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## Office Building For Lease

Visibility on West Bell Road

For Lease | 12515 W. Bell Road, Surprise, Arizona

## Crossroads Office Plaza

Crossroads Office Plaza is a very attractive multi-tenant office building on Bell Road in Surprise, Arizona on the major East-West route linking the suburb of Surprise, Arizona with Glendale, Peoria, and metropolitan Phoenix. Crossroads Office Plaza is close to State Route 60 (Grand Avenue) with easy access to Loop 303 connecting to Interstates 10 and 17. Suite 100 on Bell Road is 4,069 square feet and is currently available for lease.

### Contact Us

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Accelerating success.

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Area Demographics  
3 / 5 mile radius\*

## For Lease - Available Spaces

Suite Size	Suite 100: 4,069 SF
Building Size	15,863 SF
Zoning	SHD-CO (Surprise Heritage District - Commercial Office)
Parking Ratio	4.3:1,000
Additional Features	Highly visible professional office building on West Bell Road, Monument Sign
APN	501-81-238A
Tenants Include	U.S. Congresswoman Debbie Lesko, Rise Orthopedics and Sports Therapy



**Current Population**  
91,793 / 240,195



**Workforce Population**  
35,629 / 95,695



**Median Housing Value**  
\$294,342 / \$307,267



**Average Household Income**  
\$67,113 / \$74,315



**Traffic Count W Bell & N Village Dr W (2020)**  
100,879 VPD

\*2021 Estimates per CoStar





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