

# FOR LEASE | OFFICE / RETAIL – 2,847 SF

## BEARDSLEY SQUARE

12805 West Beardsley Road, Sun City West, AZ 85375  
(SWC Beardsley Road and 128<sup>th</sup> Avenue)



### Features:

- High-identity space fronting along Beardsley Road (a main artery in Sun City West); across the street from Sun City West's Beardsley Recreation Center
- Strong daytime population; only retail center in the neighborhood
- Accessible from Beardsley/El Mirage & Bell Roads
- Suite 104-105 features high-end tenant improvements including a large reception/store/showroom area, 7 offices, a podcast room, a kitchenette and plenty of storage space
- Building & monument signage; 63 surface parking spaces (5/1,000 SF)
- Zoned C2; Maricopa County; low rental tax (only 0.5%)
- Join Edward Jones, Beardsley Barbershop, Reid West Golf Academies and Desert Sun Embroidery

### Available Space:

**Suite 104-105 – 2,847 SF**  
(Available in 30 days)

### Lease Rate:

**\$21.00/SF/Yr., NNN**

### NNN's:

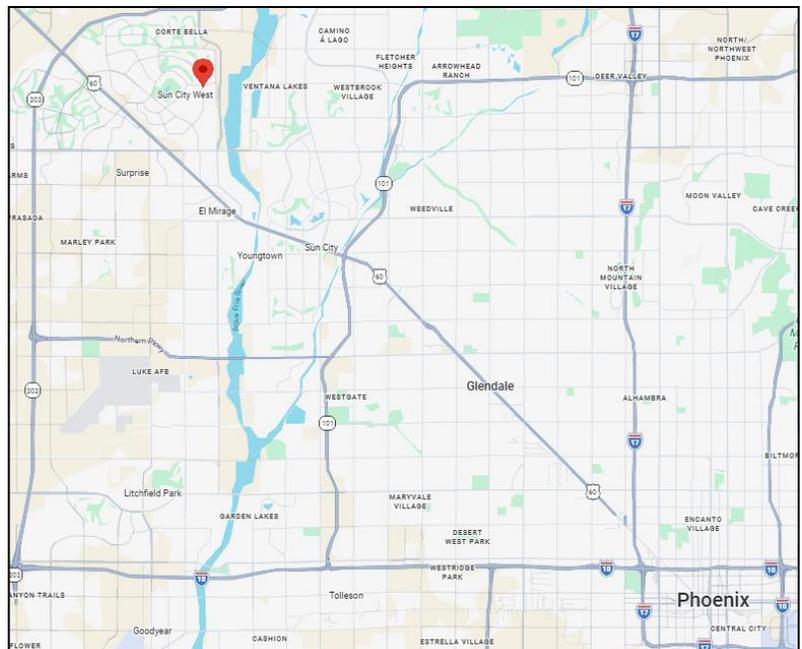
**\$6.68/SF/Yr.**

*Exclusively listed by:*

**REALTYONEGROUP**

**Sandra Griggs**  
Associate Broker  
602-491-6432

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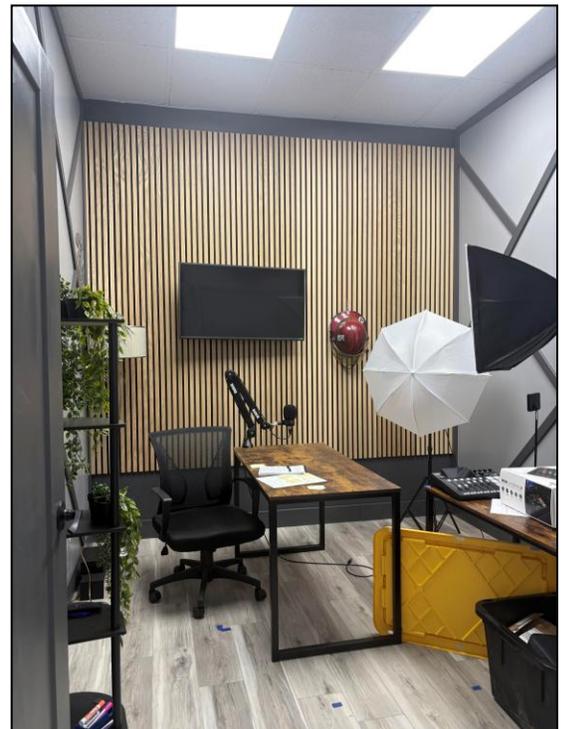
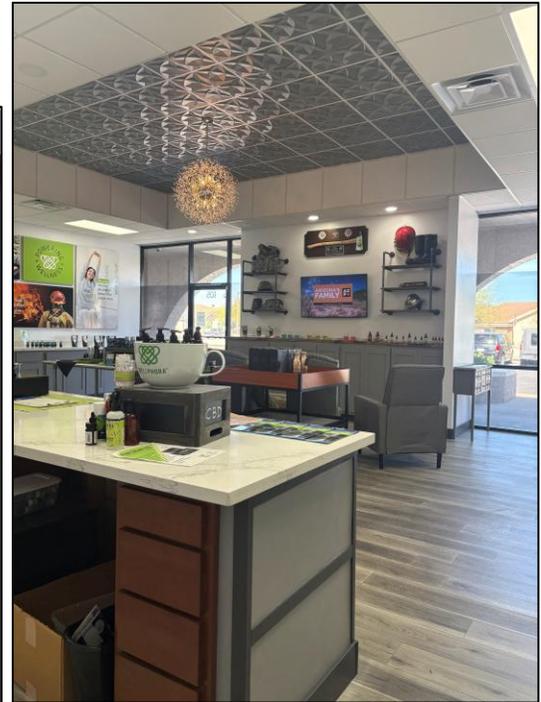


