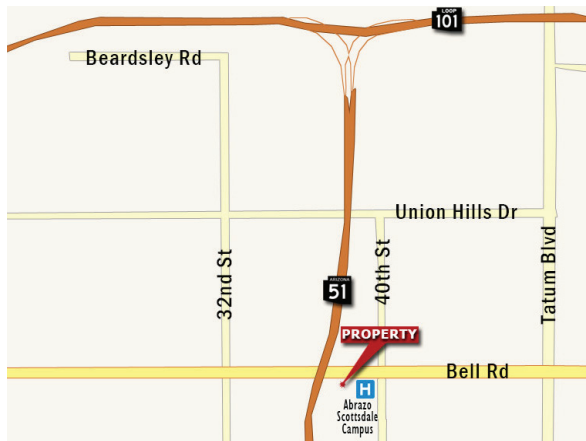


# 3811 BELL

3811 E BELL RD | Phoenix, AZ 85032



AVAILABLE FOR LEASE



- Connected by a covered walkway to Abrazo Scottsdale Campus, which was ranked the #1 hospital by area residents for its advanced surgical capabilities and technology\*
- Amazing location adjacent to SR 51 on Bell Rd
- Secured underground tenant parking
- Ability to have monument signage for >4,000 SF, 5-year deals

\*Source: Ranking Arizona- The Best of Arizona Business 2019



FOR MORE INFORMATION:

TRACY ALTEMUS  
602.206.6474 | taltemus@REsourcecmcl.com

REsourcecmcl.com



# 3811 BELL

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## PROPERTY SPECS

LEASE RATE CALL FOR DETAILS

ESCALATIONS 3%

LOAD FACTOR 15%

SUITE 105 1,543 RSF

SUITE 109 2,038 RSF

SUITE 110 1,296 RSF

SUITE 202-210

SUITE 202 4,738 RSF

SUITE 204 2,267 RSF

SUITE 205 1,122 RSF

SUITE 206 1,386 RSF

SUITE 207 1,712 RSF

SUITE 208 4,037 RSF

SUITE 210 3,495 RSF

SUITE 211 3,964 RSF

SUITE 214 2,217 RSF

SUITE 304 976 RSF

SUITE 305 1,265 RSF

SUITE 315 2,105 RSF

contiguous to 3,334 RSF

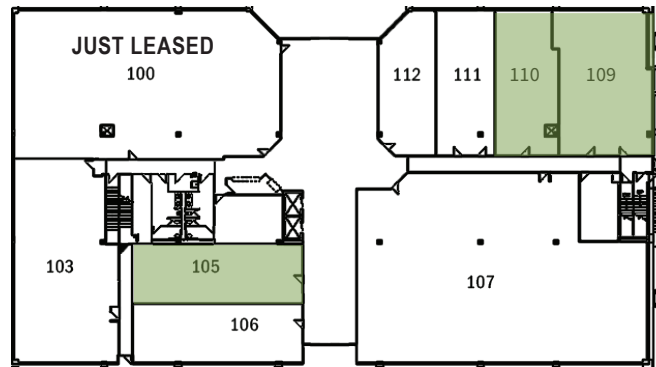
contiguous to 18,766 RSF

contiguous to 9,513 RSF

contiguous to 7,532 RSF

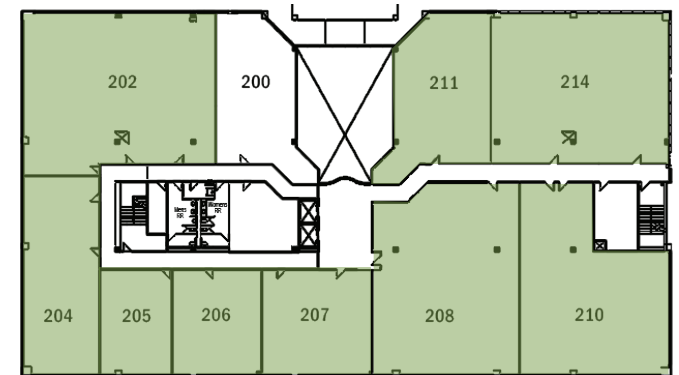
contiguous to 6,181 RSF

contiguous to 2,241 RSF



1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR



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