

FOR LEASE | OFFICE / RETAIL – 2,130 SF AND 971 SF

UNION HILLS CENTER

18434 North 99th Avenue, Sun City, AZ 85373
(SWC 99th Avenue and Union Hills Drive)



Available Spaces:

Suite 3-4 – 2,130 SF
Suite 5 – 971 SF

Lease Rate:

\$18.50/SF/Yr., NNN

NNN's:

\$8.19/SF/Yr.

Exclusively listed by:

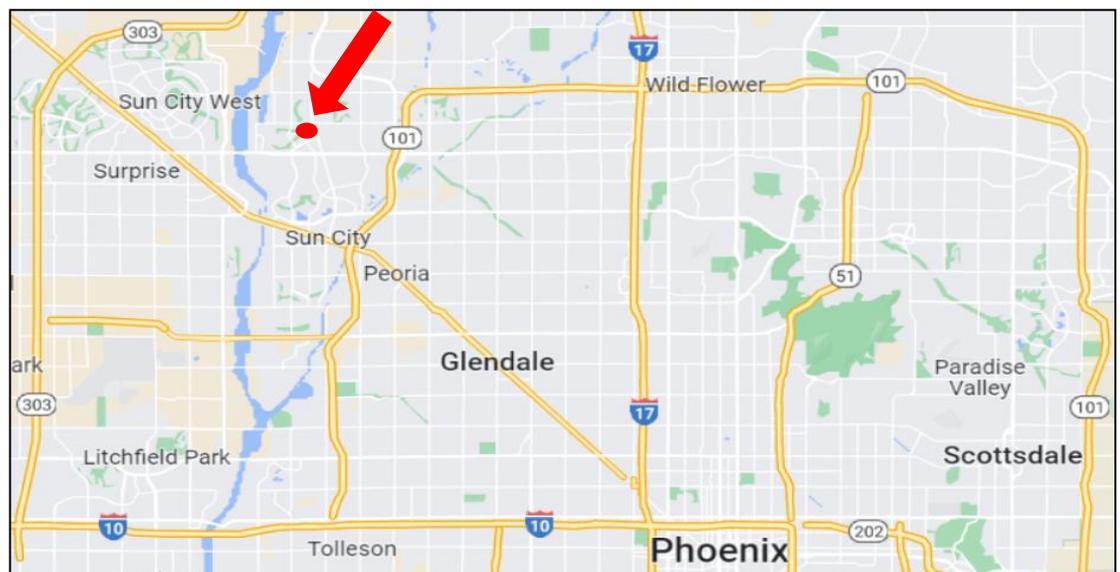
REALTYONEGROUP

Sandra Griggs
Associate Broker
602-491-6432

SandraGriggsCRE@gmail.com

Features:

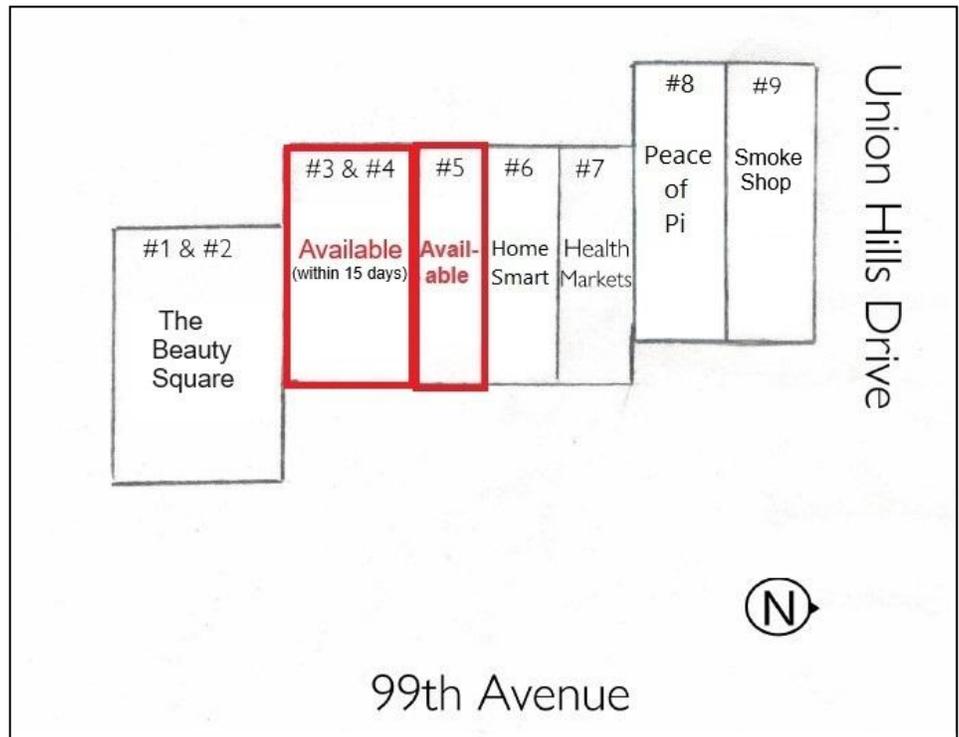
- High-identity office space fronting along 99th Avenue (a main artery leading to Lake Pleasant); close to Arrowhead mall
- Suite 3-4 features 2 entries, a large reception area, 3 large privates, a kitchenette / break room, a large open rear area and 2 restrooms; Premises can easily be demised back into 2 suites
- Building & monument signage; low rental tax of only 0.5%
- One free covered, reserved parking space per suite; ample onsite parking
- Zoned C2; Maricopa County
- Suite 5 is available now; Suite 3-4 is available within 15 days



