



**FOR LEASE | OFFICE**

# 40 N CENTER ST

Mesa, AZ 85201

TJ Zaharis Partner & Designated Broker | 480.610.2400 | [tj@coberealestate.com](mailto:tj@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

FOR LEASE | OFFICE

# 40 N Center St

Mesa, AZ 85201



## PROPERTY SUMMARY

**SF** 1,205 - 8,732  
**Rate** \$21.00 - \$ 23.50 SF/yr (Full Service)  
**Zoning:** DC- Downtown Core District  
**Cross Streets:** Center St & Pepper Pl

## AVAILABLE SPACES

Suite	SF	Rate
101	3,165 - 8,732	\$21.00 SF/yr (FS)
103	4,362 - 8,732	\$21.00 SF/yr (FS)
104	1,870	\$23.50 SF/yr (FS)
105	1,205 - 8,732	\$21.00 SF/yr (FS)
106	1,210	\$23.50 SF/yr (FS)

## LOCATION OVERVIEW

Prestigious Class A Building located in the thriving revitalization area of downtown Mesa. Property is within walking distance of Mesa Convention Center, Art Center, City of Mesa Offices, Chamber of Commerce, and Municipal Court. Only 1 Block to Light Rail Station, Main Street retail, boutiques, offices and restaurants.

## PROPERTY HIGHLIGHTS

- Premier Office Building in Downtown Mesa
- Suite 101: 3,165 SF; Reception Area, Conference Room, 9 Offices, Copy Room
- Suite 103: 4,362 SF; Reception Area, Conference Room, 13 Offices, Break Room, Copy Room
- Suite 104: 1,870 SF; Reception Area, Conference Room, 3 Offices, Storage/Break Room
- Suite 105: 1,205 SF; Reception Area, 4 Offices
- Suite 106: 1,210 SF; Reception Area, Conference Room, 1 Large Office, Storage Area
- Full Service Lease Net Janitorial
- Perfect for Professional Services ( Attorney, CPA , Title Company, etc )

FOR LEASE | OFFICE

# 40 N Center St

Mesa, AZ 85201



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

[www.coberealestate.com](http://www.coberealestate.com)

