



# 10240 W. BELL ROAD SUN CITY, AZ 85351

+/-2,271 SF Available | Full Service Net Of Janitorial Leases

**ERIC FERBER, CCIM**

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Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the State of Arizona and are acting as owner/agents.

**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016

602.955.3500 | [cutlercommercial.com](http://cutlercommercial.com)

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## Property Summary



### 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 E offers extensive private offices in an end cap suite with excellent visibility from both 105th Ave and Bell Road.

- MONUMENT SIGNAGE
- COVERED PARKING
- GENEROUS +/-5.3:1000 PARKING RATIO
- BELL ROAD FRONTAGE & VISIBILITY

-SUITE E +/-2,271 SF

### OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (Full Service Net of Janitorial)
Available SF:	+/-2,271 SF
Parking Ratio:	+/-5.3: 1,000 SF
Building Size:	+/-18,046 SF

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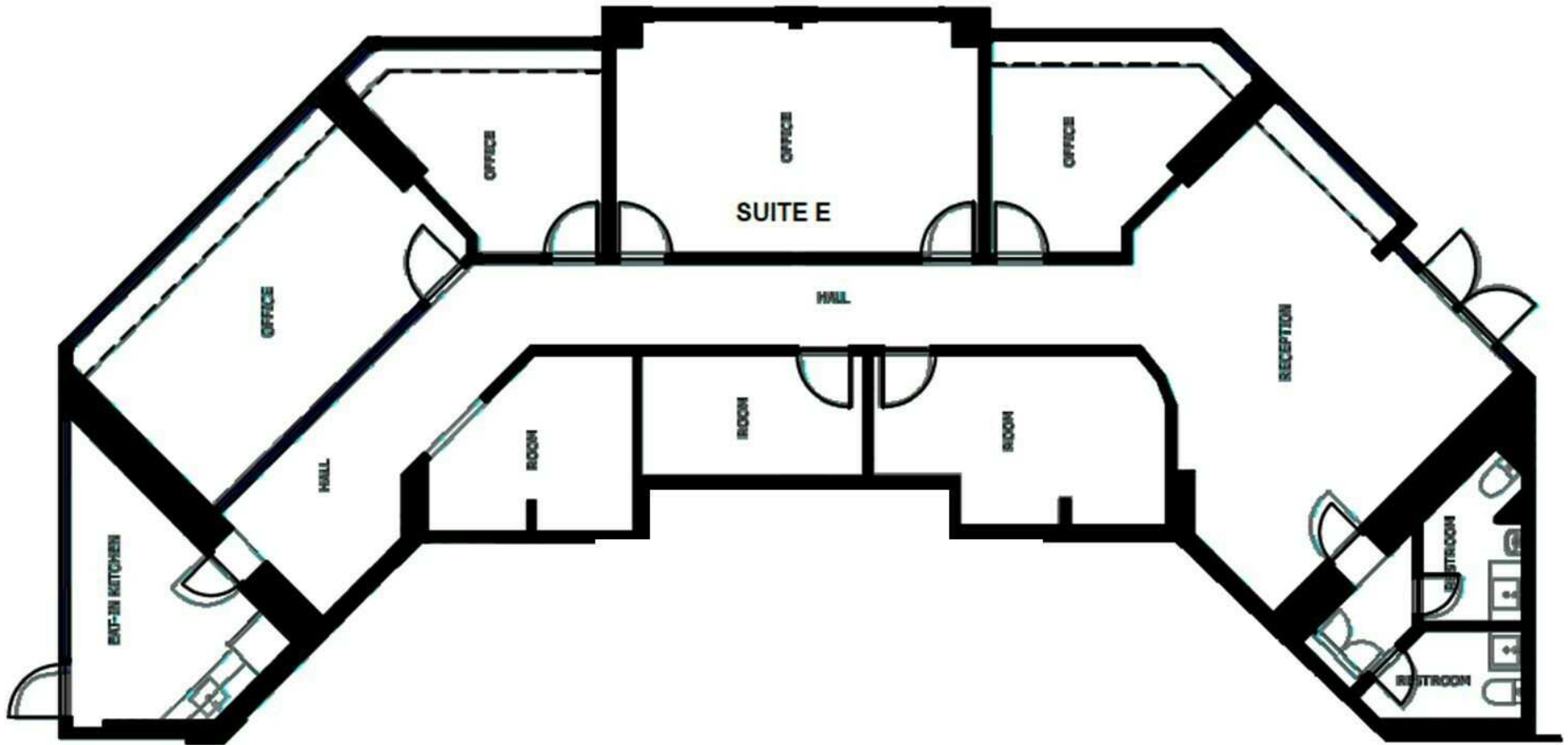


