



SUITE 108 12515 W BELL ROAD

SURPRISE, ARIZONA
5,668 SF | AVAILABLE JANUARY 1, 2027



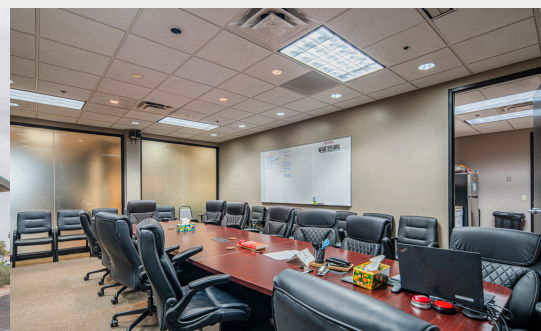
About the Property:

Suite 108 offers 5,668 square feet of well-appointed, first-floor professional office space in a highly visible corner location along the busy Bell Road corridor. The space features 16 private offices, spacious common areas, and in-suite restrooms, providing a functional and efficient layout suitable for a wide range of professional uses.

Our Facility:

- Professionally designed, turnkey office build-out
- Efficient layout optimized for productivity and client-facing operations
- Flexible configuration suitable for professional services, healthcare, wellness, administrative, educational, or corporate office use
- Move-in ready with no additional build-out required

Move-In Ready. Strong Professional Presence. Prime Visibility Location.



Address

12515 W Bell Rd
Surprise, Arizona, 85378



Phone

+480-809-9329



Location Highlights:

Centrally located in Surprise with convenient access to major roadways and surrounding business corridors. The property is positioned among established professional and medical users within a well-managed office plaza offering ample parking and strong surrounding demographics. The Bell Road frontage provides excellent visibility and accessibility for both clients and staff.

Suitable For the Following:

- Professional, medical, or specialty service practices
- Growing businesses seeking a long-term, high-visibility location
- Investors or owner-users seeking stable occupancy or income potential



Address

12515 W Bell Rd
Surprise, Arizona, 85378



Phone

+480-809-9329



Prime Accessibility & Visibility

The suite offers covered parking, convenient ground-level access for clients and staff, and strong visibility along Bell Road to enhance your business presence.

Established Professional Setting

Located within a well-maintained office plaza, tenants benefit from neighboring users such as Modern Physical Therapy & Sports Medicine and Vitalant Blood Donor Center, creating a strong and reputable professional environment.



Address

12515 W Bell Rd
Surprise, Arizona, 85378



Phone

+480-809-9329