



Available For Lease

4550 E Bell Rd
Phoenix, AZ 85032



Menlo Group
COMMERCIAL REAL ESTATE

Rich Andrus, MBA, SIOR, CCIM
rich@menlocre.com

Ryan Edwards, MRED
ryan@menlocre.com



Office/Medical Office For Lease

*4550 E Bell Rd, Ste 102
Phoenix, AZ 85032*

- 2,264 SF
- NNN
- Class B+ office/medical office
- Built in 2006
- C-1 Zoning
- Great visibility on E Bell Rd near the intersection of N Tatum Blvd
- Close to retail & business amenities



Menlo Group
COMMERCIAL REAL ESTATE

Rich Andrus, MBA, SIOR, CCIM
rich@menlocre.com

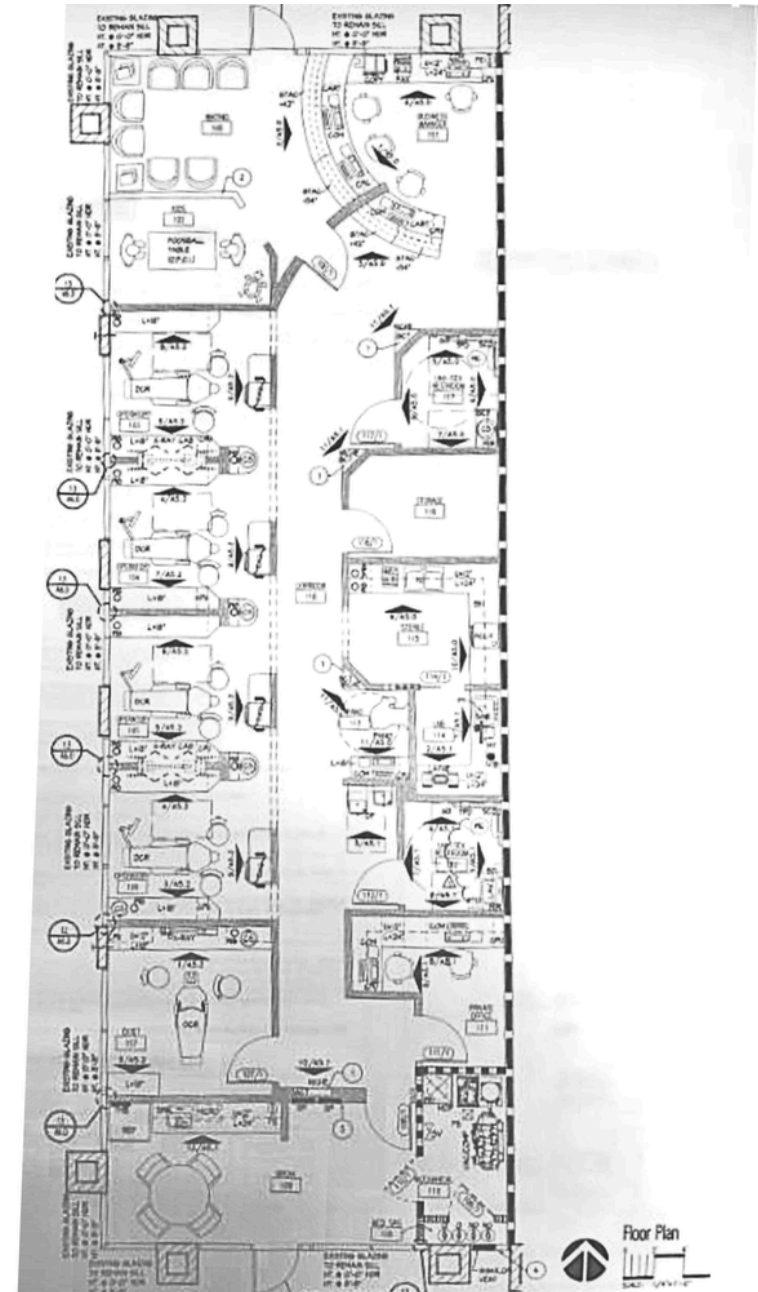
Ryan Edwards, MRED
ryan@menlocre.com



Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	527	2,122	6,531
Total Population	1,125	4,776	16,114
Average Household Income	\$122,669	\$127,374	\$143,543

