



For Lease • Office & Medical

10451 W PALMERAS DR & 17220 N BOSWELL BLVD
SUN CITY, AZ 85373

Bell Plaza offers an exceptional leasing opportunity in one of the West Valley's most sought-after submarkets. With high visibility, convenient access, and a polished professional setting, Bell Plaza is ideal for a wide range of tenants.

Flexible suite sizes to support medical providers, dental practices, therapy, and professional office users

Attractive tenant incentives and generous TI allowances tailored to medical and office buildouts

Professional setting with updated common areas and ADA-compliant access throughout

Ample parking with convenient ingress/egress for patients, visitors, and staff

Onsite Executive Suites with access to conferencing facilities and short term suite options

Easy access to Loop 101, Grand Avenue, and Bell Road, connecting the property to Glendale, Surprise, Peoria, and the greater West Valley

Within minutes of Banner Boswell Medical Center and other regional healthcare anchors, ensuring proximity to a large and growing patient base



TYPE:
Professional Office
& Medical Office



**YEAR
RENOVATED:**
2025



PROJECT SF:
±97,516 SF



SIZE AREA:
±9.89 AC



RATE:
Office: \$29.00/FS
Medical: \$32.50/FS



ZONING:
C-2, Maricopa County



**OPERATING
EXPENSES:**
Base Year



NO. OF STORIES:
2-Story



**TENANT
IMPROVEMENT:**
Turnkey Available



PARKING RATIO:
5.0:1,000 SF



YEAR BUILT:
1975



SIGNAGE:
Monument & Entrance





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Available Suites

BLDG	SUITE	SF	CONDITION	SPECS/NOTES	CONTIGUOUS TO	CONTIGUOUS SF
North – 10451	117	956	Shell Medical	2 Offices - open area	Suite 121	2,831
	121	1,875	Office Spec Suite	Open ceilings and herculite glass – Sublet	Suite 117	2,831
	130	1,780	Planned Medical Spec Suite	To be demoed and combined		
	144	1,388	2nd Generation	Vanilla Shell		
	220	3,485	Spec Office Suite			
	230	1,355	Planned Spec Office Suite	To be demoed and combined		
South – 17220	101	3,470	Shell Medical	To be demoed and combined	Suites 114-125	11,818
	120	2,730	Shell Medical	To be demoed and combined	Suite 103	5,489
	126	1,850	Shell Medical			
	129	483	2nd Generation			
	201	5,650	Planned Office Spec Suite		Suite 212	9,035
	212	3,385	Planned Office Spec Suite		Suite 201	9,035
	223	6,650	2nd Generation	Needs finish updates	Suite 242	9,625
	242	2,235	Planned Office Spec Suite	To be demoed and combined	Suite 223	9,625
			Potential Contiguous Option	Full Floor	24,295	

Medical Leasing

PHILIP WURTH

+1 602 369 9261

philip.wurth@cbre.com

ETHAN DIEDRICHSEN

+1 402 689 3895

ethan.diedrichsen@cbre.com

Office Leasing

ASHLEY BROOKS, JR.

+1 602 735 1758

ashley.brooks@cbre.com

JASMINA BAYS

+1 602 735 5262

jasmina.bays@cbre.com

