

# SURPRISE OFFICE CENTER 14239 West Bell Rd Surprise, AZ 85374

## AVAILABILITIES

- Suite 116 - 3,268 SF
- Suite 219B - 1,784 SF

## KEY HIGHLIGHTS

- Centrally located in the town of Surprise, AZ
- Built in 2006
- 2 Story Office Building housing over 15 tenants
- Located in close proximity to Grand Avenue (Route 60) and 303
- Less than 3 Miles from Banner Del E. Webb Medical Center, and approximately 6.2 Miles from Banner Boswell Medical Center
- High Growth Area

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>			
2017 Population	9,009	100,668	211,162
2022 Population	9,754	108,775	228,579
Pop Growth 2017-2022	8.3%	8.1%	8.3%

	1-Mile	3-Mile	5-Mile
<b>Households</b>			
2017 Households	3,928	40,675	85,743
2022 Households	4,243	40,675	85,743
HH Growth 2017-2022	8.0%	8.1%	8.1%

	1-Mile	3-Mile	5-Mile
<b>Household (HH) Incomes</b>			
2017 Median HH Income	\$45,393	\$54,967	\$55,065
Median Home Value	\$180,394	\$191,587	\$200,095



## PRICE

- \$29 PSF (Full Service; includes water, electric, janitorial)
- Suite 116 hardly needs any T.I. as it is fully built with an enclosed break room and has a large room that can be used for a classroom/meeting room, etc.
- 219B does need T.I. but they have several 4 room, 6 room plans available and they will provide a turn key T.I. for that space. 116 can be ideal for any kind of financial business and 219B can accommodate a multitude of different businesses. This is a full-service building, covering all utilities, covered parking is available.

## FOR MORE INFORMATION, PLEASE CONTACT

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**Samir Sawhney, P Eng.**  
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2 N. Central Ave. #1780  
Phoenix, AZ 85004

**XCD REALTY**  
AND PROPERTY MANAGEMENT  
XCD INTERNATIONAL LLC



**2.7 MILES**  
DIRECT RIDE FROM BANNER DEL E. WEBB MEDICAL CENTER TO SUBJECT

**6.2 MILES**  
DIRECT RIDE FROM BANNER BOSWELL MEDICAL CENTER TO SUBJECT

**SUBJECT PROPERTY**

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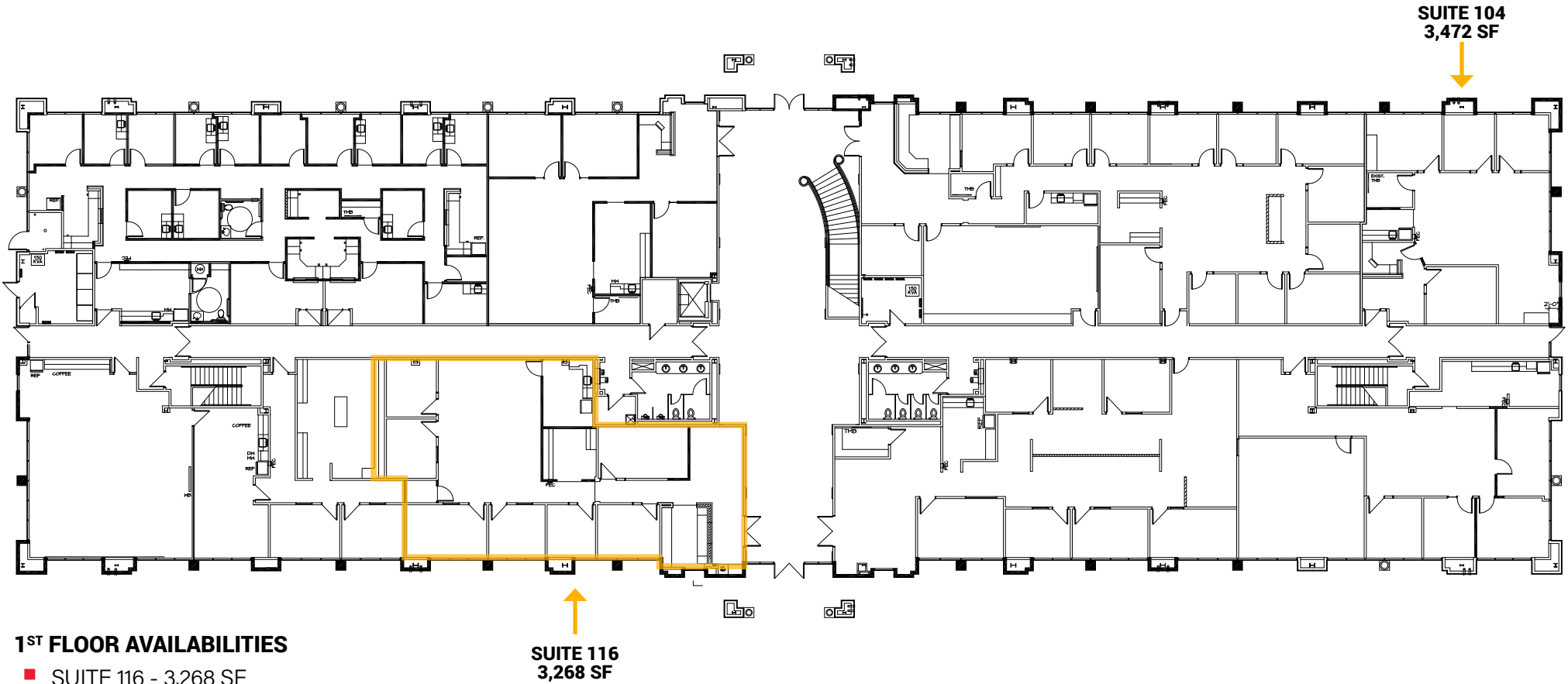
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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.

