

OFFICE SPACE FOR LEASE

# 761 E. UNIVERSITY DRIVE

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Mesa, AZ 85203

**PRESENTED BY:**

**JONATHAN LEVY**

O: 480.425.5538

[jonathan.levy@svn.com](mailto:jonathan.levy@svn.com)

AZ #SA648012000

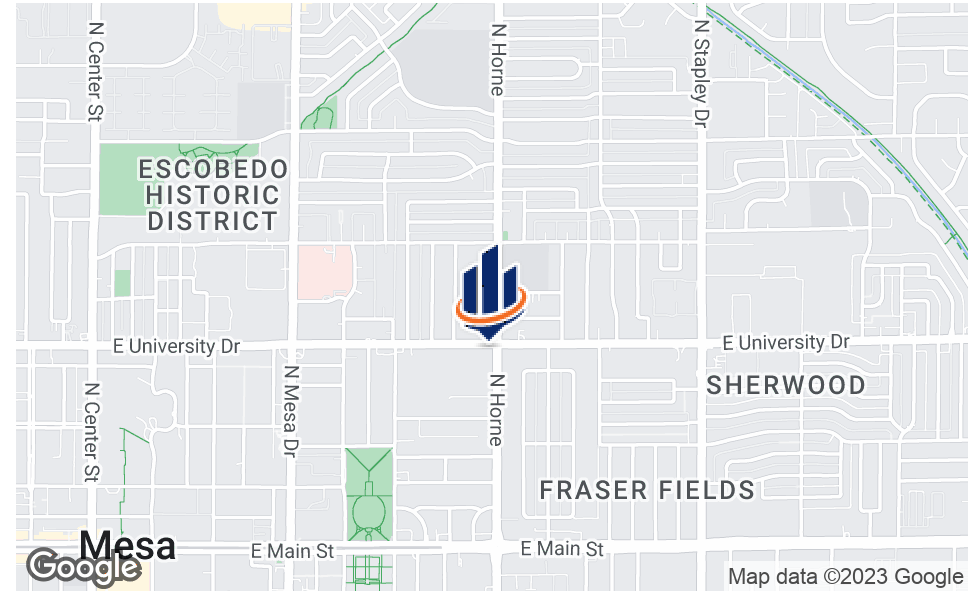
**ANTHONY RUIZ**

O: 480.425.5531

[anthony.ruiz@svn.com](mailto:anthony.ruiz@svn.com)

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## OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (Full Service)
BUILDING SIZE:	6,125 SF
AVAILABLE SF:	900 - 2,600 SF
LOT SIZE:	0.38 Acres
YEAR BUILT:	1974
ZONING:	RM-4
SUBMARKET:	Mesa - Downtown

## PROPERTY OVERVIEW

This garden style office complex features multiple built out suites available for lease. Suite sizes range from 550 to 2,600 square feet. Current lease rates are being marketed at a Full-Service structure. The property was recently acquired and is under new ownership. Current ownership has plans to completely renovate the interior of the suites along with providing a major upgrade to the existing monument signage along University Drive.

## LOCATION OVERVIEW

The subject property is located on the hard corner of University Drive and Horne. It's within walking distance of Downtown Mesa as well as the Main Street light rail stop. This particular location in Mesa provides convenient access to three major freeway systems in the metro area including the Loop 101, US 60, and Loop 202. The property has numerous amenities in the immediate area and is close to the Escobedo and Temple historic districts of Downtown Mesa.

