

OFFICE FOR LEASE

MILL
AVENUE
BUSINESS PARK

40 W
BASELINE RD

TEMPE, AZ 85283

CBRE



OFFICE FOR LEASE

PROPERTY HIGHLIGHTS

- › ±42,880 SF
- › 2-story office building
- › Restaurant on site
- › Full building renovations
- › Lease Rate \$16.50/SF FS
- › Available Space
 - › Suite 105/107 ±1,279 SF
 - › Suite 109 ±2,795 SF Avail. 10/01/2026
 - › Suite 120 ±3,861 SF
 - › Suite 210 ±2,738 SF
 - › Suite 216 ±1,623 SF



Easy access to
US-60 & I-10
Loops 101 & 202



Highly visible
frontage on
Mill Ave &
Baseline Rd



Parking Ratio
5.00/1,000 SF

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F L O O R P L A N S

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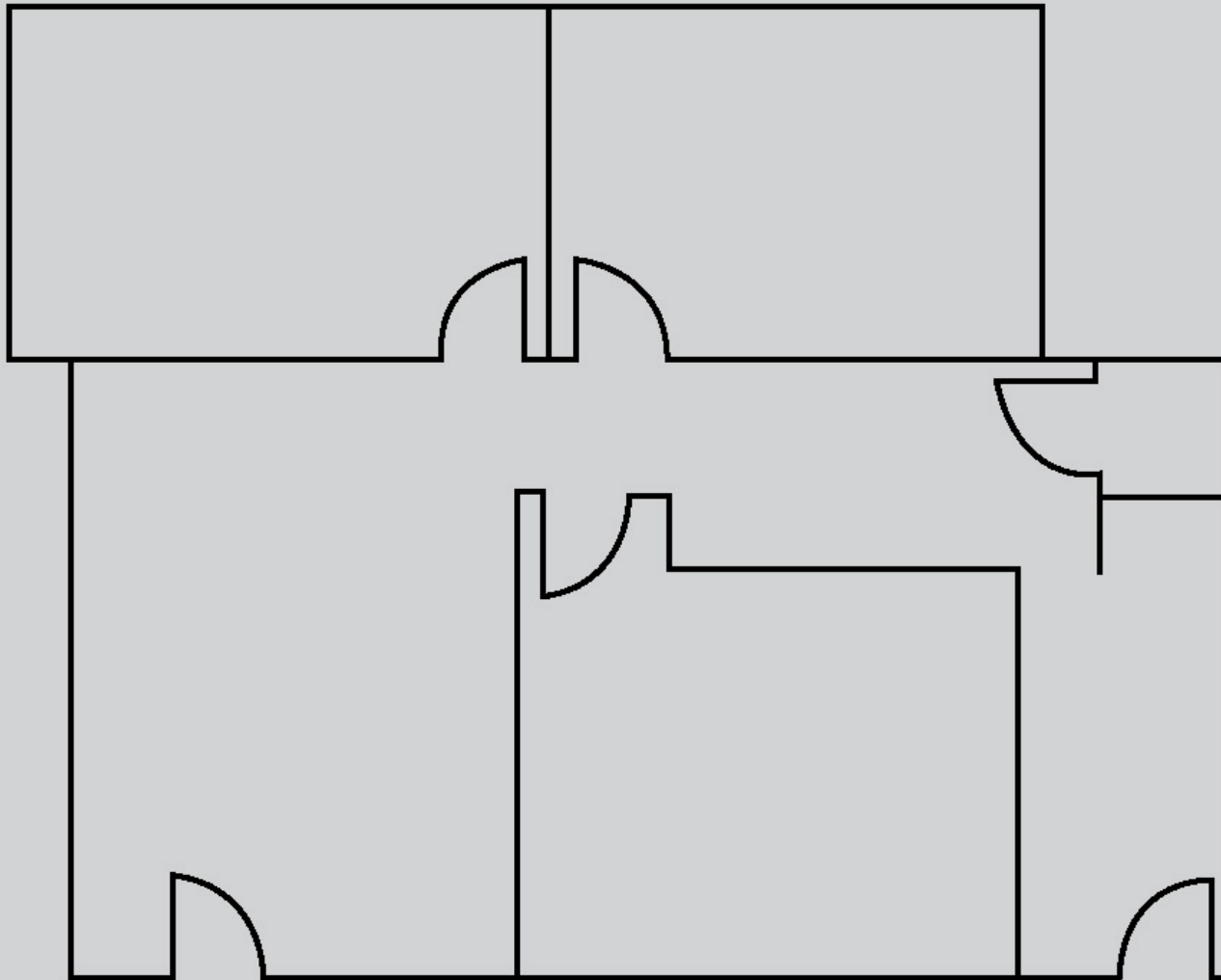
TEMPE, AZ 85283

