



OFFICES FOR SALE

Crossroads Lakes Professional Offices

12691 W Smokey Dr., Surprise, AZ 85378

FOR SALE: **Building D Suite 127:** +/- 3,200 RSF Move-in Ready

FOR SALE: **Building D Suite 128:** +/- 1,590 RSF Move-in Ready

\$410 PSF

www.DavisCREAZ.com



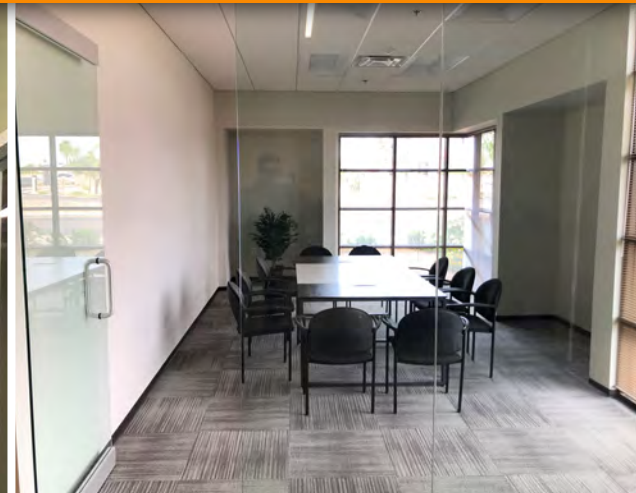
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Suite 127 Overview

- Move-in ready.
- +/- 3,200 SF full office buildout
- 6 window line offices, reception, galley kitchen and 2 restrooms
- Two conference rooms side by side
- West, North, and East window line
- Open concept ceiling
- Tenant in place please call to schedule a tour
- 5 miles from Loop 101
- Association dues \$775 PSF (Approx)



Suite 127 Floor Plan (+/- 3,200 SF)