Floor Plan



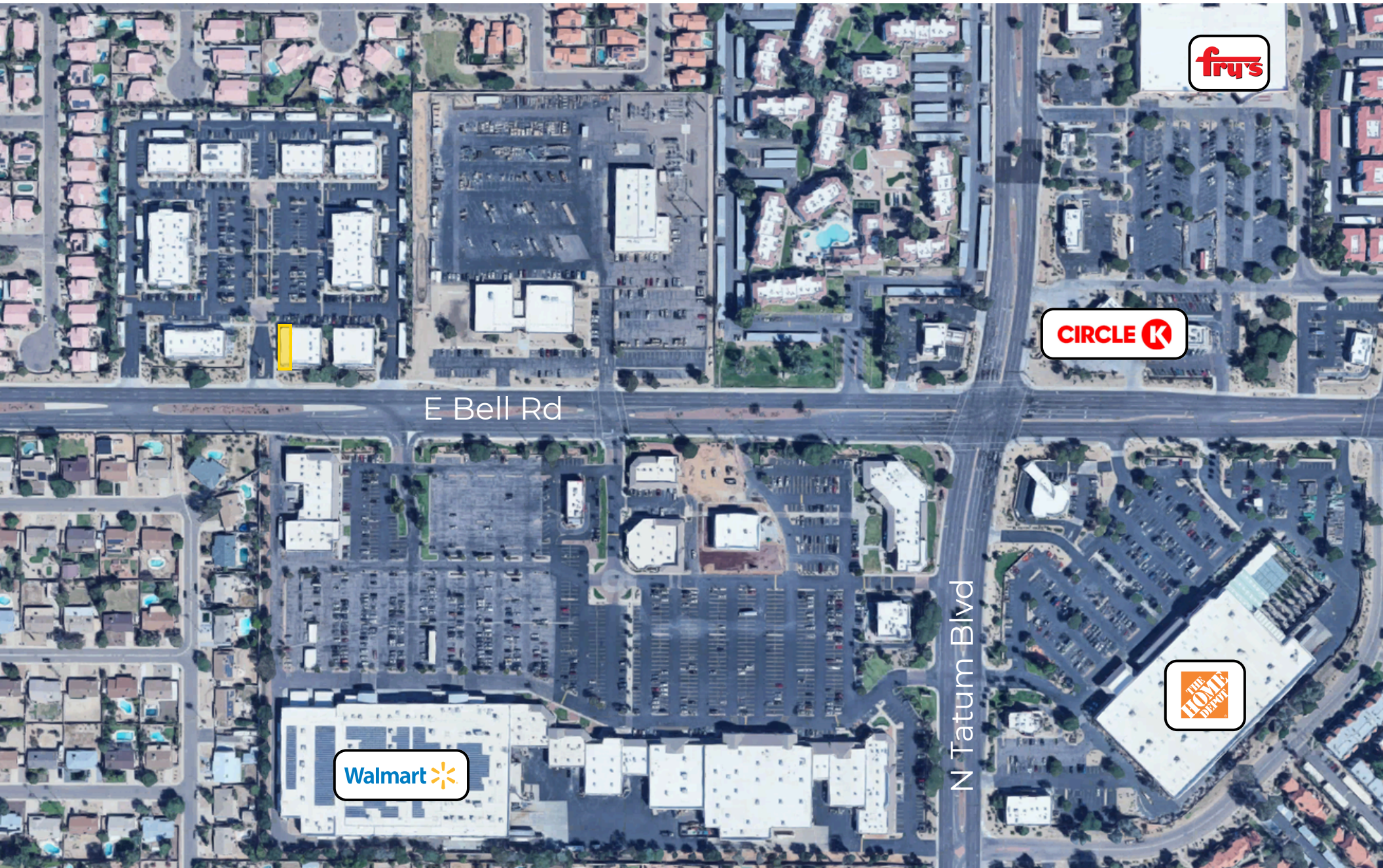
Menlo Group
COMMERCIAL REAL ESTATE

Rich Andrus, MBA, SIOR, CCIM
rich@menlocre.com

Ryan Edwards, MRED
ryan@menlocre.com



Parcel Map



E Bell Rd

N Tatum Blvd

Walmart

Fry's

CIRCLE K

THE HOME DEPOT

Aerial Map

