

# SUN CITY PROFESSIONAL BUILDING

Small Office Suites Available For Lease | 12630 N. 103rd Ave, Sun City, AZ 85351



**LEASE INCENTIVE** For any 1-year lease term, tenants receive ONE (1) MONTH FREE (First Month) with payment of a Security Deposit and the Second Month's Rent at lease execution

**Tom Bean, CCIM**

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**NAI**Horizon

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Property Information



## Property Features

- Monument signage available
- Uncovered + reserved, covered parking
- Flexible lease terms
- Low monthly electric fee
- Small suites with aggressive rental rates
- Large, lush interior courtyard
- C-3 Zoning
- Two-story, common restrooms, elevator
- One (1) block south of US-60 (Grand Ave)
- Close proximity to Loop 101
- Less than 30 minutes to Sky Harbor Airport

Demographics	1 Mile	3 Miles	5 Miles
Population	21,056	200,082	525,239
Household Income	\$51,181	\$51,250	\$53,298
Age	38.3	32.8	31.7

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# Property Photos



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# Current Availabilities

Suite	Size (SF)	Monthly Rate	Monthly Electric Fee	Total
111	306	\$750	\$50	\$800
113	805	\$1,677	\$100	\$1,777
124	587	\$1,200	\$75	\$1,275
133	909	\$1,750	\$100	\$1,850
213	304	\$750	\$50	\$800
241	659	\$1,265	\$75	\$1,340
245-247	880	\$1,700	\$100	\$1,800
248	294	\$625	\$50	\$675

Note: Modified Gross (MG) = tenant pays an electric fee and is responsible for its own suite janitorial



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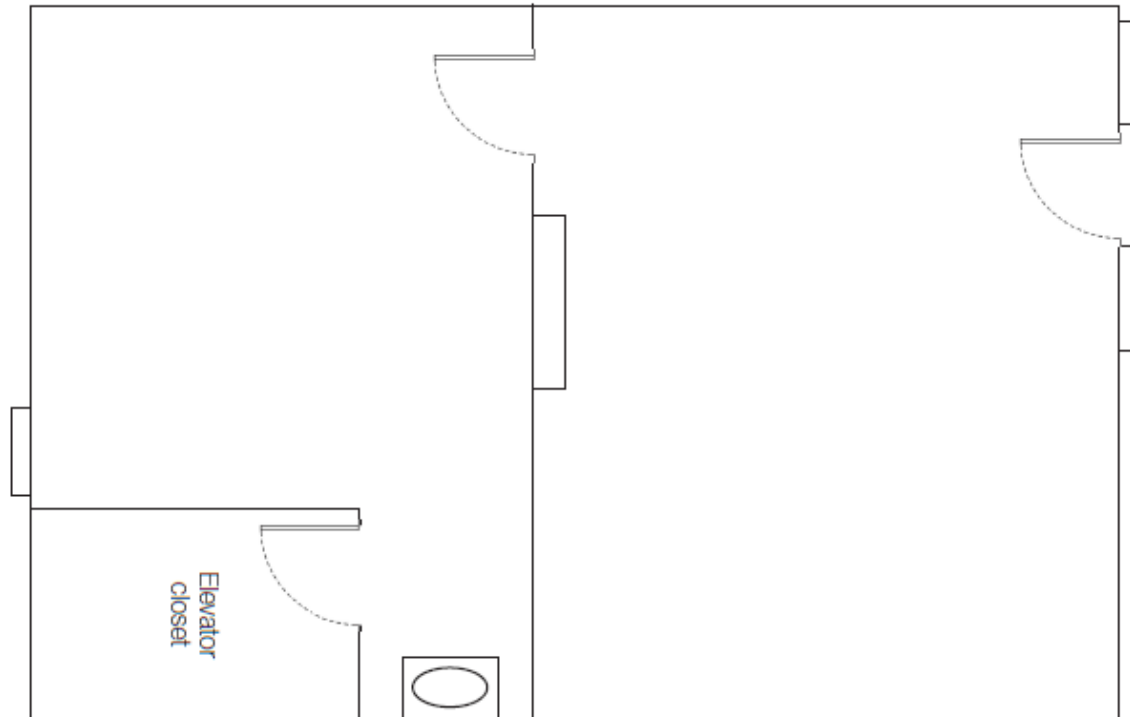
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While we strive to provide accurate information, all data presented is obtained from third-party sources and has not been independently verified by our brokerage. Buyers and/or their agents should always conduct their own due diligence and verify all information before relying on it in any transaction.