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## FLOOR PLAN: 1<sup>ST</sup> FLOOR



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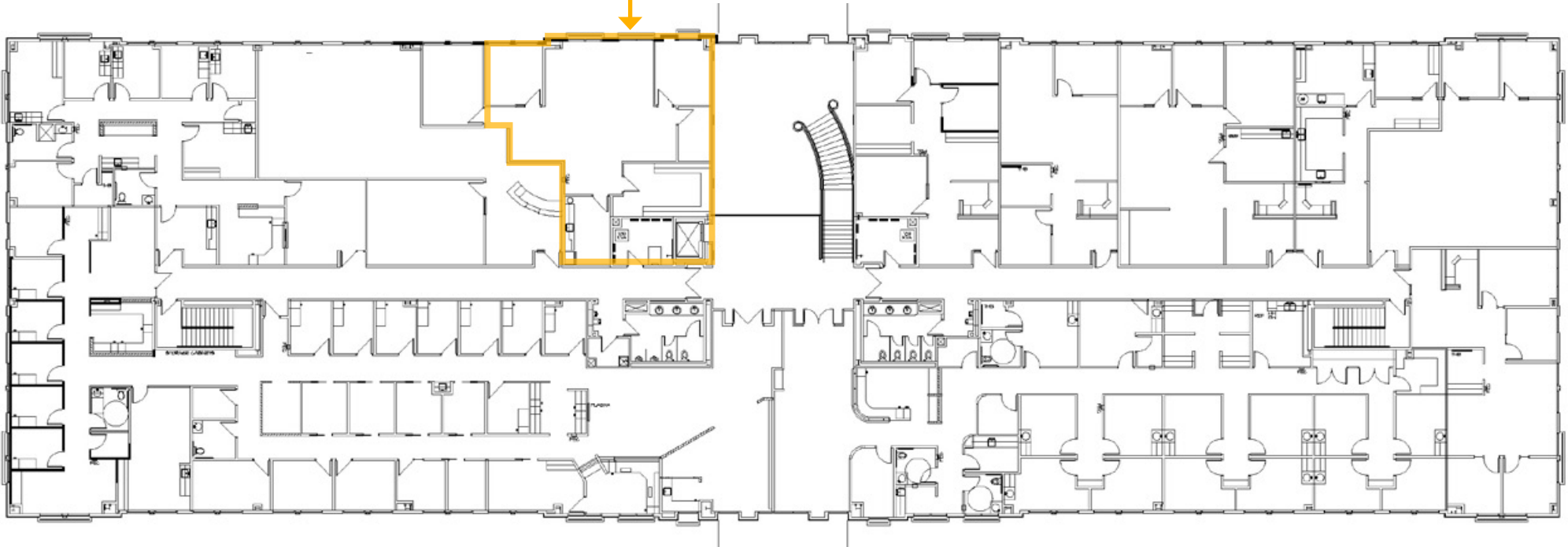
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## FLOOR PLAN: 2<sup>ND</sup> FLOOR

SUITE 219B  
1,784 SF



## 2<sup>ND</sup> FLOOR AVAILABILITIES

- SUITE 219B - 1,784 SF

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When you enter the building, one has the option of taking the sprawling staircase up to the spacious second floor or riding in the elevator. The elevator access is very helpful to the older clients and those who may be handicapped to visit the many businesses that occupy the building.

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