O F F I C E F O R L E A S E

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AVAILABLE FLOOR PLANS

SUITE 105/107 — ±1,279 SF



Not to Scale



40 W
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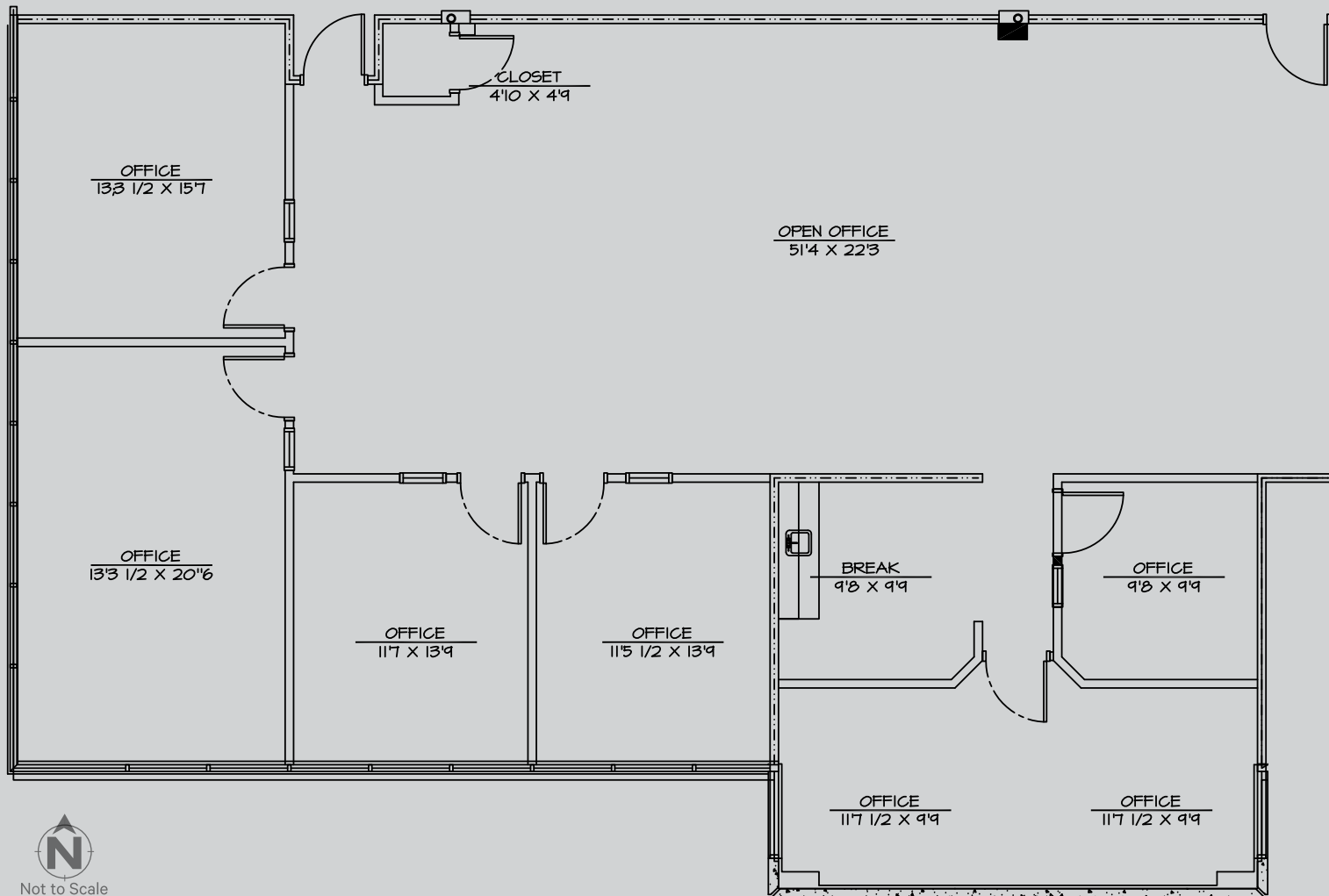
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AVAILABLE FLOOR PLANS

