.com

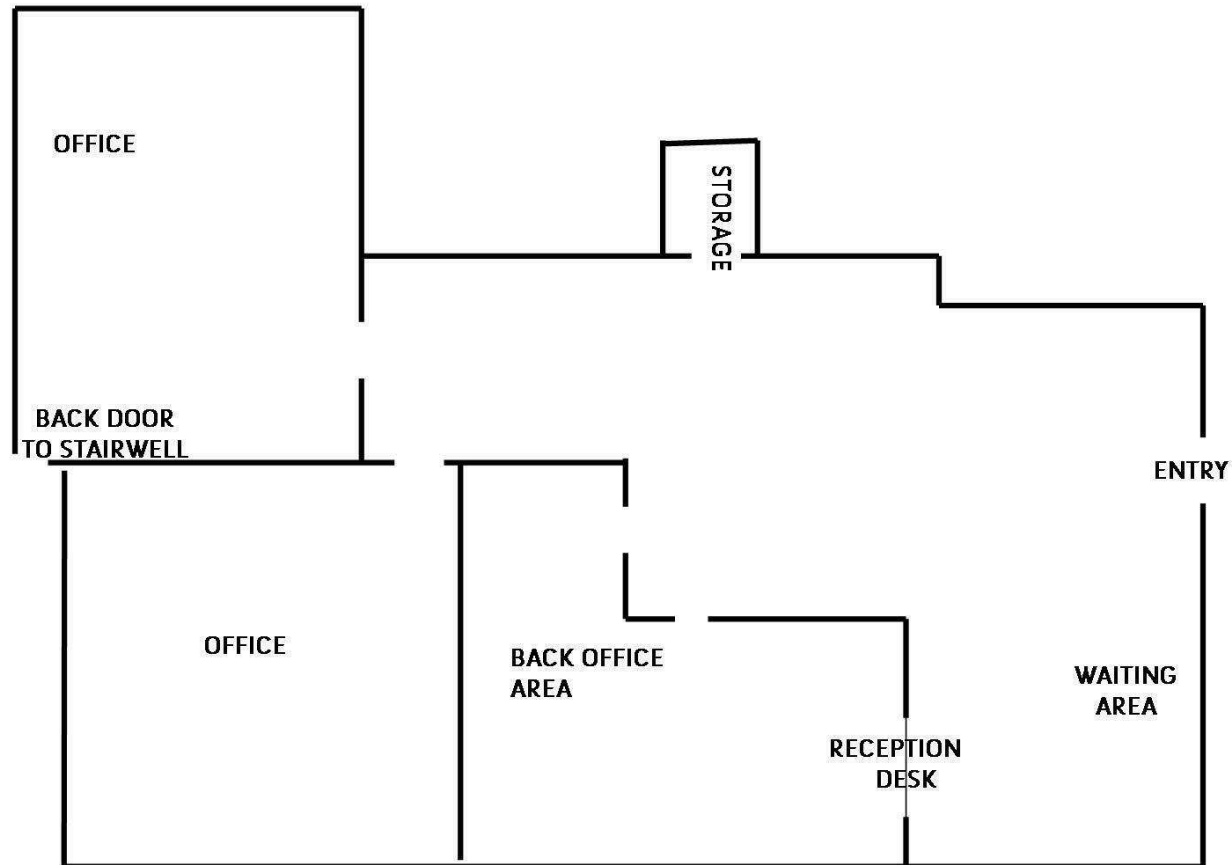
P: 480.659.1777 • F: 480.535.5854
www.menlocre.com

