



# MIRAGE Medical Center



## Available for Lease

±1,586 to 1,745 SF of Medical Office Space  
12329 West Bola Drive | Surprise, AZ 85378



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# Campus Overview

Mirage Medical Center is a standalone 9,989 SF medical office building in Surprise, Arizona.

Located just south of Bell Road the project is ideally situated between Sun City and Sun City West, tenants have convenient access to Banner Del E Web Medical Center and Banner Boswell Medical Center. The project offers building and monument signage, convenient access, and generous parking that surrounds the buildings.

## Availability

±1,586 SF to 1,745 SF\*

Delivering Q1 2025

Contiguous up to 3,331 SF

**Lease Rate:**

\$27.50/SF NNN





## 9,989 SF Medical Office Building For Lease



Just South of  
W Bell Rd. & 1 Mile  
E of U.S. 60/Grand Ave

Strategically located near  
many amenities including:



Specialties  
Balanced Mix of  
Healthcare Specialties



Signage  
Prominent  
Signage Available



Parking  
5.0/1,000 SF



## Traffic Counts

BELL RD @ EL MIRAGE

**59,340**

VEHICLES PER DAY

EL MIRAGE @ BOLA DR

**13,401**

VEHICLES PER DAY

W GRAND AVE

**41,564**

VEHICLES PER DAY

\*Source: ESRI 2022





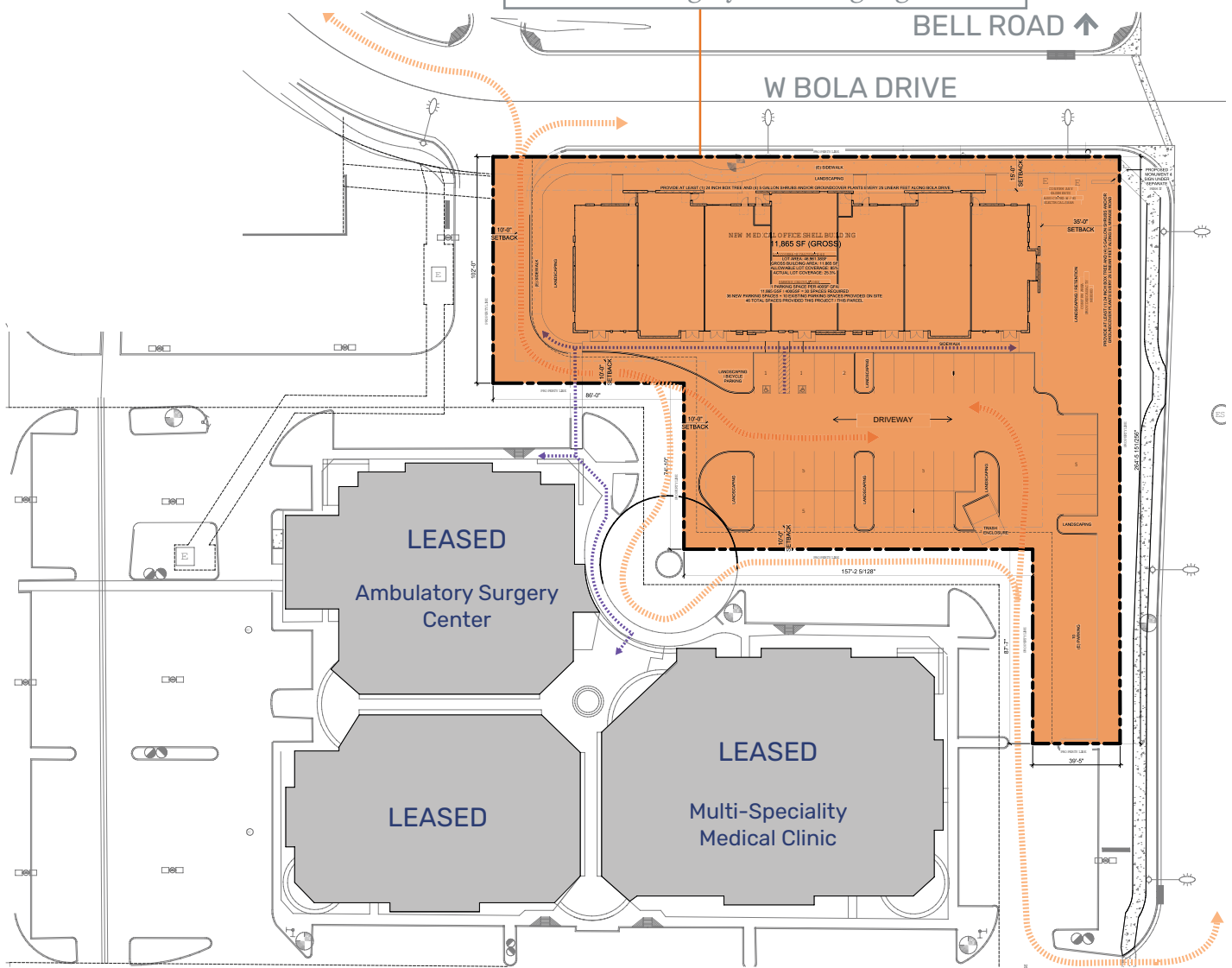
# Site Plan

±9,989 SF Building

12329 W. Bola Drive  
Surprise, Arizona 85378

Construction has begun.  
Completion is estimated to be  
Q1 2025

**Mirage Medical Center** will be  
±9,989 SF single-story  
free standing building with frontage  
and highly visible signage



■ Not a part of Mirage Medical Center but are adjacent to the project.





EXISTING

SOON TO BE MIRAGE  
MEDICAL CENTER

W Bell Rd

W Bola Dr

NE Mirage Rd



# Aerial Map







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