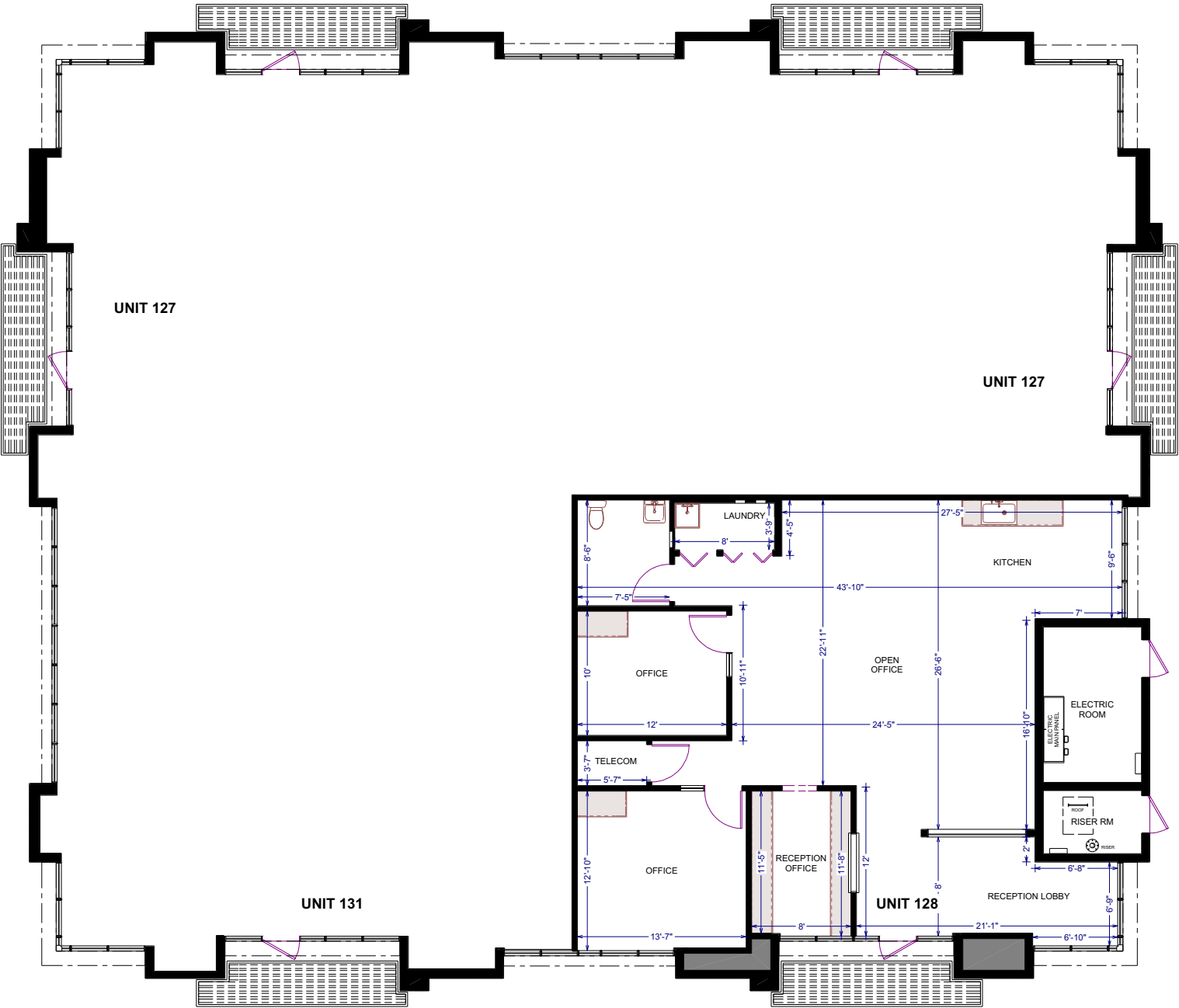


Suite 128 Overview

- Move-in ready
- +/-1,590 SF
- 2 office/exam rooms
- Reception
- Interior restroom
- Open area – collaborative space 20'x20'
- Utility room
- Open break area
- Window line on two sides
- 5 miles from Loop 101
- Association dues \$775 PSF (Approx)



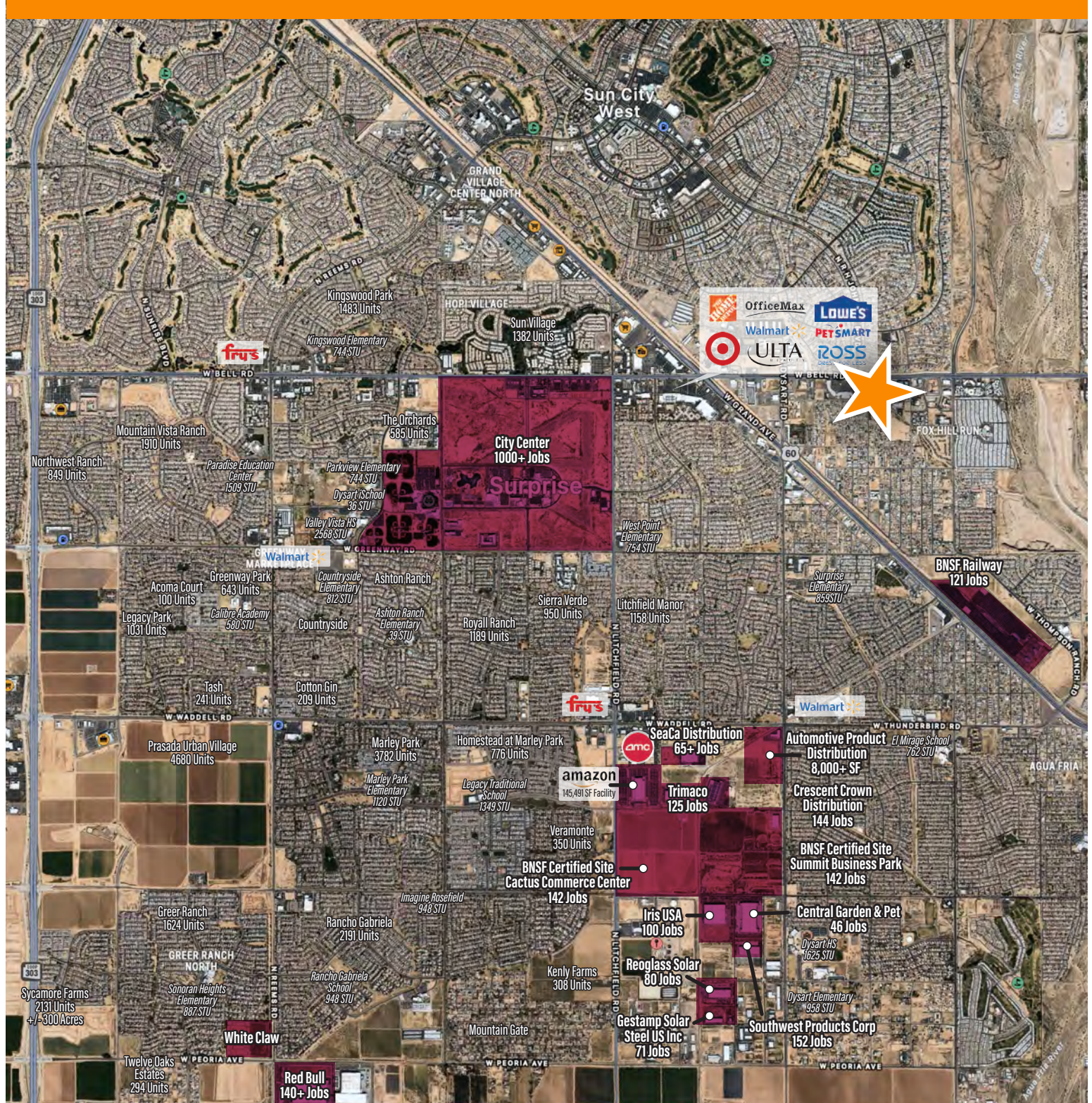
Suite 128 Floor Plan (+/- 1,590 SF)



Building D Floor Plan



Surrounding Area



AREA DETAILS



160,273

Population



56,632

Households



\$76,623

**Median Household
Income**



41.9

Median Age



7,000+

Businesses



20,440

Jobs



819

Employers



**40 Min
to Sky Harbor**



**200,000+
Spring Training**

*source City of Surprise



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. *SimpleLEASEity™* neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. *Simply Own It, the American Dream* provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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