# Floor Plans: Suite 111



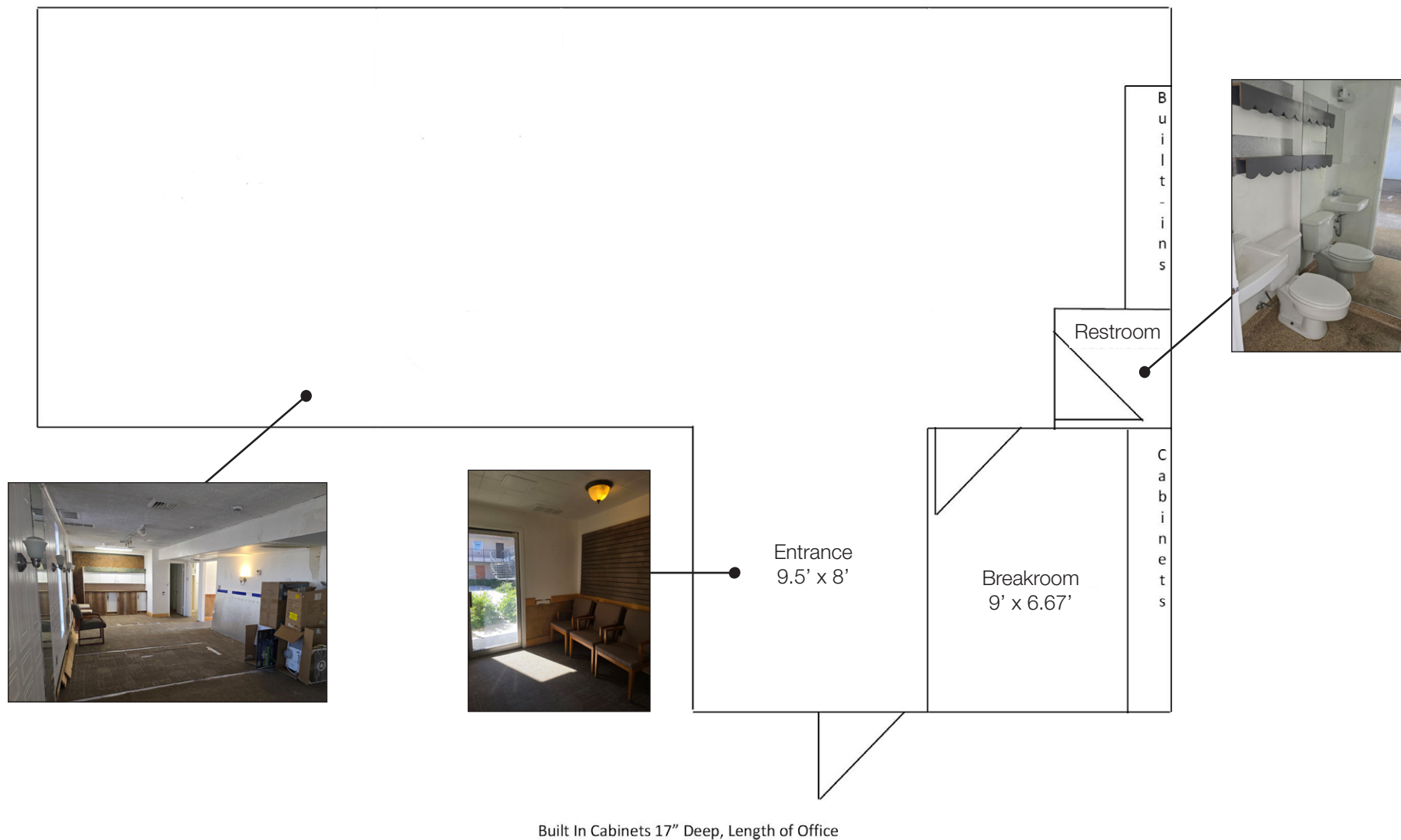
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# Floor Plans: Suite 113



