

WOLF

REALTY, INC.



14021 N. 51st Ave, Ste 114 • Glendale, AZ 85306-4840
Phone: (602) 843-5200 • FAX: (602) 843-5718

LEASE OPPORTUNITY 1717 E. Bell Road, Phoenix, AZ. 85022

Zoning: C-0

Parking: 33

Traffic Count: 62,500 vpd

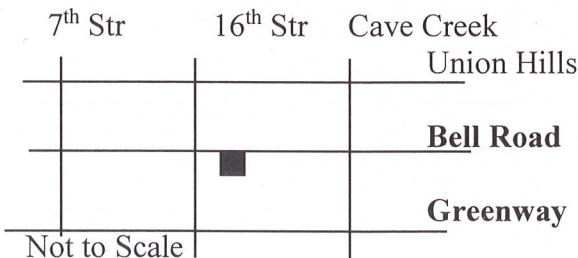
-]**Landscaped and Well Maintained**
-]**Great Location Easy Ingress / Egress**
-]**Built-out move-in ready**
-]**Northern window line orientation**
-]**Each Suite Has Private Restrooms**
-]**End cap suite**

Suite # 12, 882 sqft, office build-out

Offered at 18.75/ sqft gross with 5.0% annual increases

1717 E Bell Road is conveniently located midway between I-17 and SR -51. Suite #12, offers a contemporary open office build-out with high ceiling reception/ bullpen area and 3 semi open work stations behind floor to ceiling glass partitions. A low maintenance polished concrete floor makes for a open floor plan with clean lines and lots of natural light. Make your next office address 1717 E. Bell Road.

Floor plan reverse side
CALL LISTER FOR SHOWINGS.



SCOT E. HALL
BROKER
WOLF REALTY, INC.
14021 N. 51st Avenue #114
Glendale, AZ 85306
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1717 E. Bell Road, Suite #12

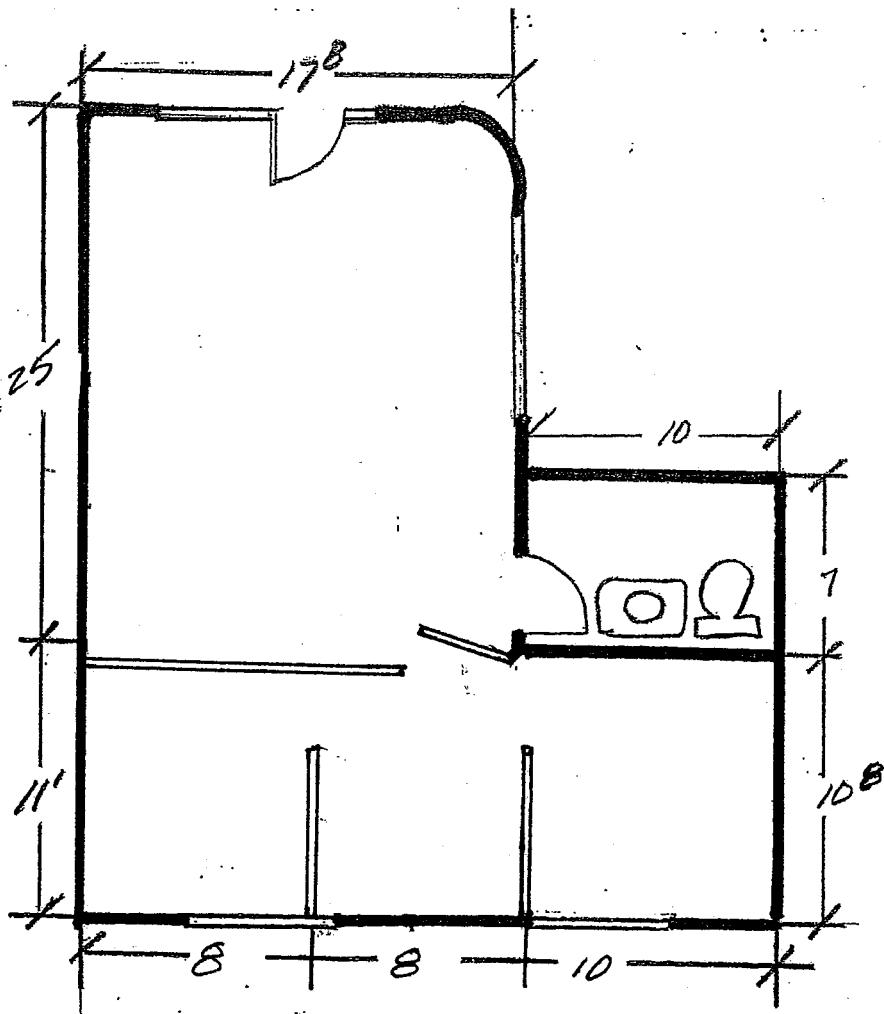
Join these fine neighbors:

For showing & Details contact:
Scot E. Hall
Wolf Realty Inc.
14021 N.51st Ave #114
Glendale, AZ. 85306
(602) 843-5200 Phone
(602) 843-5718 Fax

2-6) Alex & Associates
7) American Family Insurance
8) Wellness clinic
9) Dr. Groff
10/11) Sinatra Chiropractic
12) Available

No Scale,

Measurements are interior approximate



Information furnished is from sources deemed reliable. We have no reason to doubt it's accuracy, but we do not guarantee it. Purchaser should independently verify all information. This offering is submitted subject to errors and omissions, change in price, sale, financing and/or withdrawal without notice.