

PLAZA DE GRANDE

OFFICE SPACE FOR LEASE

10147 W GRANDE AVE | SUN CITY, AZ 85351

LEASE RATE: \$13.00 NNN | BUILDING SIZE: 20,037 SF



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 12 16 25

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PROPERTY SUMMARY

OFFICE SPACE AVAILABLE FOR LEASE

10147 W Grand Ave
Sun City, AZ 85351

20,037 SF
Total Building Size

1982
Year Built

4.96/1,000
Parking Ratio

C-2
Zoning

PROPERTY HIGHLIGHTS

- Located in the heart of Sun City, Arizona, with excellent visibility and access to Grand Avenue (US-60) and the Loop 101 Freeway.
- Monument & Building Signage Available
- Close to a variety of amenities including restaurants, shops, and hotels
- Additional external lighting recently added around Building.



FIRST FLOOR

AVAILABLE LEASED

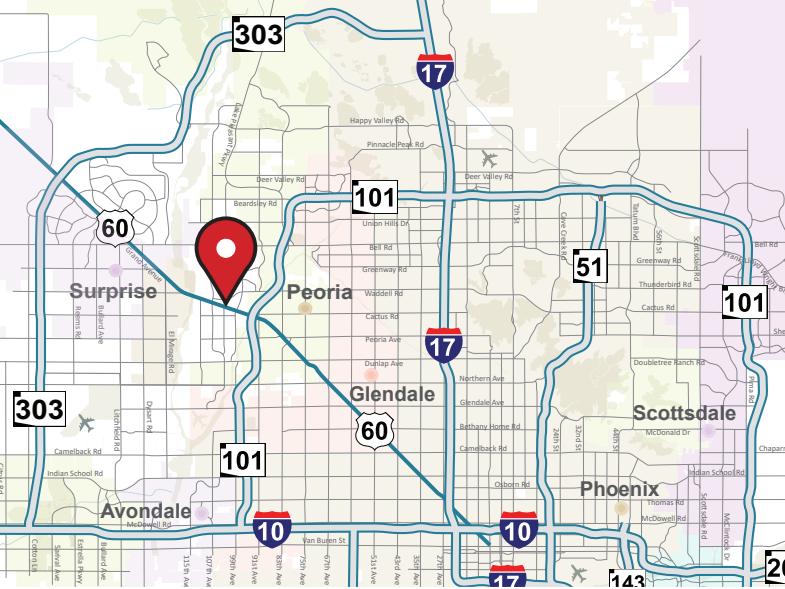
Suite	Size	Rate
A1	2,456 SF	-
A3	1,867 SF	-
A5	1,488SF	-
B1	1,247 SF	\$13.00 NNN
B2	1,248 SF	-
B3	847 SF	\$13.00 NNN
B4	2,080 SF	-
B5	450 SF	\$13.00 NNN
B7	927 SF	-
B8	846 SF	-
B9	400 SF	-
B9A	410 SF	-
C1	1,910 SF	-
C2	1,598 SF	-
C4	2,263 SF	-





AERIAL VIEW





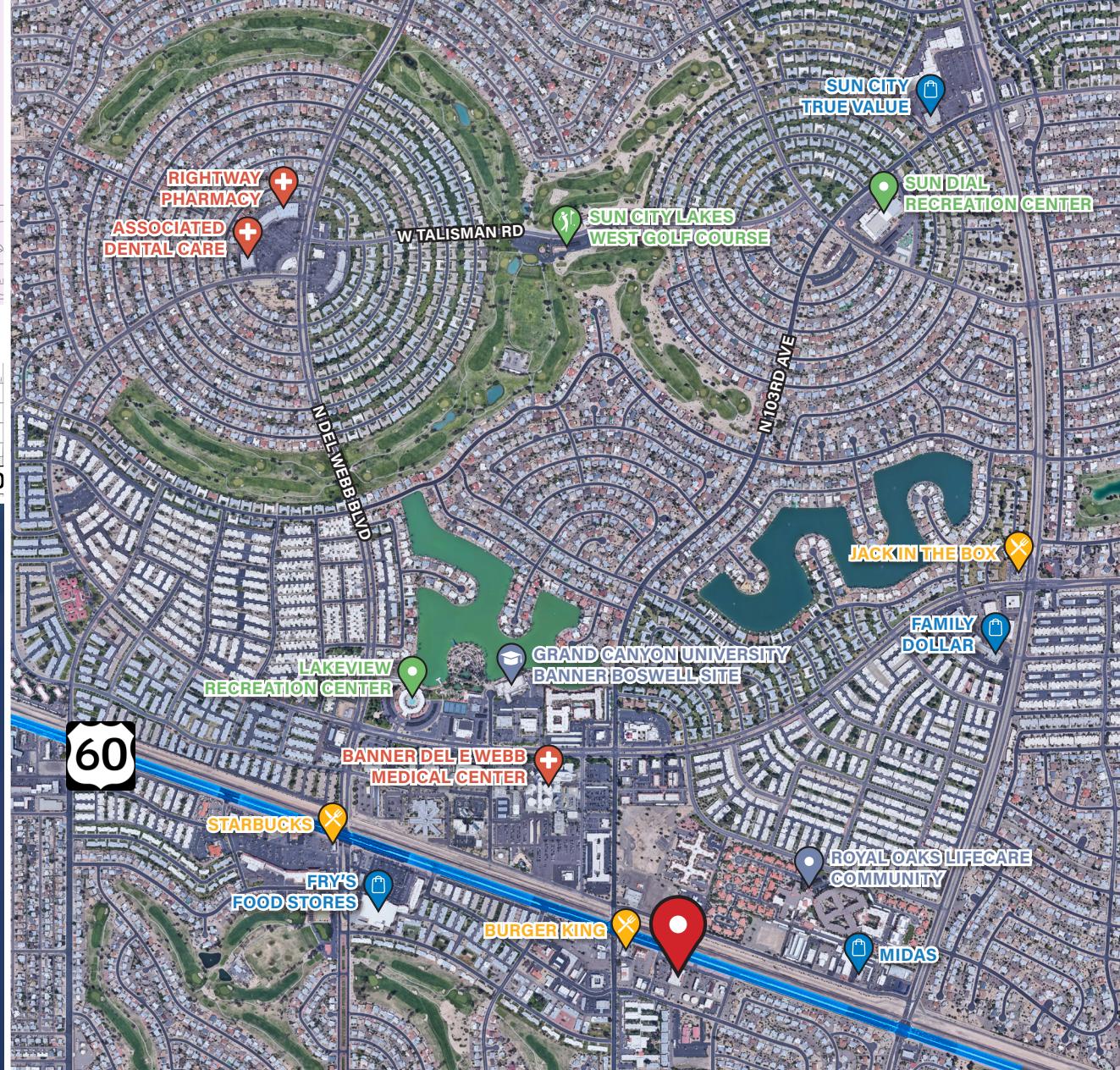
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 **COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

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