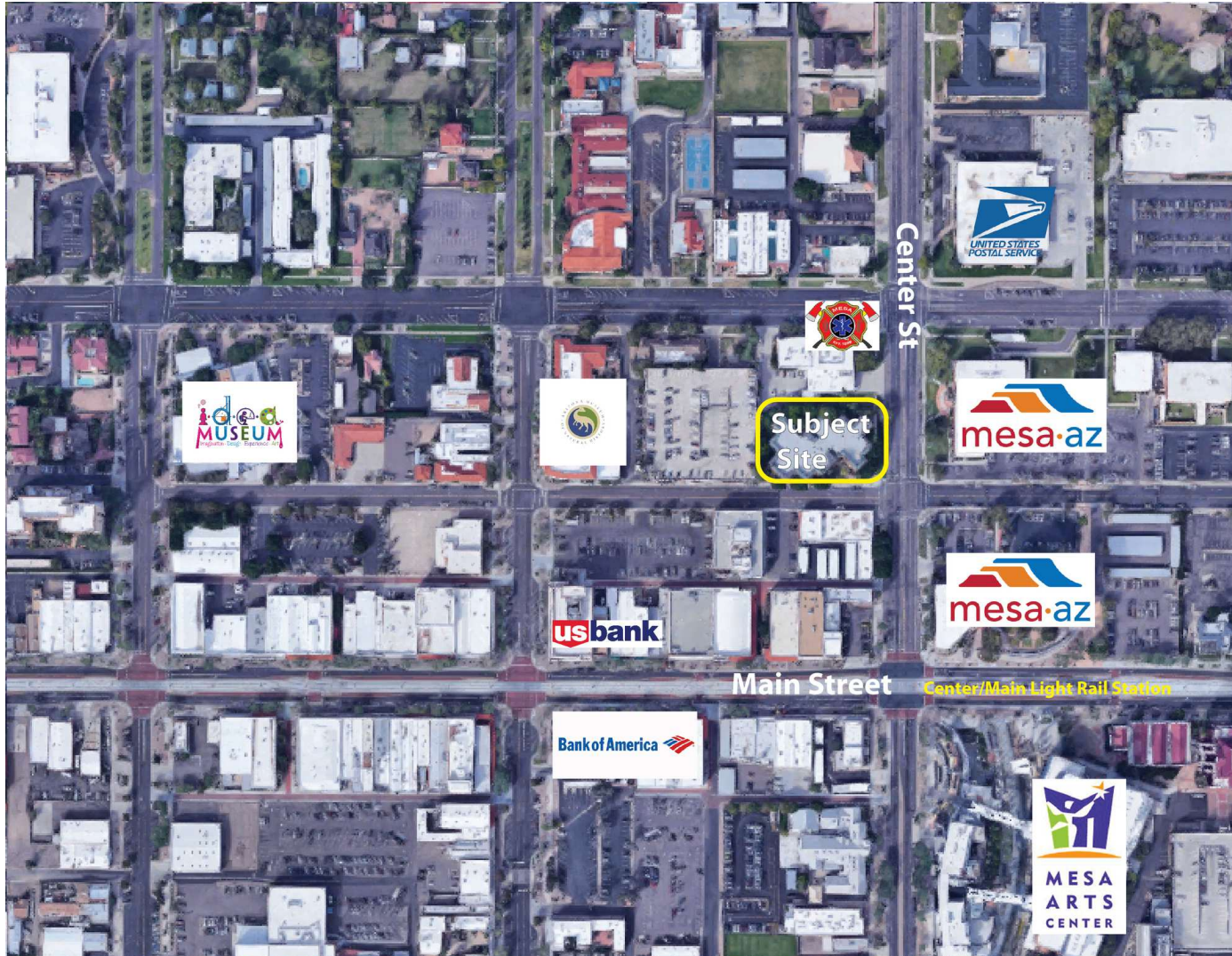
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.



