



EXCLUSIVE LISTING:

# FOR LEASE OFFICE

13711 W Camino Del Sol  
Sun City West, AZ 85375

1,024 - 2,032 SF of Office Space Available  
\$14.40/SF /YR + NNN

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Professional office spaces available in the heart of Sun City West. This well-maintained property features attentive local ownership and offers an ideal environment for law firms, CPA offices, insurance providers, and a wide range of light medical practices.

The property boasts a stable, long-term tenant base and experiences minimal turnover, reflecting its strong appeal and consistent quality. Tenants benefit from ample on-site parking and a prime location just minutes from Bell Road, Grand Avenue, and Loop 303, ensuring convenient access for both clients and staff.

***With competitive rental rates and flexible lease terms, this is a perfect leasing opportunity.***

### PROPERTY HIGHLIGHTS

- Close proximity to Bell, Grand and 303
- Hands-on local ownership and management
- Extremely well maintained and update property



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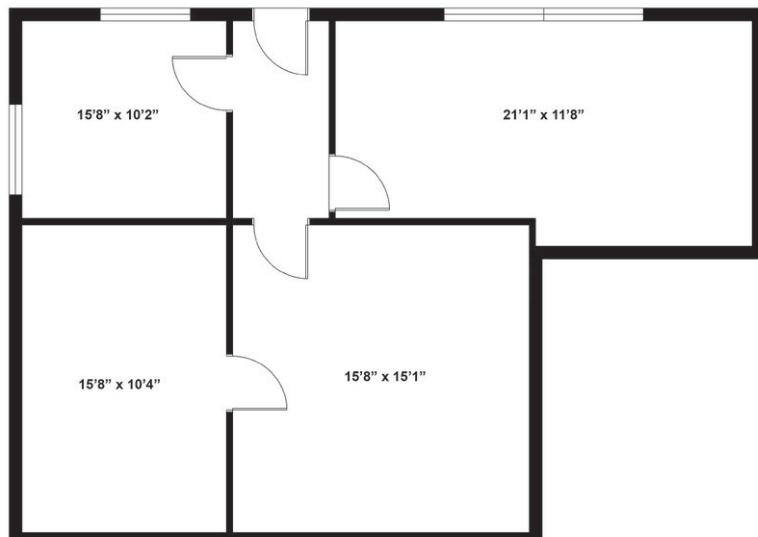
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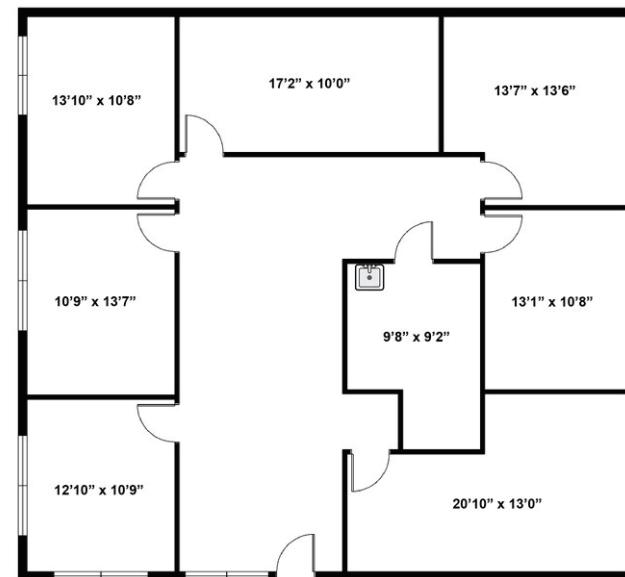
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**SUITE 1****FIRST FLOOR - 1,024 SF - \$14.40 /SF/YR + NNN**

4 private offices, or 3 private offices and one conference room. Windows in two of the offices.

**SUITE 2****FIRST FLOOR - 2,032 SF - \$14.40 /SF/YR + NNN**

6 private offices, conference room, plumb room that can be converted to breakroom.