SUITE 109 — ±2,795 SF

AVAILABLE 10/01/2026



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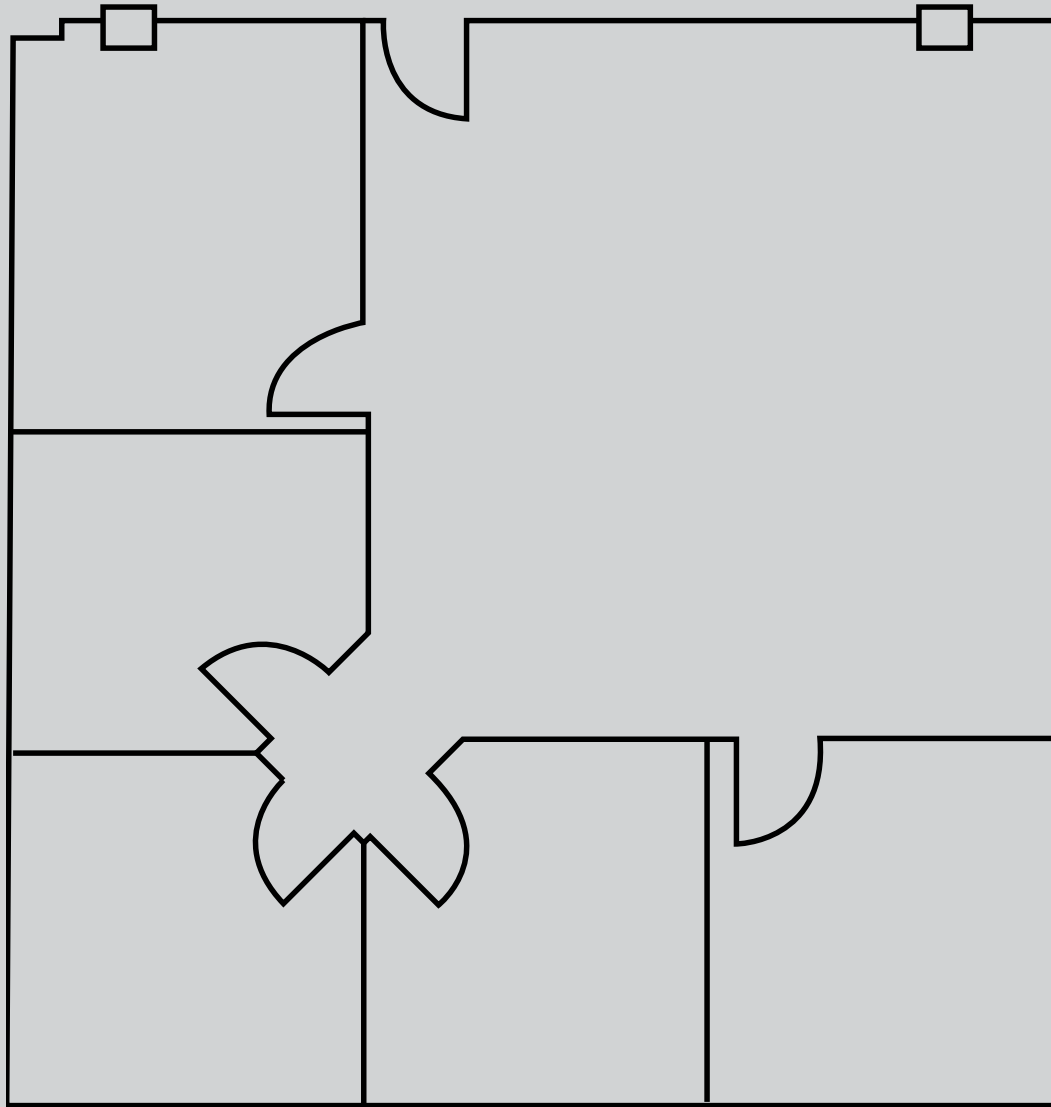
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AVAILABLE FLOOR PLANS

SUITE 216 — ±1,623 SF



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LOCATION



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