FOR LEASE | OFFICE

# 40 N Center St

Mesa, AZ 85201



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

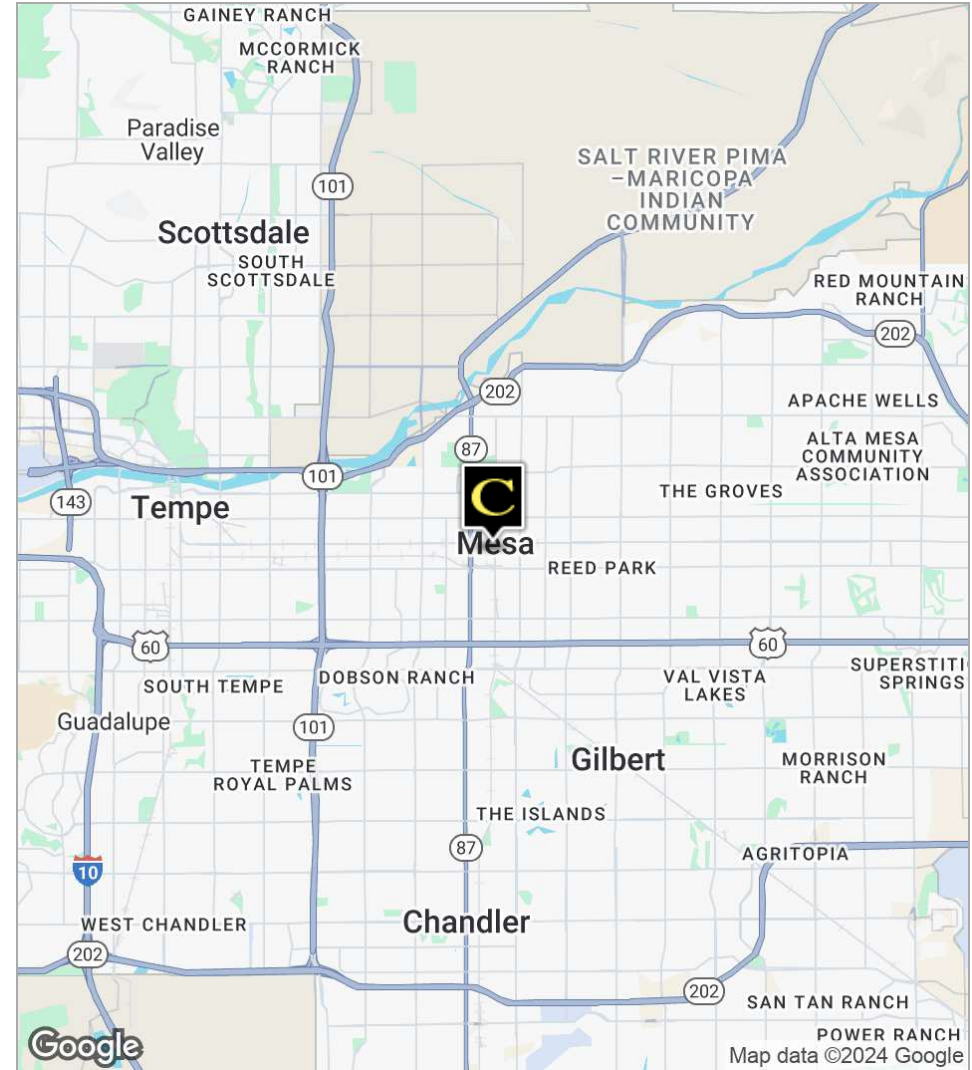
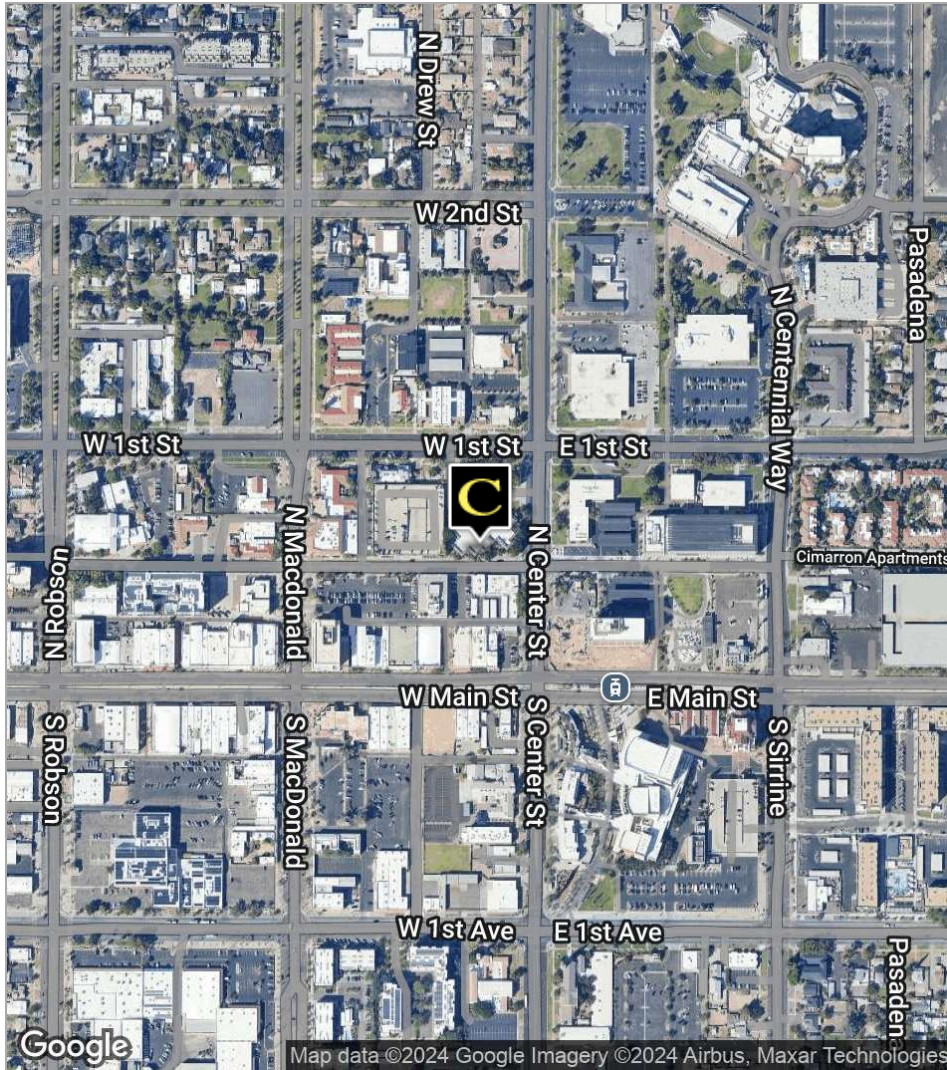
[www.coberealestate.com](http://www.coberealestate.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR LEASE | OFFICE

