



FOR SUBLEASE | OFFICE

STAPLEY PROFESSIONAL PLAZA

1220 N Spencer, Mesa, AZ 85203

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



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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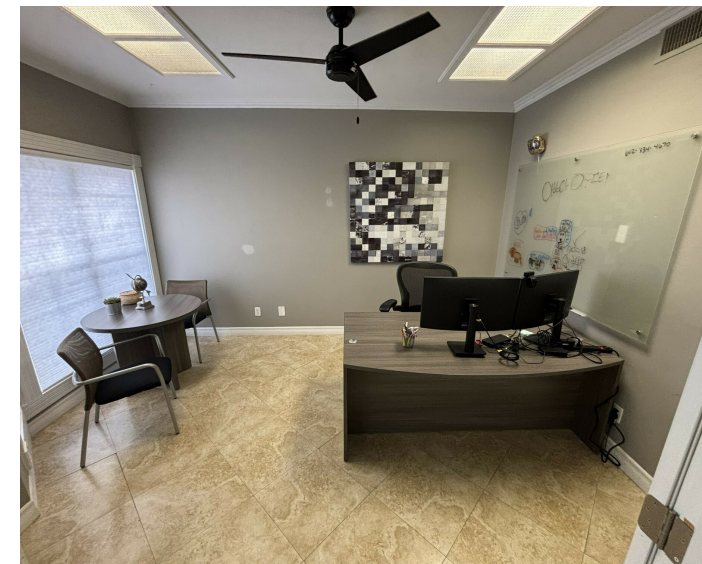
