

40 West Brown Road

MESA, ARIZONA | 85201 **FOR SALE/LEASE**



Office Suites Available For Sale or Lease

- Professional Office Suites: $\pm 1,200$ & 1,800 SF
- Lease Rates Start At \$12.00 MG / Sale Price: \$850,000
- Located at Center Rd & Brown Rd in Mesa
- Monument Signage, 4.5/1,000 Parking Ratio, Brown Rd. Frontage
- Zoning: OC, City of Mesa

exclusively represented by:

Tyson Breinholt

D: 480.966.7513

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CDPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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Lease Rate: \$12.00 MG // Sale Price: \$850,000

Availability	SF	Rcpt	Offices	Notes
Suite 106	±1,800	Y	5	Breakroom
Suite 109	±1,200	Y	3	



Located just west of North Country Club Drive, 40 West Brown Road offers the best of location and convenience. Minutes from Loop 202 and Loop 101, the beautifully maintained office park is close to retail, restaurants and public transportation.

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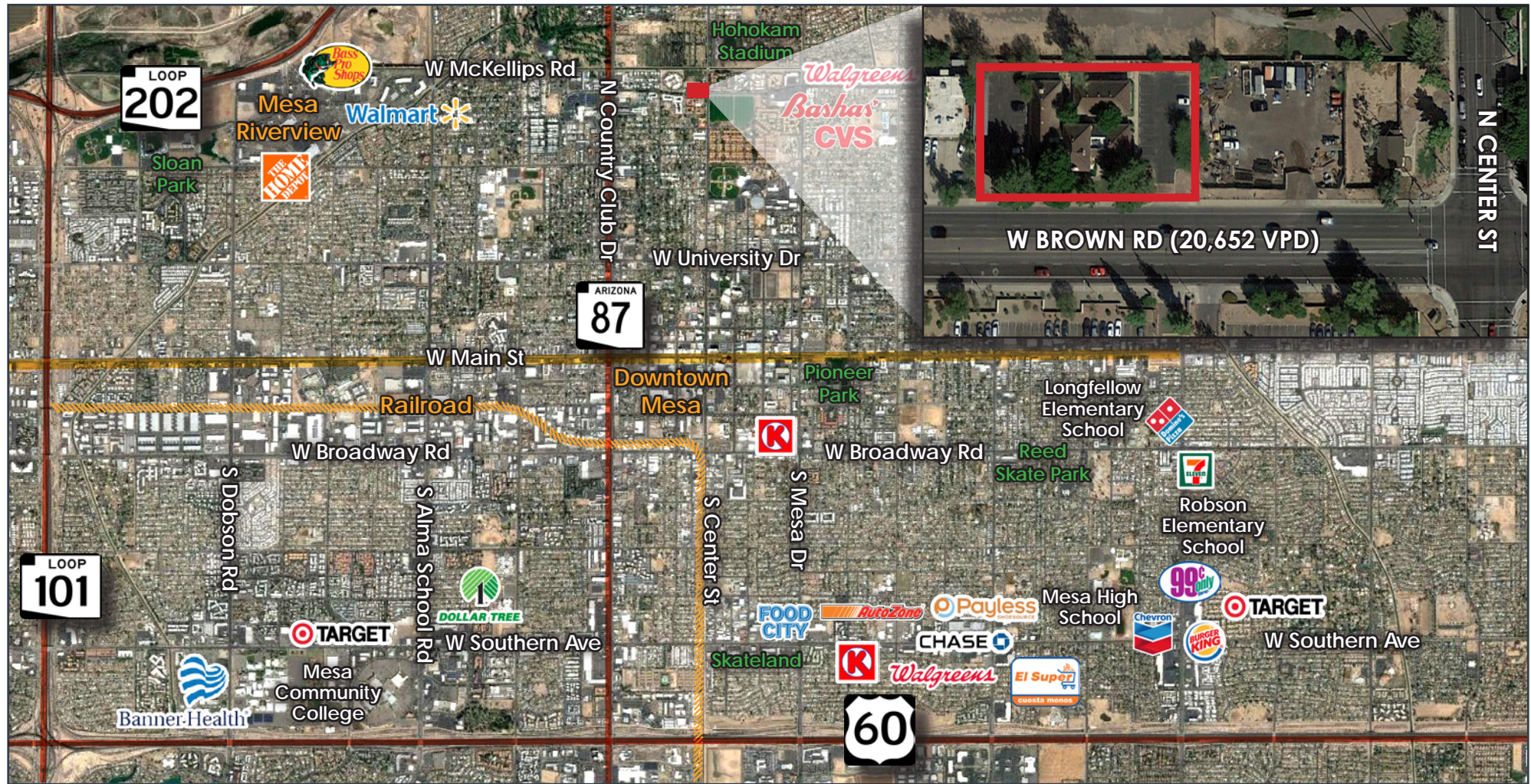
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40 West Brown Road



Demographics (CoStar 2019)	1 mi	3 mi	5 mi
Population	28,235	147,269	326,803
Average Age:	35.70	34.20	35.10
Total Households:	11,333	52,036	121,344
Median Household Inc:	\$37,110	\$40,424	\$45,215

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