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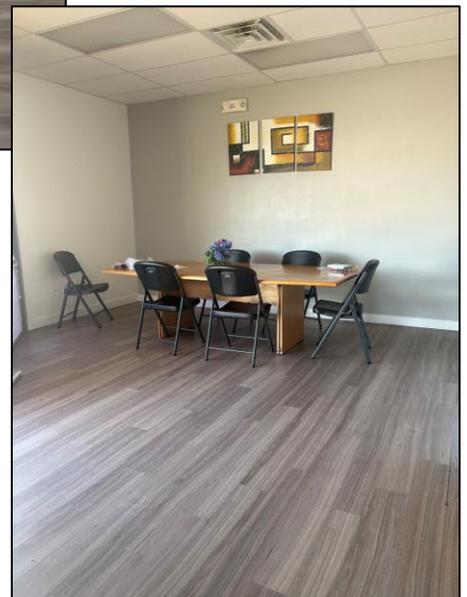
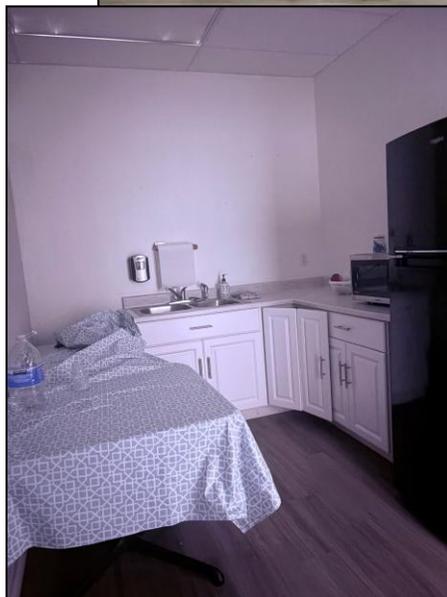
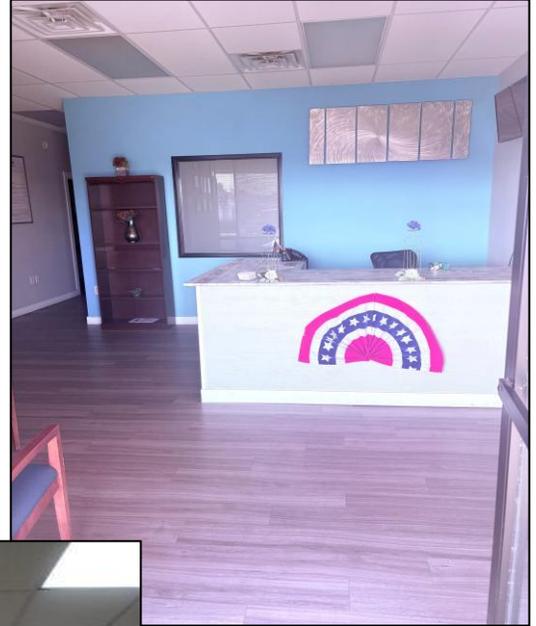
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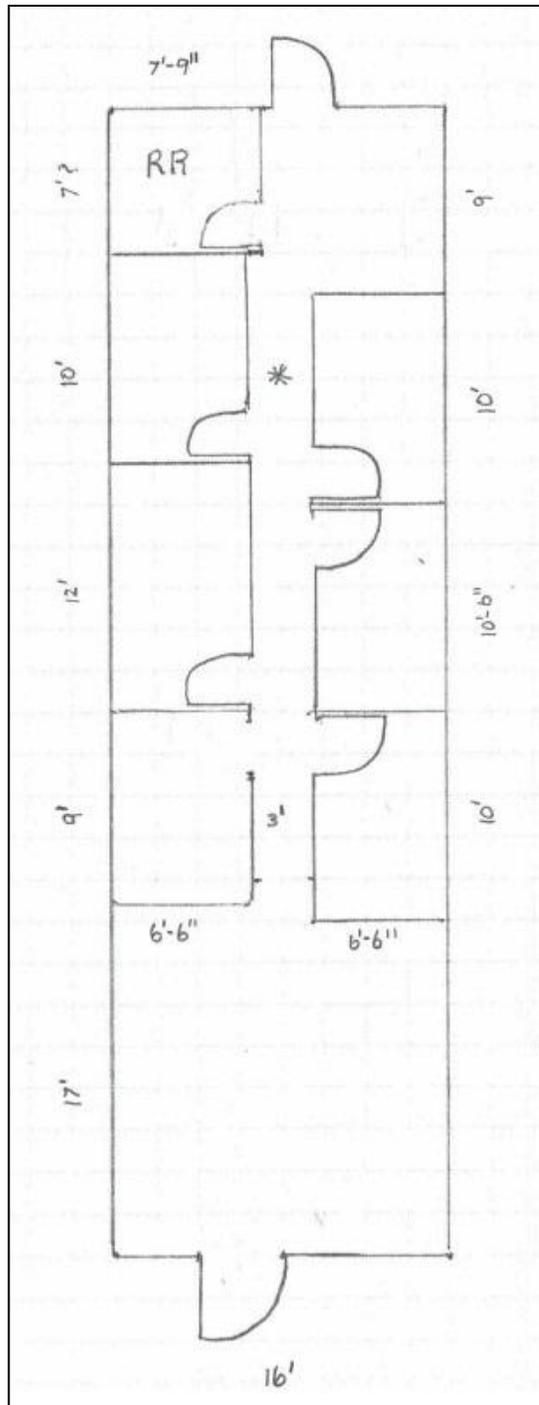
Suite 3-4

Above information is subject to verification, and no liability for errors or omissions is assumed. Price and terms are subject to errors, omission and change without notice.

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Suite 5 Floor Plan
(Not to Scale)