

~15 Min. from Taiwan Semiconductor Manufacturing Company ~

## Office/Medical Space For Lease *3033 W. Bell Road, Phoenix, AZ*



**UNDER NEW MANAGEMENT**  
-----  
**NEWLY RENOVATED**

### Lease Information

- **Availability:** 726 SF, 922 SF (1,648 SF Contiguous) & 2,195 SF
  - ⇒ Various sizes and configurations are available.
  - ⇒ Landlord will build to suit to meet Tenant's needs.
  - ⇒ See floor plans on page 2 for existing and proposed configurations.
- **Lease Rate:** \$17.00+ /SF
- **Lease Type:** NNN
- **TI Allowance:** CALL FOR DETAILS  
Landlord offering aggressive Tenant Improvement allowance.
- **High Traffic Counts** - \*44,659 VP, offering excellent exposure.
- **Monument & Building Signage** - Prominent W. Bell Road signage.

### Property Highlights

- 3033 W. Bell Road, Phoenix, AZ is a single-story, medical/professional office building.
- Offers excellent frontage on Bell Rd. with 44,659 VPD. Provides outstanding visibility for signage and easy access.
- Conveniently located at the northwest corner of 31st Ave and Bell Road in the Black Canyon Corridor, approximately half a mile from Interstate 17, providing quick and easy access.
- Surrounded by dense population of professional office and medical tenants and major retail centers, offering an abundance of restaurants, retail, and personal services in the vicinity.
- Covered parking.

*Exclusively Represented by:*

**Robert Nolan**

c (520) 465-5946

[rnolan@oxfordrealtyadvisors.com](mailto:rnolan@oxfordrealtyadvisors.com)

**Oxford** 6262 N. Swan Road, Suite 175  
Tucson, AZ 85718  
Phone (520) 232-0200  
Fax (520) 232-0300  
www.oxfordrealtyadvisors.com  
REALTY ADVISORS

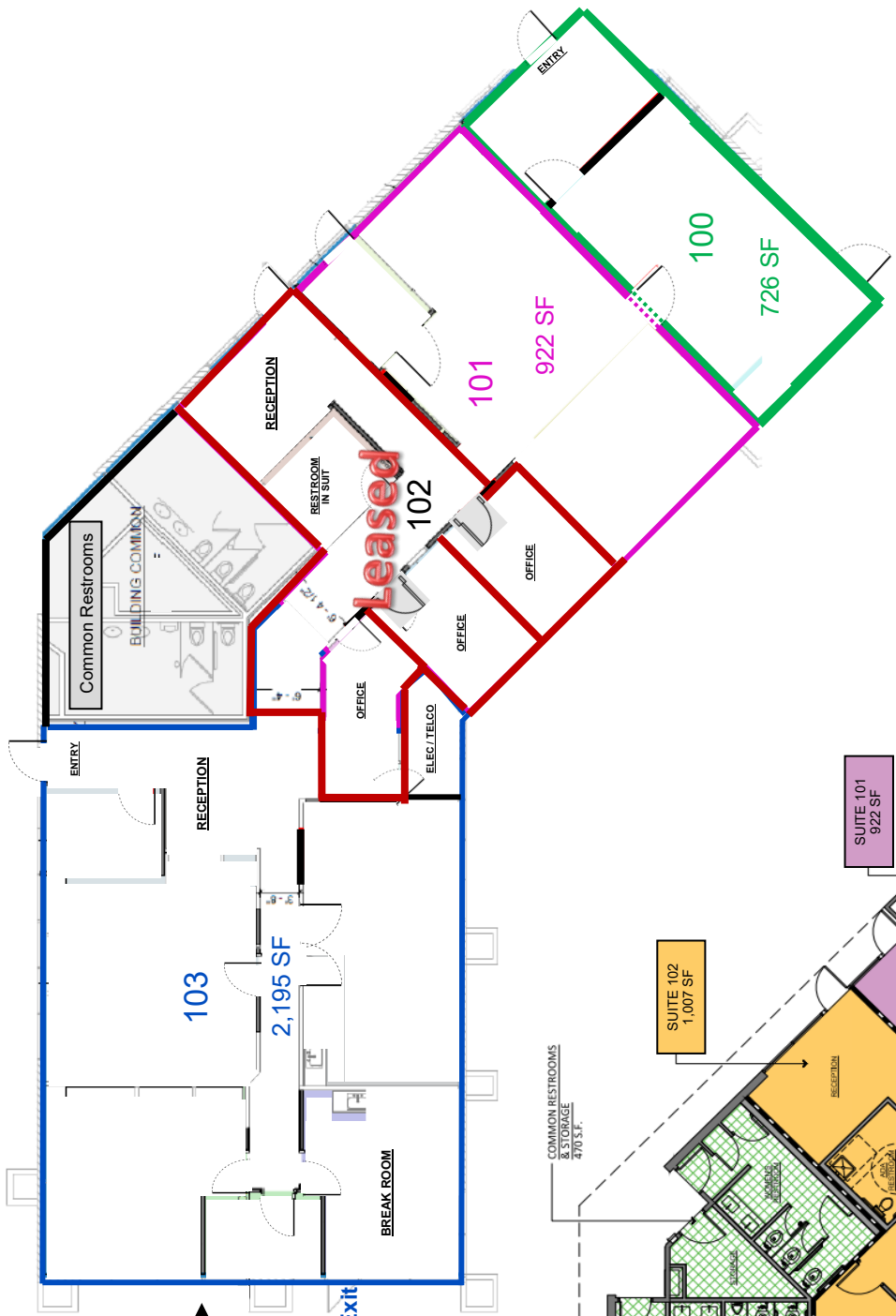
# Existing & Proposed Floor Plans (Call for Details)