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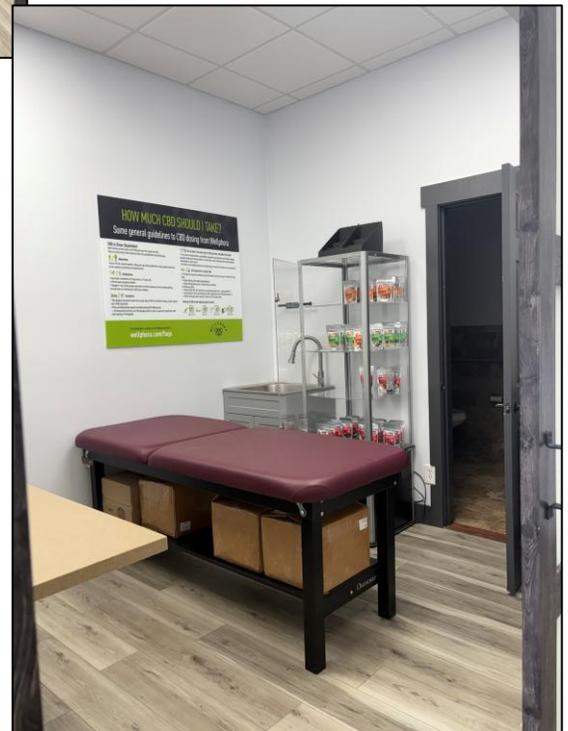
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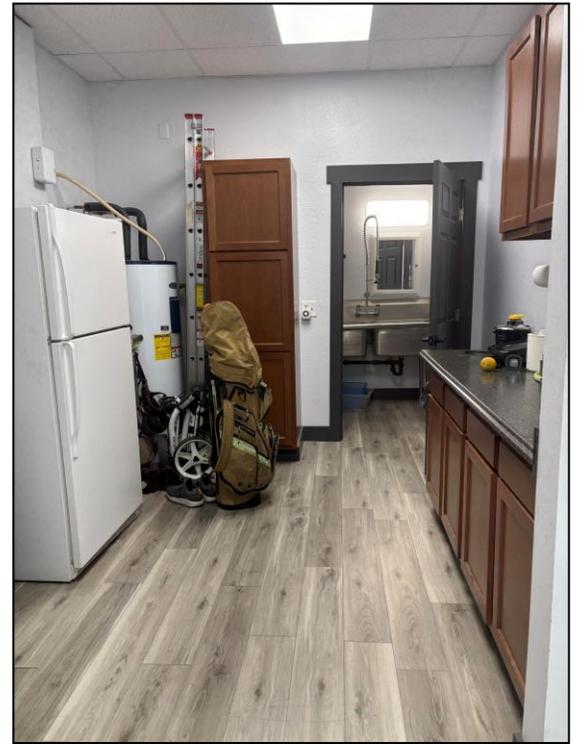
