

760 S STAPLEY DR - FOR LEASE

Mesa, AZ 85204



THE
Marcela Grace
GROUP

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REALTY

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West USA Realty

Price: \$14 SF/YR

PROPERTY HIGHLIGHTS

- Flexible Lease Options
2,370 SF – 7,648 SF
- Entire Building or Multi-Tenant Configuration Available
- North Suite: 2,370 SF
- South Suite: 5,278 SF
- Separate Kitchenettes in Both North and South Suites
- Numerous Private Offices and Treatment Rooms
- Multiple Conference Rooms and Training Areas
- Excellent Stapley Drive Visibility & Traffic Exposure
- Convenient Access to US-60 and Major East Valley

For more listing information visit
<https://www.loopnet.com/Listing/760-S-Stapley-Dr-Mesa-AZ/38829985/>

ABA THERAPY | BEHAVIORAL HEALTH | MEDICAL OFFICE | PROFESSIONAL USERS

Single-story professional office building ideally configured for ABA therapy providers, behavioral health organizations, counseling practices, medical users, educational services, and professional office owner-users.

PROPERTY OVERVIEW

The existing layout is already designed around private client-facing spaces. The property features numerous private offices, treatment rooms, consultation spaces, conference rooms, reception and waiting areas, administrative offices, and a large group meeting or training area. This configuration allows many healthcare and therapy-related users to occupy the building with minimal modifications.

The building is particularly well suited for ABA therapy providers seeking space for individual therapy sessions, parent consultations, staff supervision, training programs, and administrative operations. Behavioral health providers, counseling groups, educational service organizations, and medical practices will also benefit from the property's efficient layout and substantial room count.

A central open-air courtyard creates a unique environment that provides natural light throughout the building while offering an attractive gathering space for staff and visitors.

The property also includes 26 on-site parking spaces, including 12 covered spaces, providing ample parking for employees, patients, and clients.

FLEXIBLE LEASE OPTIONS 2,370 SF – 7,648 SF S



Marcela Moat

marcela@marcelagrace.com

(480) 820-3333

West USA Realty

1640 S Stapley Dr, Suite 124
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Located along Stapley Drive in one of Mesa's established commercial corridors, the property offers excellent visibility, convenient access to the US-60, and connectivity throughout the East Valley. Nearby residential neighborhoods, retail amenities, schools, and professional services create a strong foundation for healthcare, therapy, and professional service operators.

Whether serving as a headquarters for an expanding ABA provider, behavioral health organization, medical practice, counseling group, or professional services firm, 760 S Stapley Dr offers a move-in ready facility designed to support immediate operations and long-term growth.



PROPERTY PHOTOS



AI-rendered concept image. Flooring, baseboards, and staging shown are for visualization purposes only and have not yet been installed.

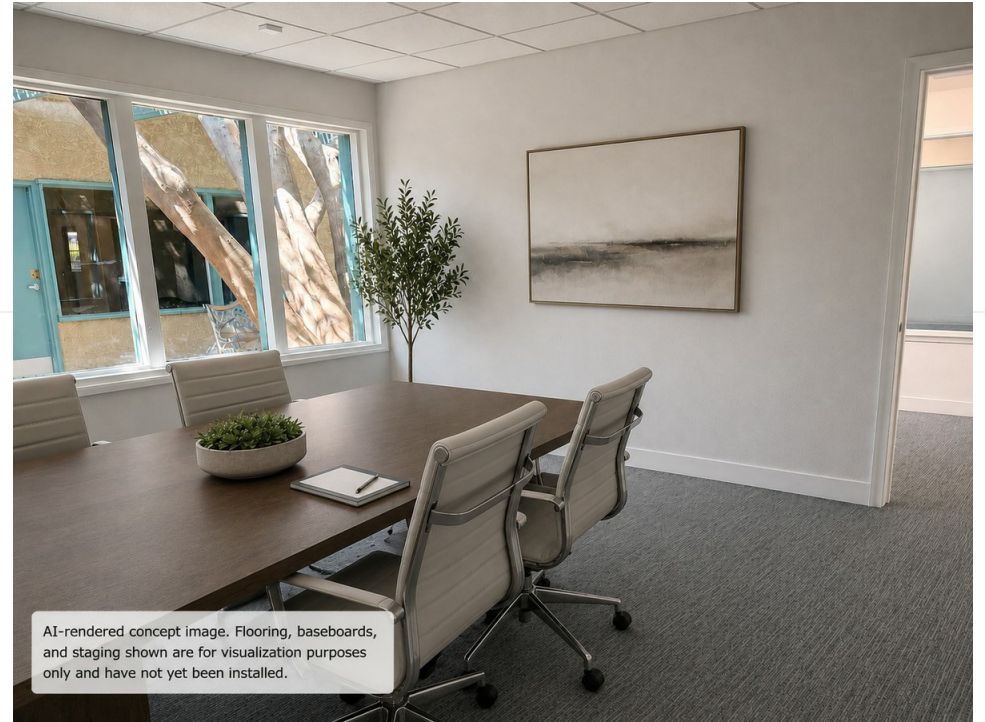


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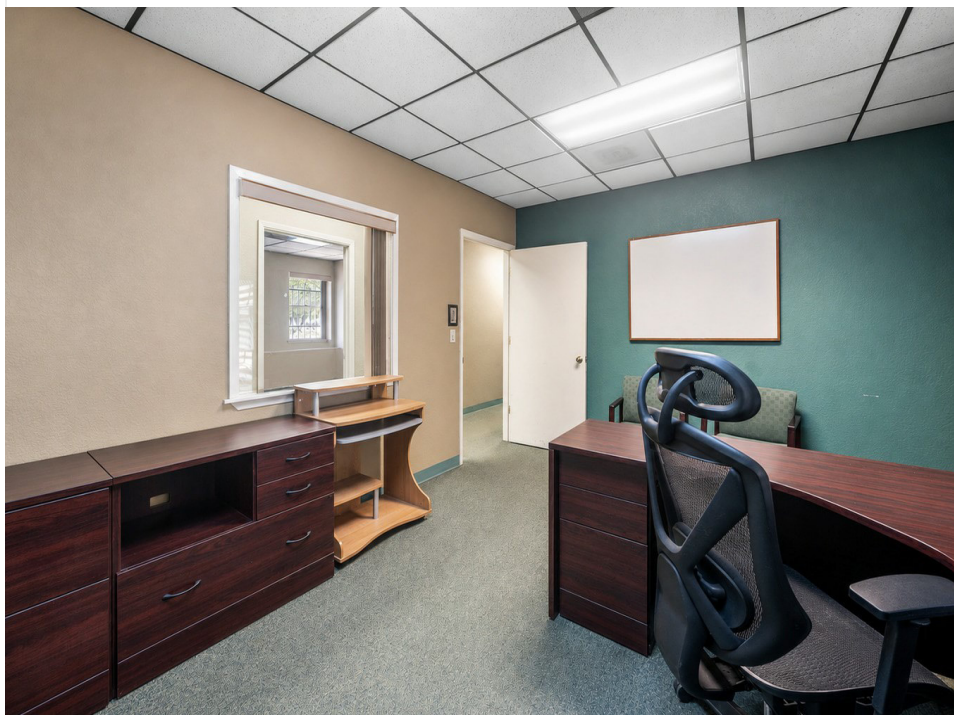


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