## Existing Floor Plan



1ST FLOOR	
SUITE	R.S.F.
100	726
101	922
102 <b>LEASED</b>	1,007
103	2,195
<b>TOTAL</b>	<b>4,850</b>

Can be Combined  
1,648 SF

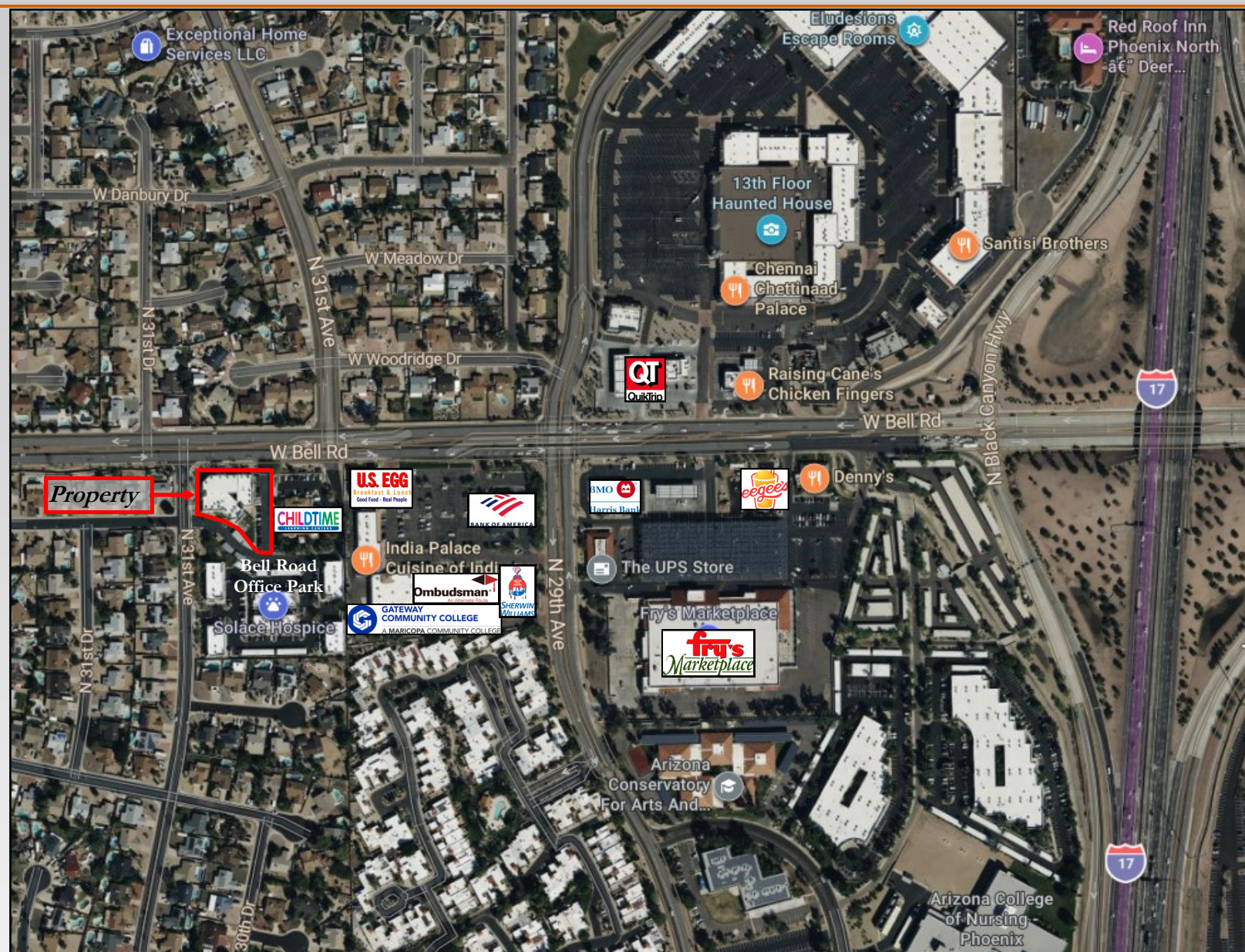


**Proposed Floor Plan**  
Subject to change to  
suit Tenant needs.  
**CALL FOR DETAILS**

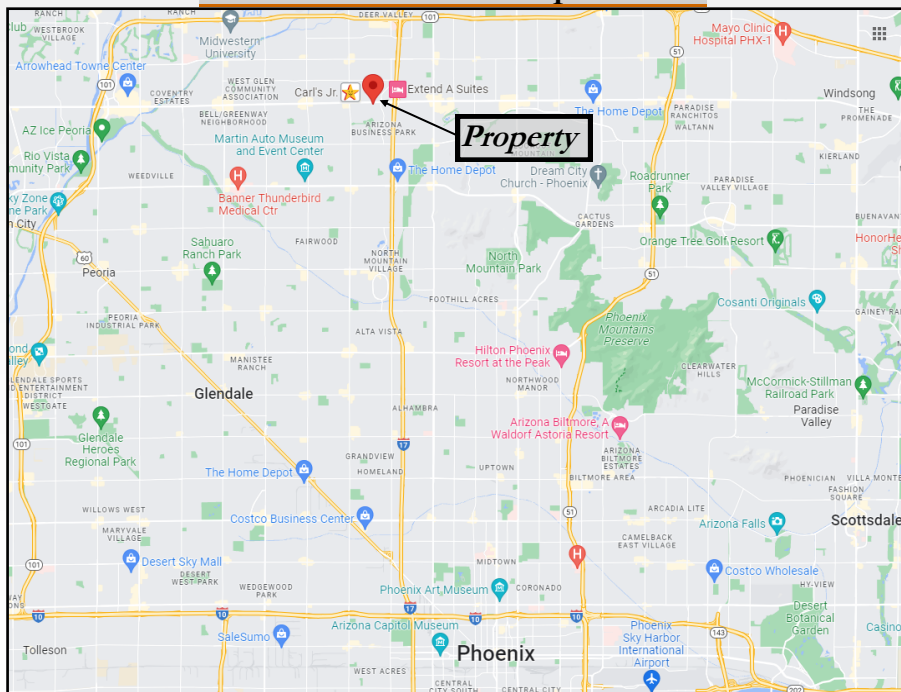
*Exclusively Represented by:*  
**Robert Nolan**  
c (520) 465-5946  
[rnolan@oxfordrealtysadvisors.com](mailto:rnolan@oxfordrealtysadvisors.com)

**Oxford**  
REALTY ADVISORS  
6262 N. Swan Road, Suite 175  
Tucson, AZ 85718  
Phone (520) 232-0200  
Fax (520) 232-0300  
[www.oxfordrealtysadvisors.com](http://www.oxfordrealtysadvisors.com)

# Aerial - 3033 W. Bell Road



## Location Map



Exclusively Represented by:

**Robert Nolan**

c (520) 465-5946

[molan@oxfordrealtyadvisors.com](mailto:molan@oxfordrealtyadvisors.com)

**Oxford**

REALTY ADVISORS

6262 N. Swan Road, Suite 175

Tucson, AZ 85718

Phone (520) 232-0200

Fax (520) 232-0300

[www.oxfordrealtyadvisors.com](http://www.oxfordrealtyadvisors.com)

# Bell Road Office Park



<b>DEMOGRAPHICS SUMMARY</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Population:</b>	15,439	151,092	340,101
<b>Avg. Household Inc:</b>	\$75,782	\$74,877	\$78,845
<b>Traffic: W. Bell Road</b>		44,659 VPD	

CoStar 2025

*Exclusively Represented by:*  
**Robert Nolan**  
 c (520) 465-5946  
[rnolan@oxfordrealtyadvisors.com](mailto:rnolan@oxfordrealtyadvisors.com)

**Oxford** REALTY ADVISORS  
 6262 N. Swan Road, Suite 175  
 Tucson, AZ 85718  
 Phone (520) 232-0200  
 Fax (520) 232-0300  
[www.oxfordrealtyadvisors.com](http://www.oxfordrealtyadvisors.com)

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.