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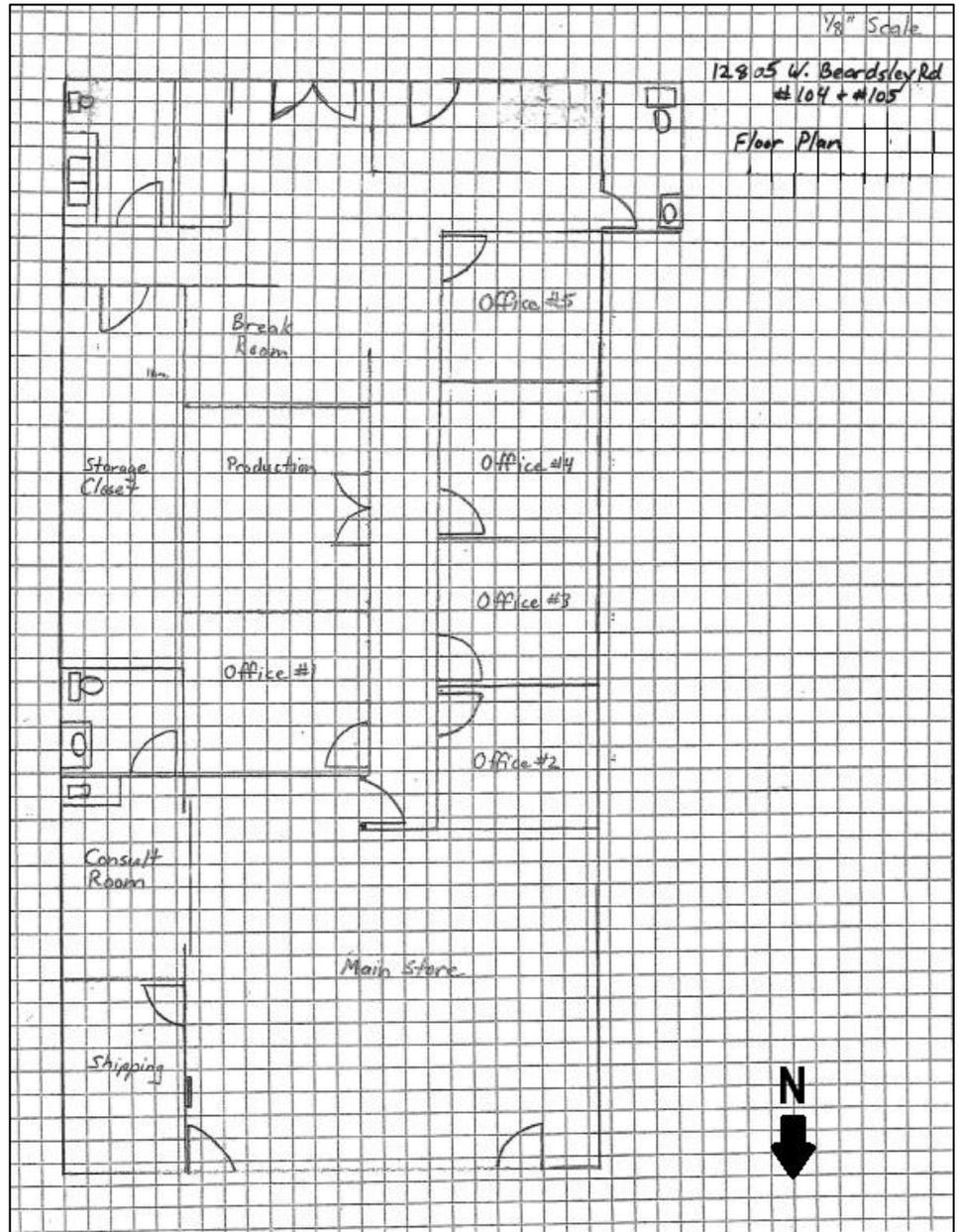
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