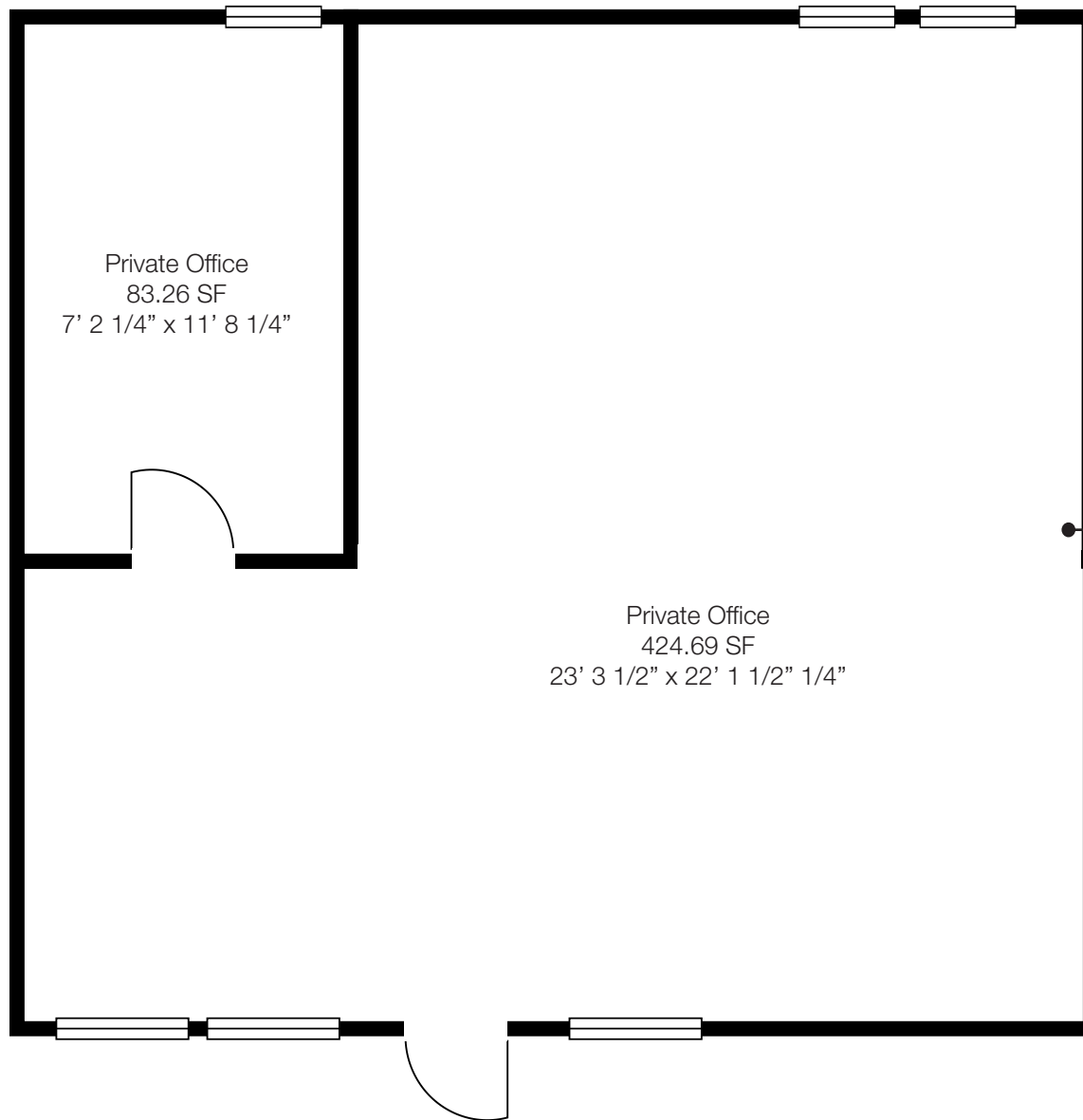
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# Floor Plans: Suite 124