# 40 N Center St

Mesa, AZ 85201



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

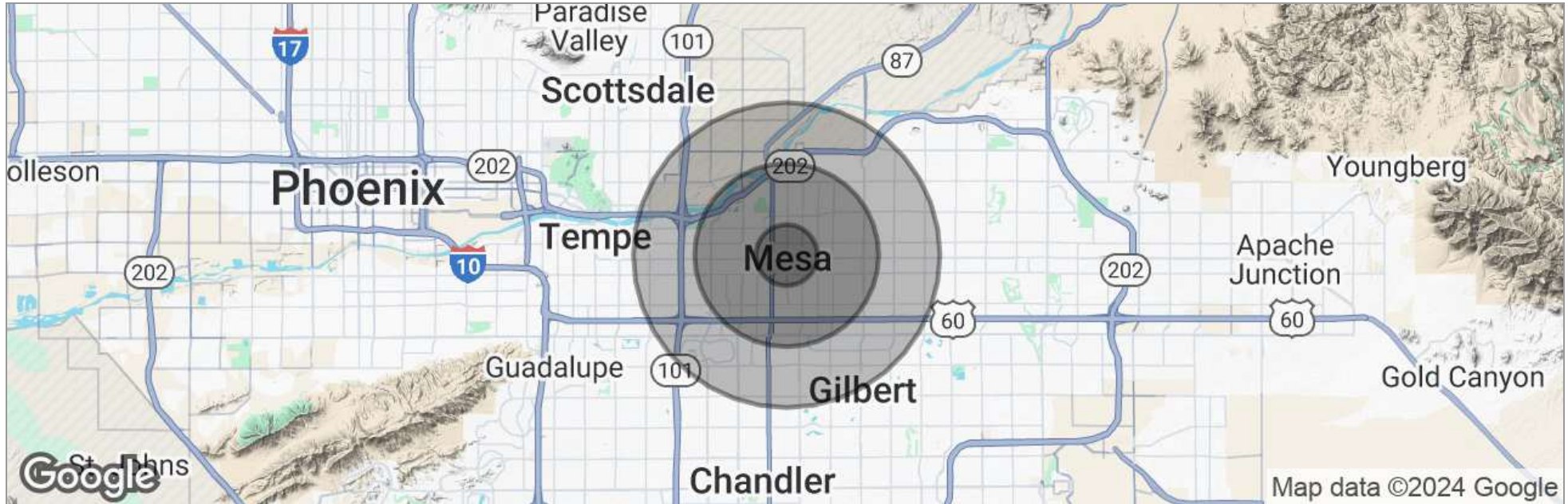
[www.coberealestate.com](http://www.coberealestate.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR LEASE | OFFICE

# 40 N Center St

Mesa, AZ 85201



	1 Mile	3 Miles	5 Miles
Total Population	17,462	175,981	371,017
Population Density	5,558	6,224	4,724
Median Age	37	35	37
Median Age (Male)	35	34	36
Median Age (Female)	38	36	38
Total Households	6,466	65,117	142,711
# of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$60,997	\$75,240	\$93,022
Average House Value	\$379,595	\$354,705	\$408,101

\* Demographic data derived from 2020 ACS - US Census

TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

[www.coberealestate.com](http://www.coberealestate.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.