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LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	900 - 2,600 SF	LEASE RATE:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103/203	Available	2,600 SF	Full Service	\$15.00 SF/yr	-
Suite 105	Available	900 SF	Full Service	\$15.00 SF/yr	-

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## LEASE HIGHLIGHTS

- Full-Service Lease Structure
- Extremely Close to Downtown Mesa
- Renovations Underway to Interior and Exterior
- Well Maintained Landscaping
- ±30,000 VPD Along University Drive Intersection
- Great Visibility Along University Drive
- Small and Larger Suites Available for Lease



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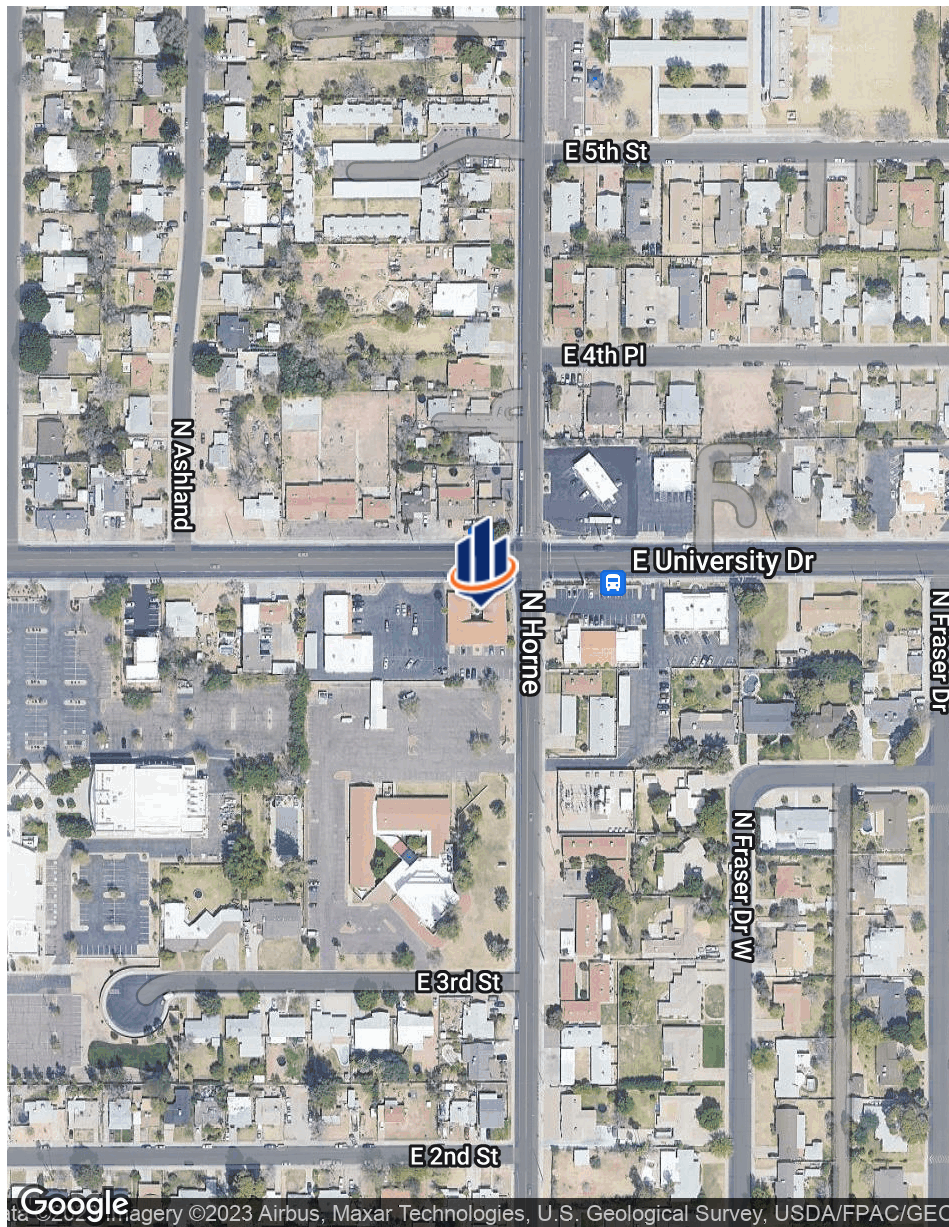
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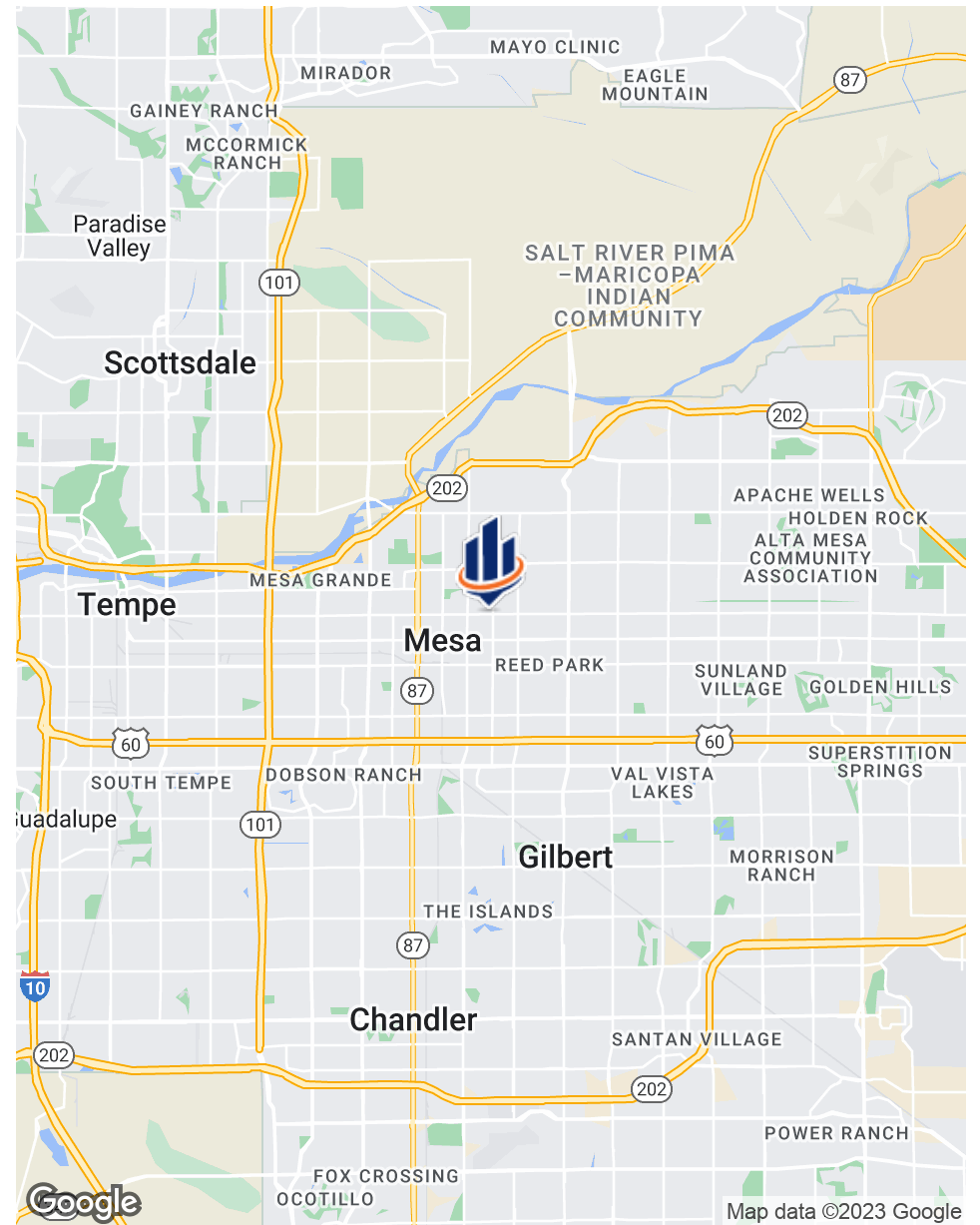
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