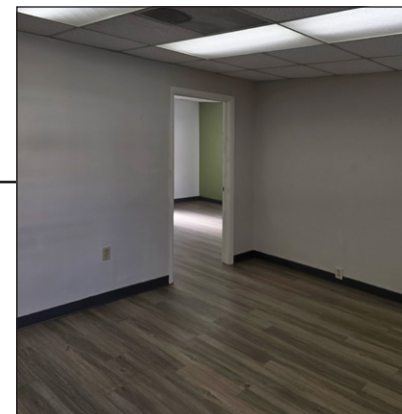
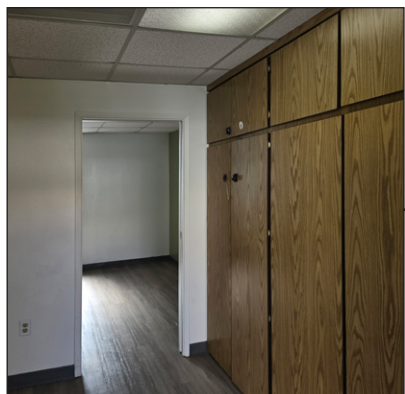
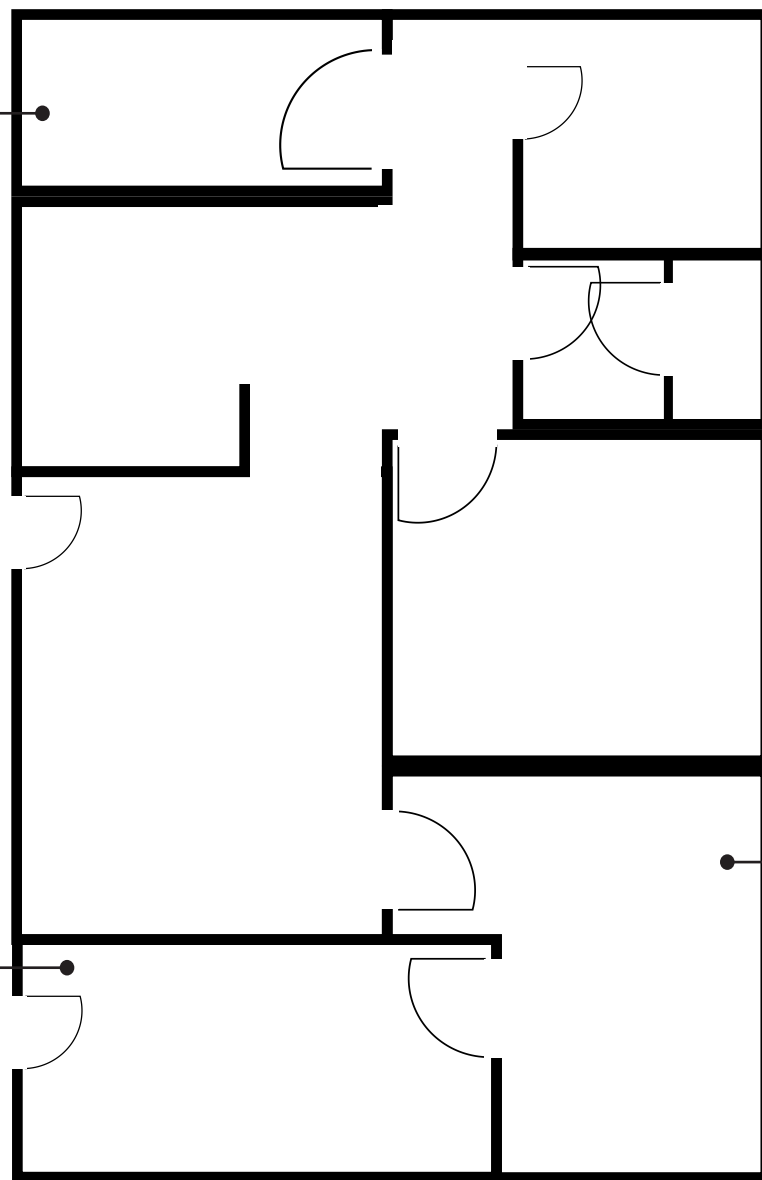
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# Floor Plans: Suite 133



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# Floor Plans: Suite 213



Note: Not to scale. Provided for reference only.

