



**FOR LEASE | OFFICE**

# DOWNTOWN MESA GARDEN OFFICE SUITES

20 West 1st Street, Mesa, AZ 85201

Zach Collins Advisor | 480.610.2400 | zach@coberealestate.com



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



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## PROPERTY SUMMARY

Available SF:	946 - 2,183 SF
Lease Rate:	\$11.00 SF/yr (Full Service)
Lot Size:	0.59 Acres
Building Size:	12,758 SF
Zoning:	DC- Downtown Core District
Cross Streets:	Center & 1st St

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 101	1,753	\$11.00 SF/yr
Suite 201	1,237	\$11.00 SF/yr
Suite 208	946	\$11.00 SF/yr
Suite 201 & 208	2,183	\$11.00 SF/yr

## LOCATION OVERVIEW

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 2 Blocks to Light Rail Station, Main Street retail, boutiques, offices and restaurants.

## PROPERTY HIGHLIGHTS

- Downtown Mesa Garden Office Suites for Lease Starting at \$11/SF Full Service
- Suite 101 (1,753 SF) Buildout Includes: Reception/Lobby, Kitchen, Storage, Conference Room, 5 Offices, and Open Area
- Suite 201 (1,237 SF) Buildout Includes: Entry/Reception Area and 4 Offices
- Suite 208 (946 SF) Buildout Includes Reception Area, 3 Offices and Conference Room
- Common Area Restrooms
- Monument Signage and Covered Parking Available