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Additional Photos



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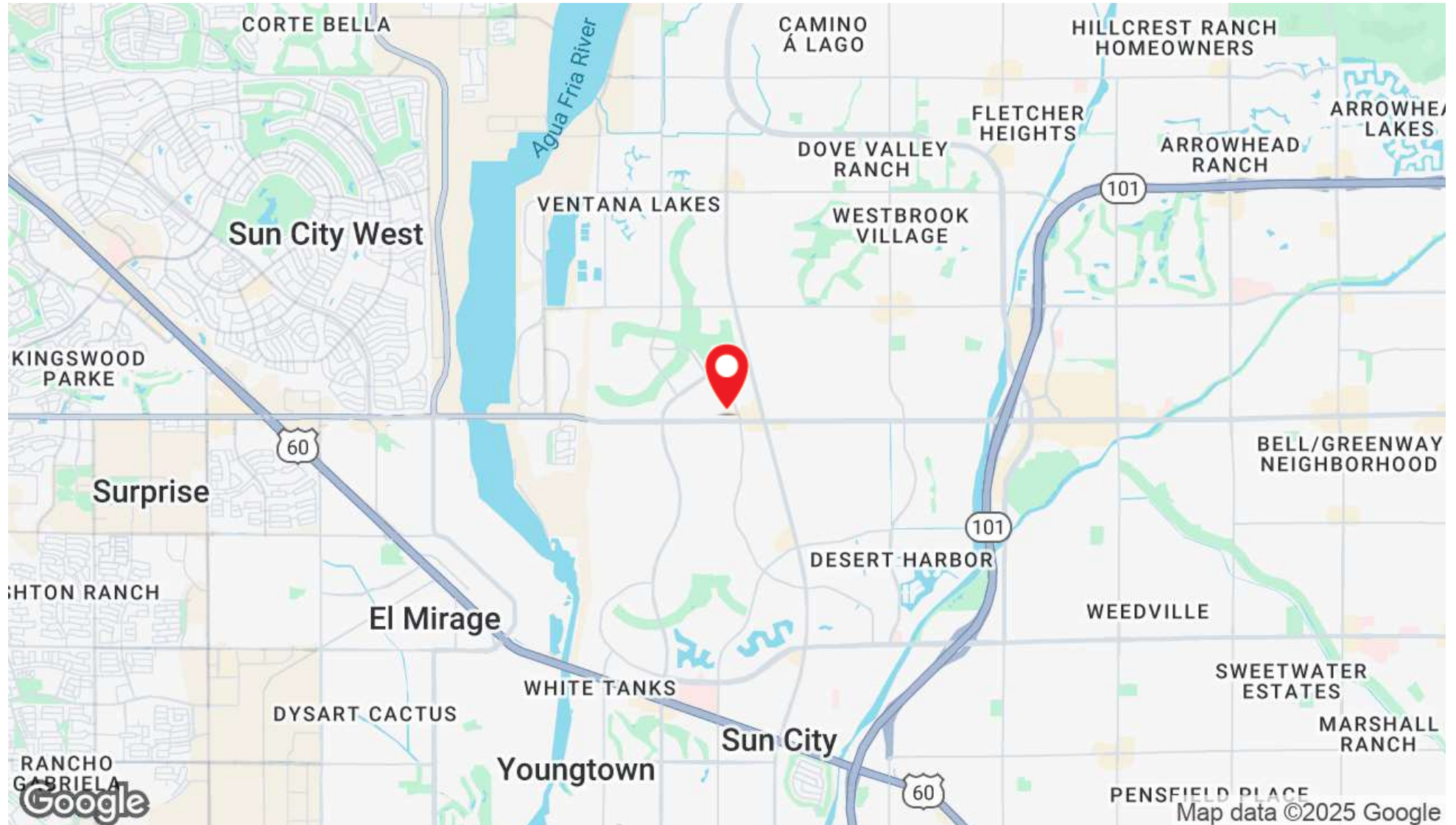
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## Location Map



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