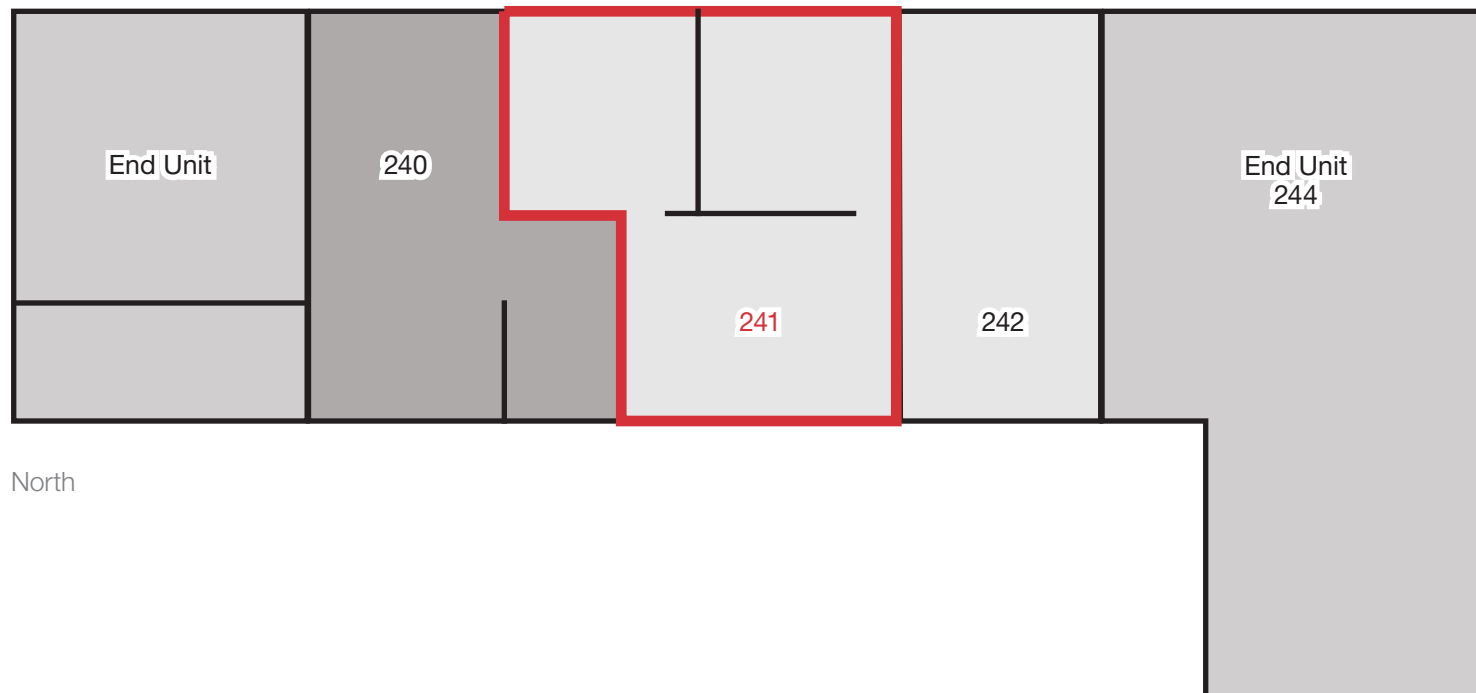
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# Floor Plans: Suite 241