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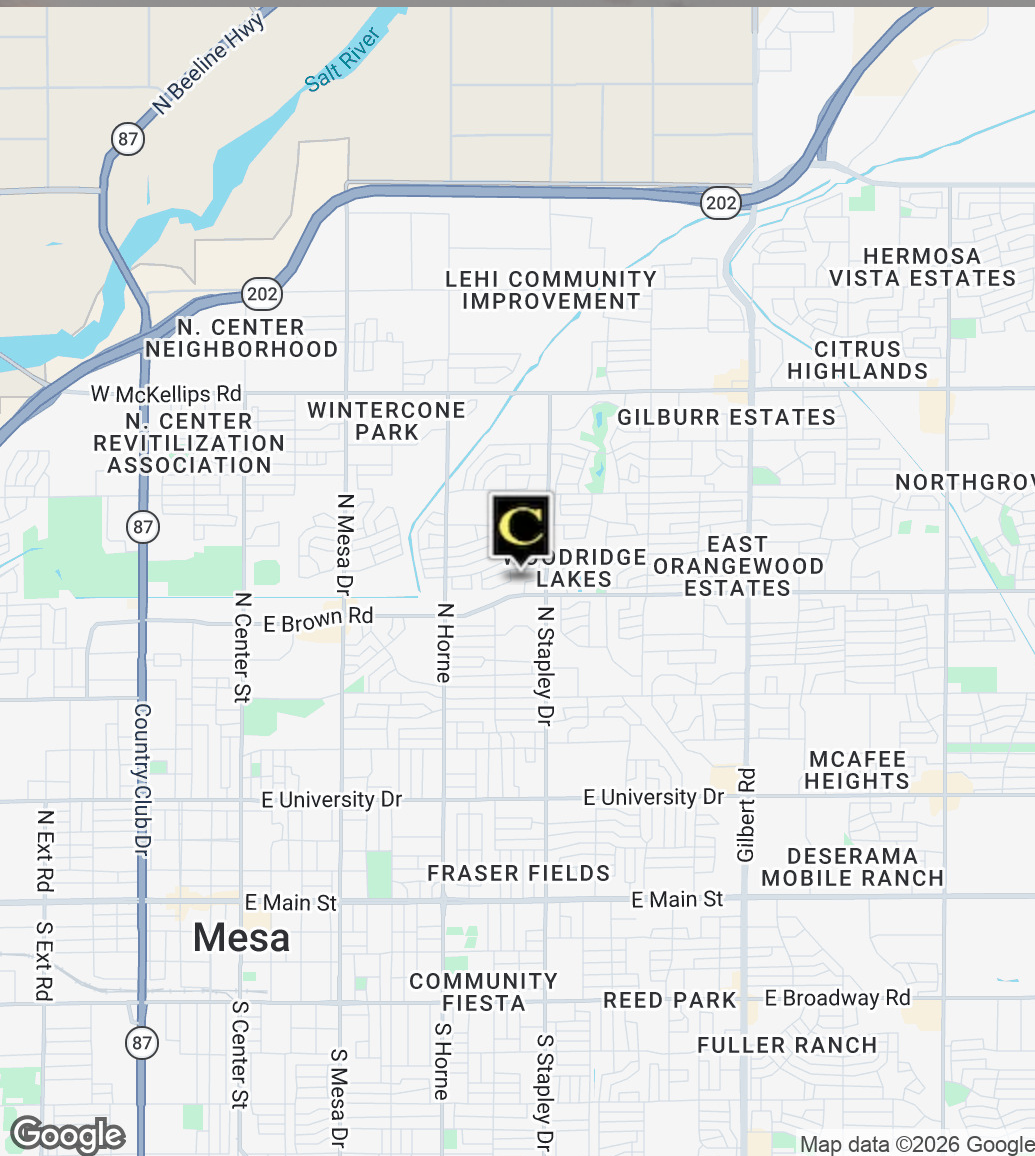
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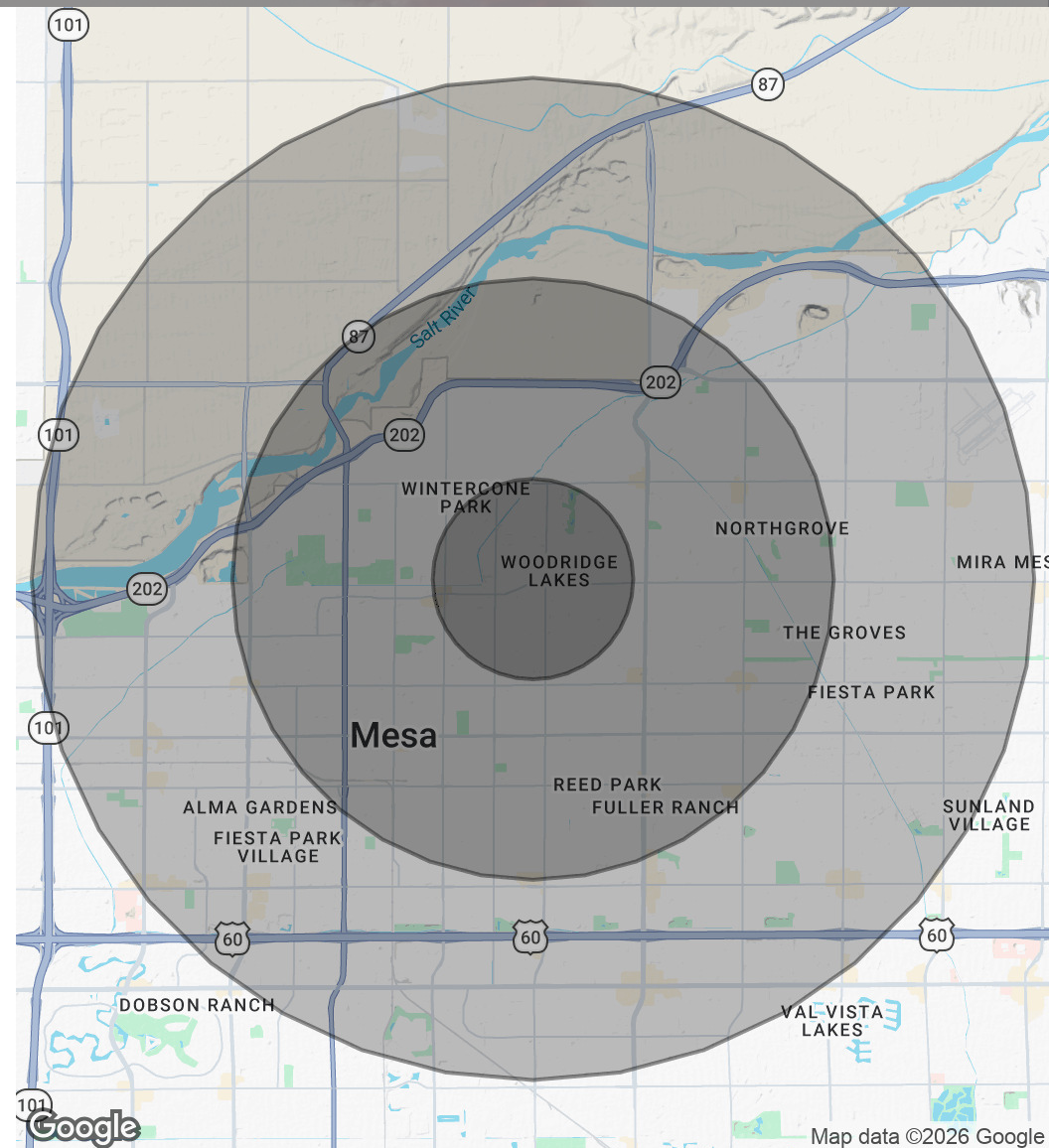
POPULATION

	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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