



10240 W. BELL ROAD

Sun City, AZ 85351

ERIC FERBER, CCIM

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Ideally located off the 101 & Bell Road in Sun City, this single story office building has been newly renovated by its strong local ownership. Suite I offers extensive private offices in a frontage suite with exclusive drive up parking.

- MONUMENT SIGNAGE
 - COVERED PARKING
 - GENEROUS +/-5.3:1000 PARKING RATIO
 - BELL ROAD FRONTAGE & VISIBILITY
- SUITE I +/-1,472 SF

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (Full Service Net of Janitorial)
Available SF:	+/-1,472 SF
Parking Ratio:	+/-5.3: 1,000 SF
Building Size:	+/-18,046 SF

***\$1/SF BROKER BONUS 2+ YEAR
NEW LEASES ONLY WITH APPROVED
FINANCIALS

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016 // 602.955.3500 // cutlercommercial.com

PROPERTY HIGHLIGHTS

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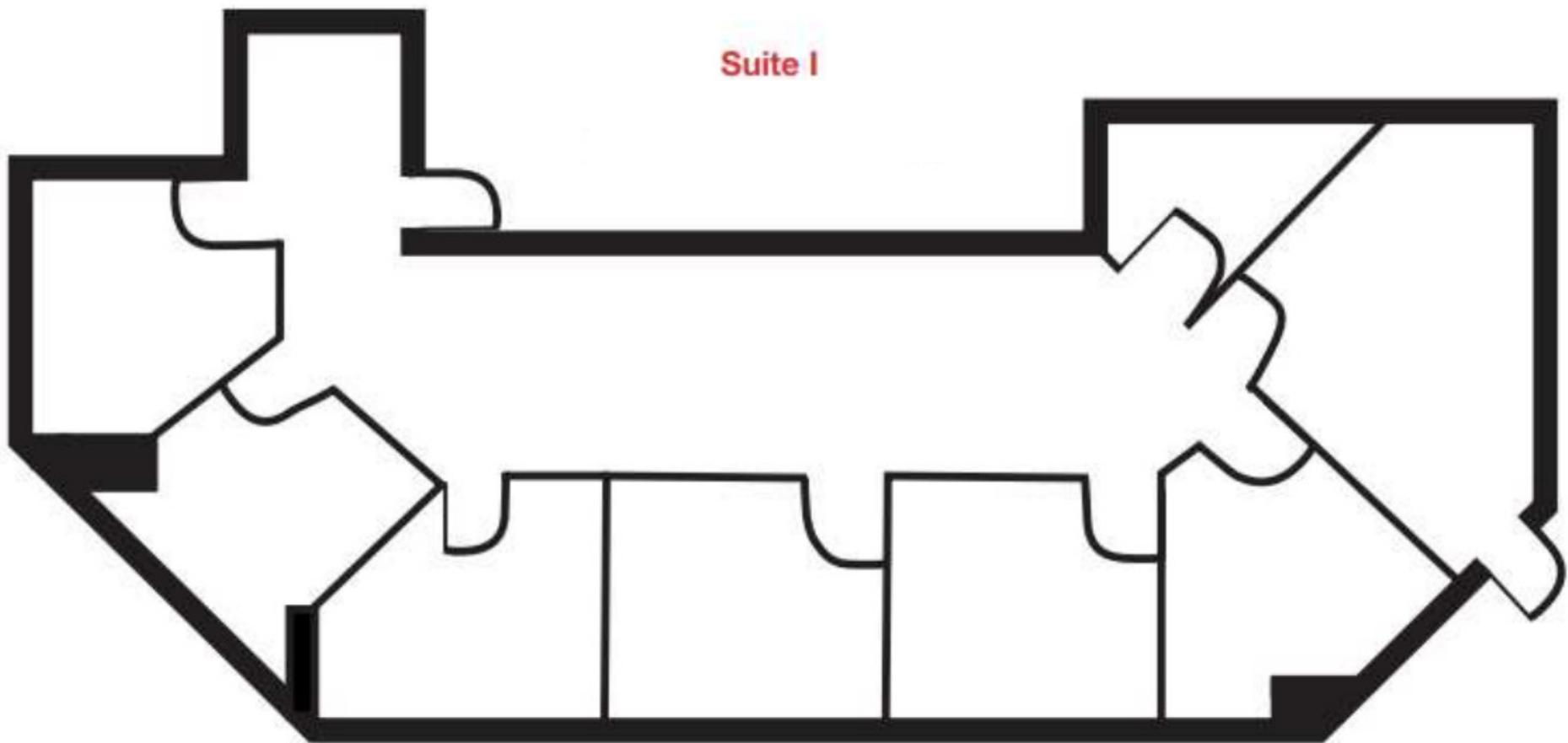