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Suite 207 Floor Plan

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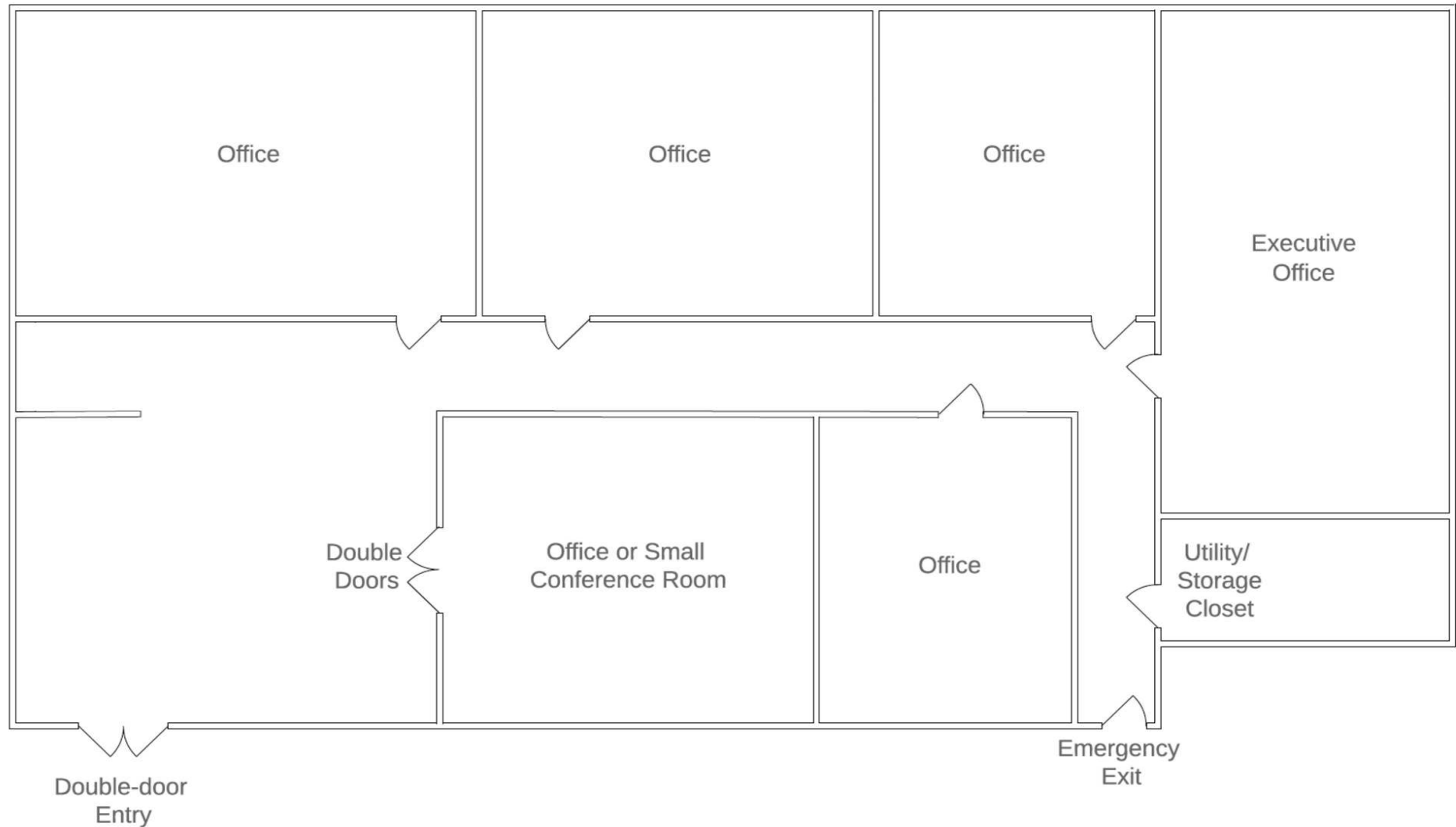


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Suite 210 Floor Plan

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Suite 210 Photos

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MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