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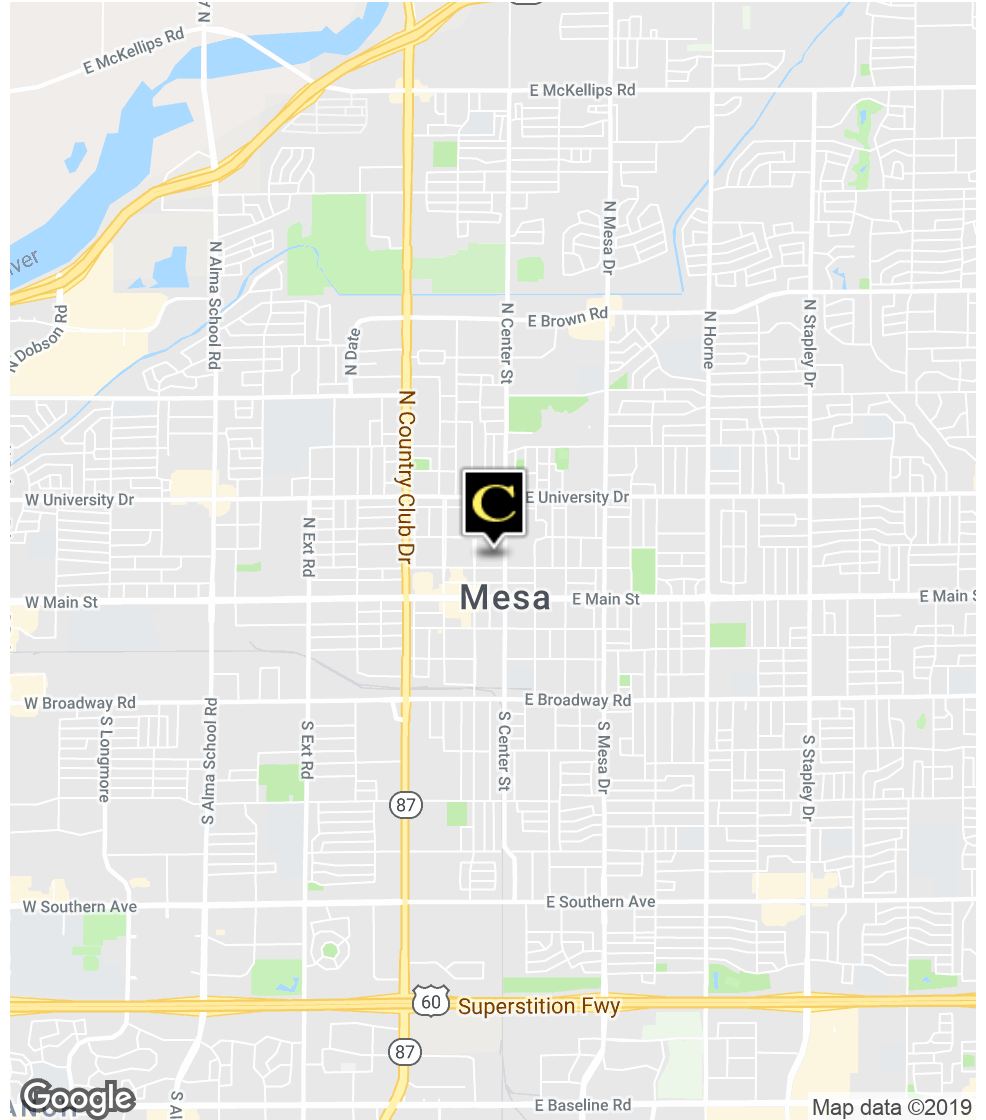
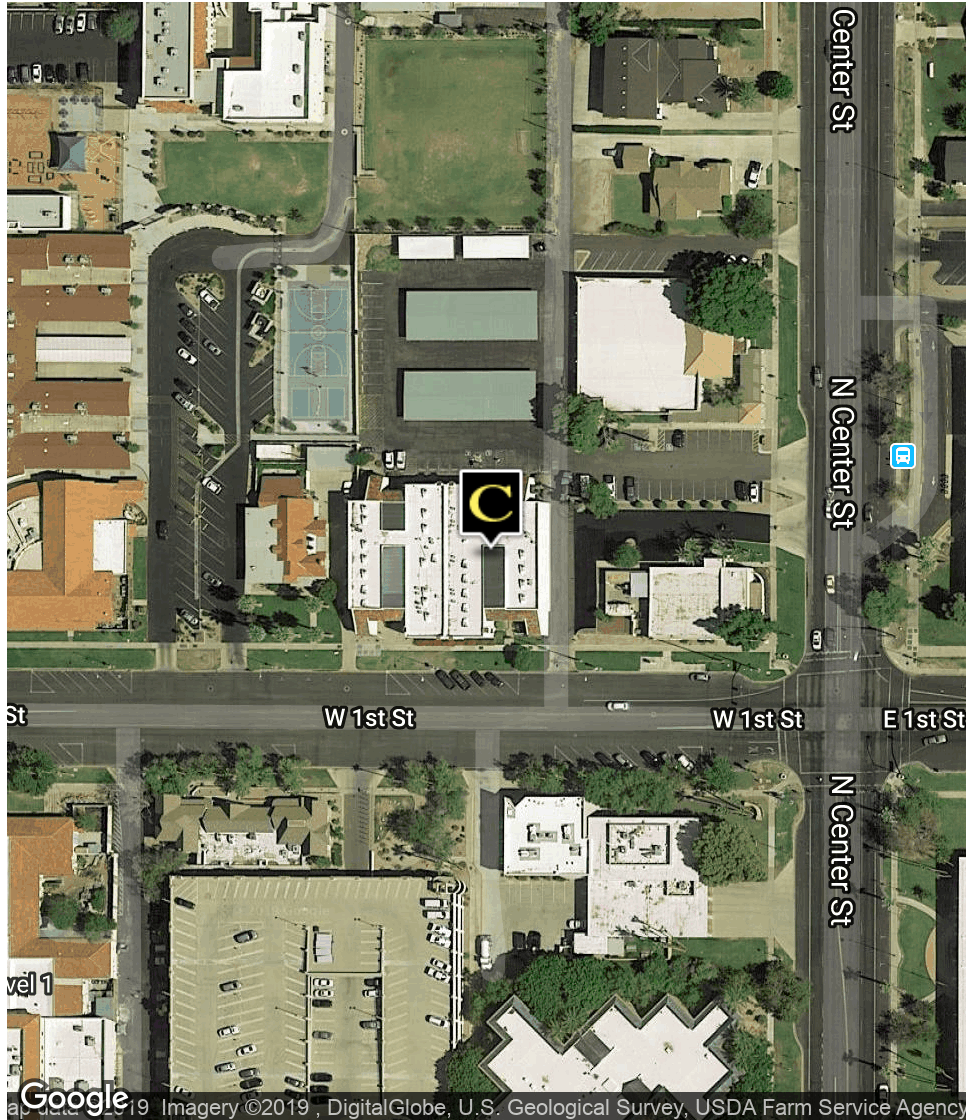
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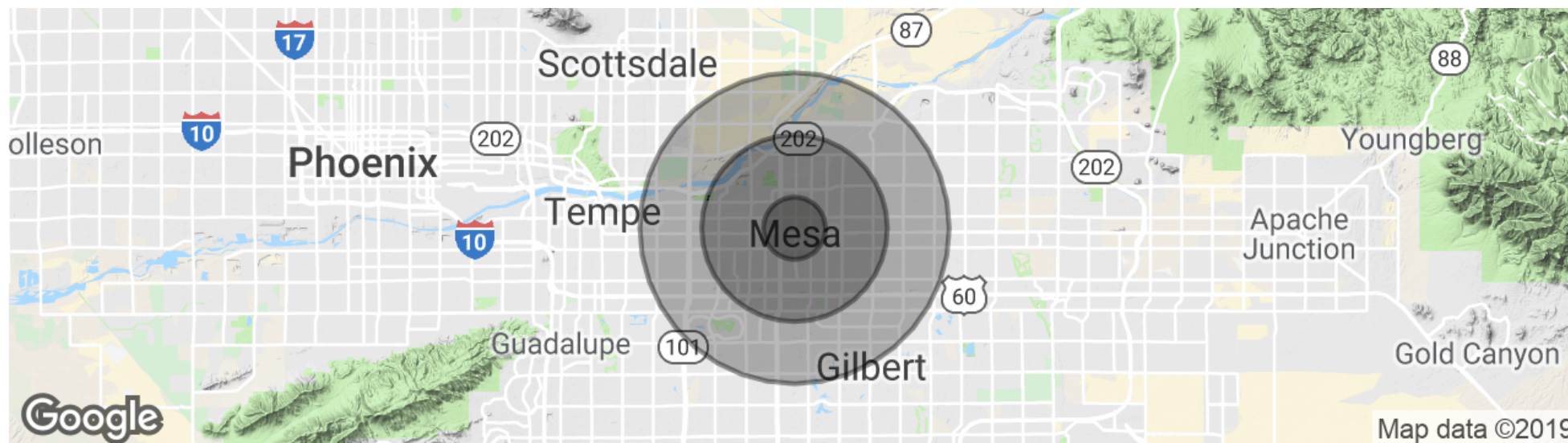
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,672	157,976	321,807
Median age	31.7	29.5	31.4
Median age (Male)	30.3	29.0	30.4
Median age (Female)	34.5	30.3	32.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,027	56,215	118,674
# of persons per HH	2.8	2.8	2.7
Average HH income	\$45,643	\$49,424	\$57,918
Average house value	\$167,130	\$162,905	\$209,562

\* Demographic data derived from 2010 US Census

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