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* Not to Scale

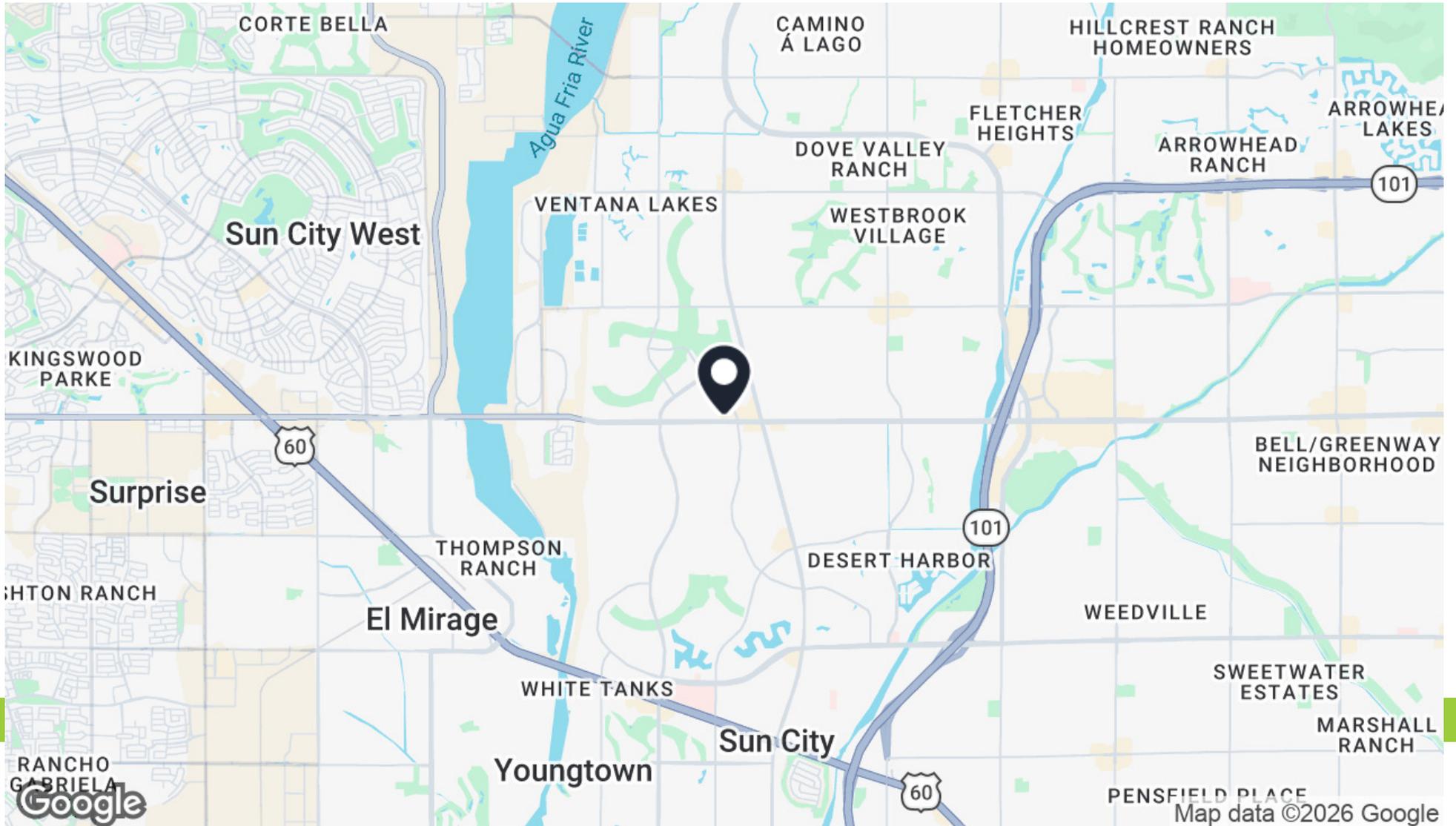
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OFFICE BUILDING FOR LEASE



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