GRAFTON MILNE, SIOR, CCIM
480.659.1777
grifton@menlocre.com

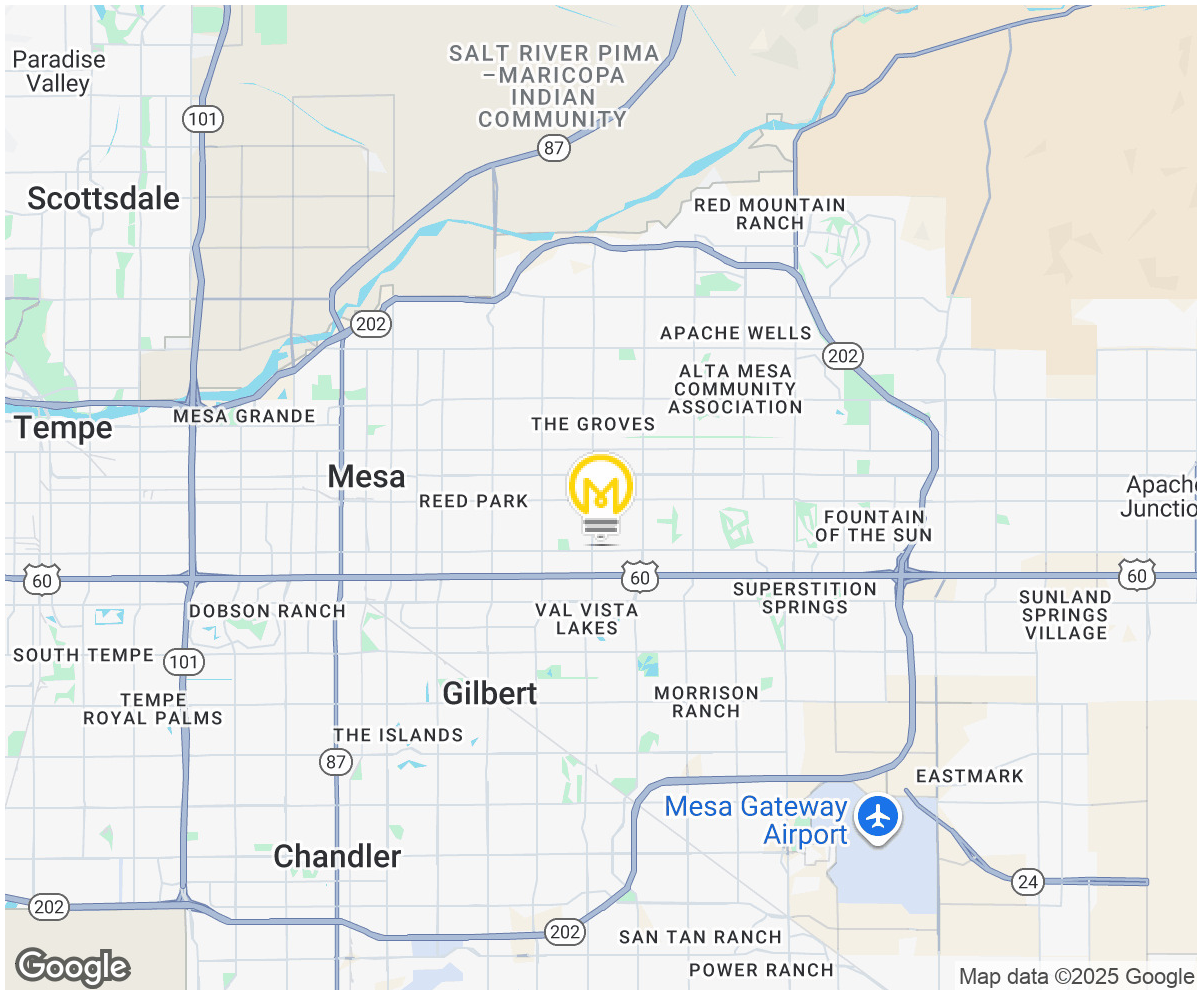
TANNER MILNE, SIOR, CCIM, MBA
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tanner@menlocre.com



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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,183	54,457	119,678
Total Population:	13,972	139,076	326,319
Average HH Income:	\$69,505	\$65,118	\$69,845