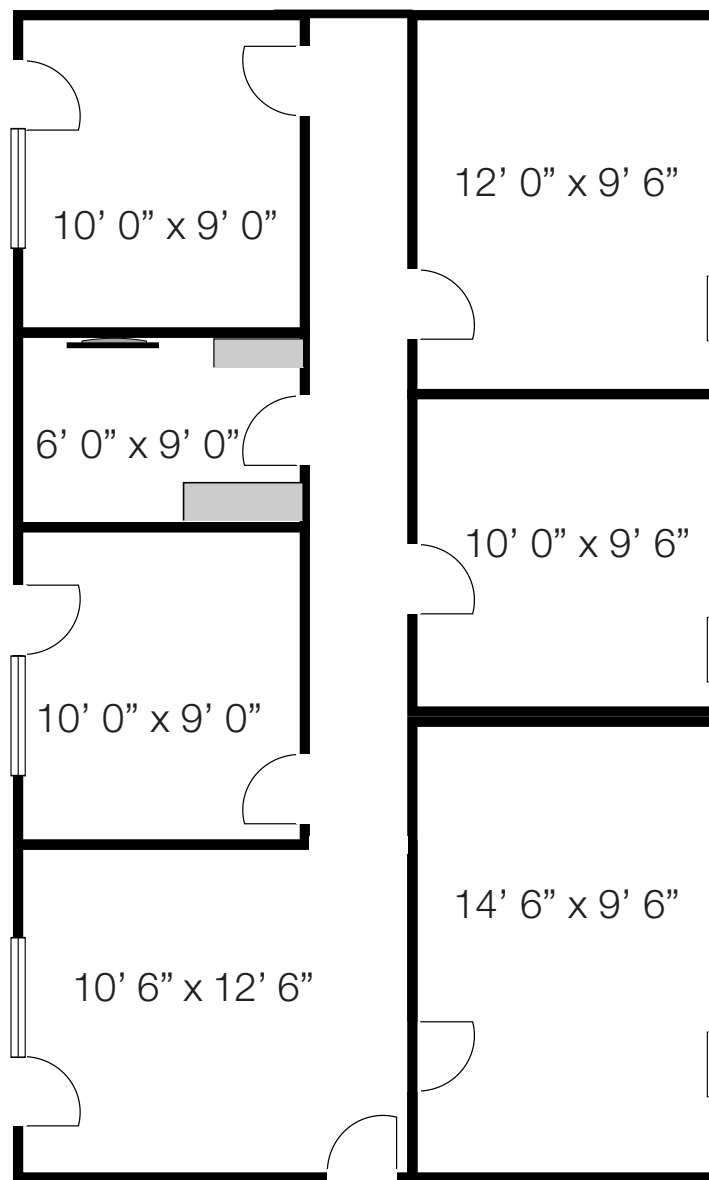
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# Floor Plans: Suite 245 - 247



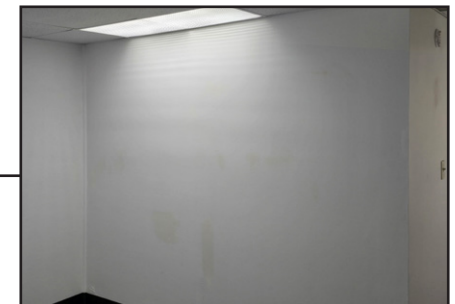
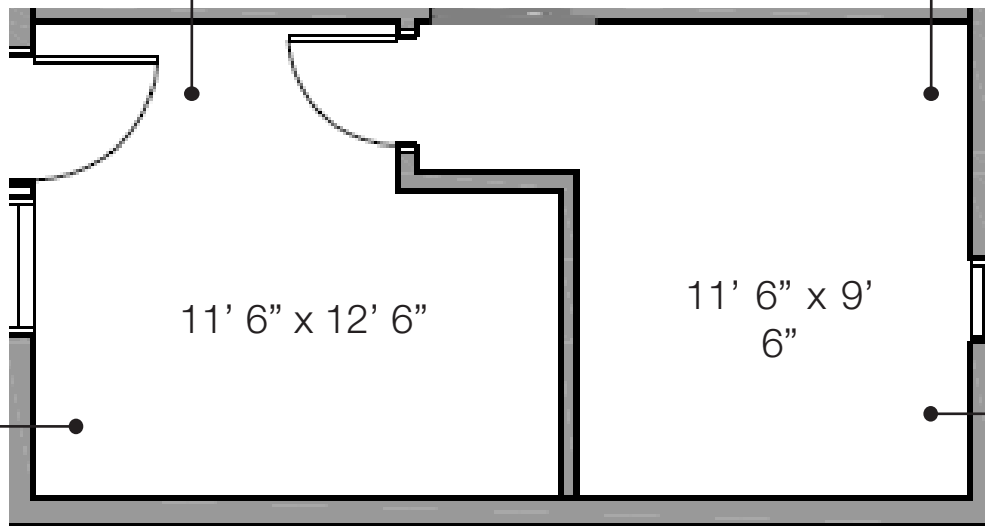
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# Floor Plans: Suite 248



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