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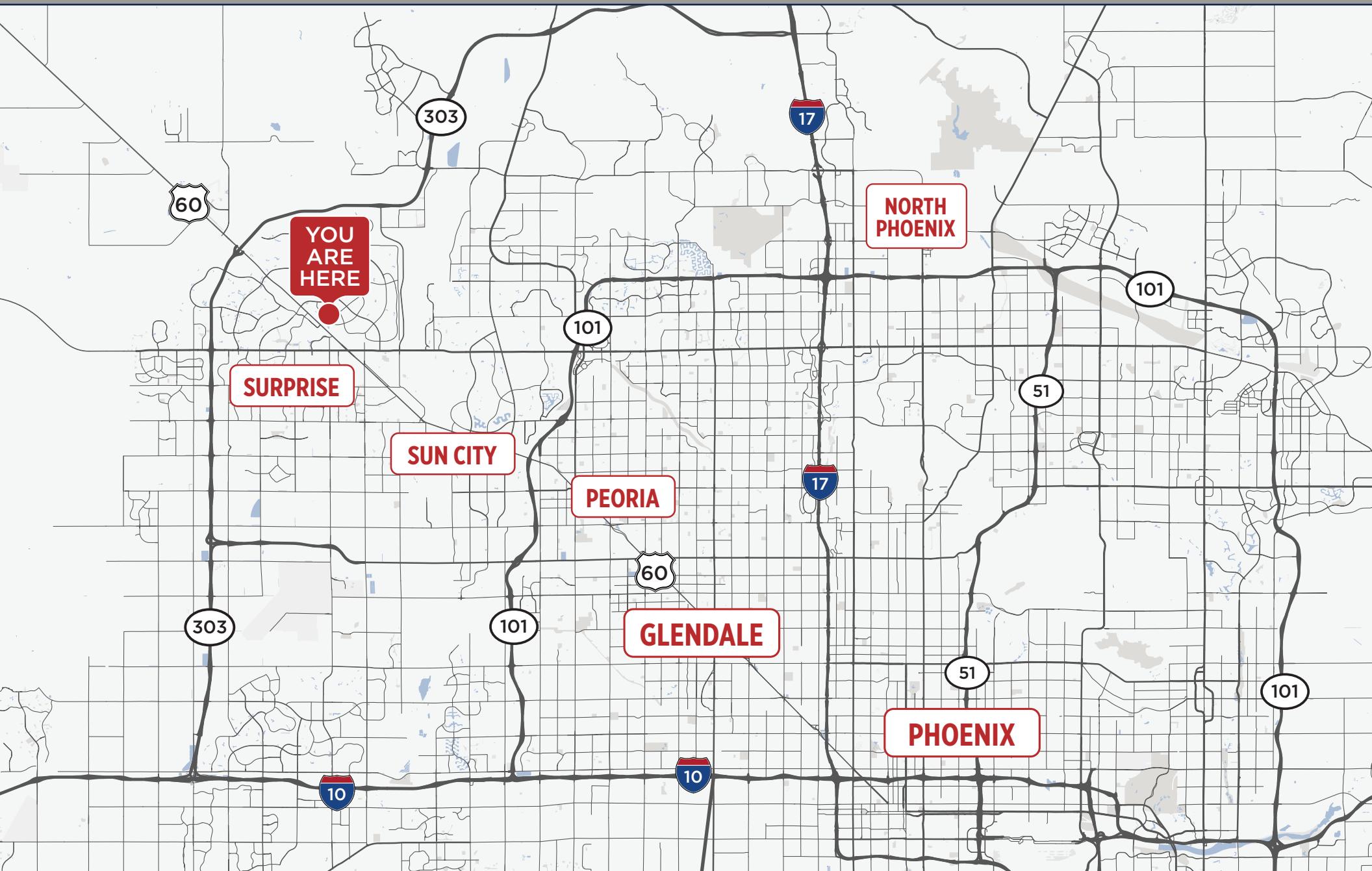
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## SELECT TENANTS

FLOOR	TENANT NAME	INDUSTRY
1st	Before & After Plumbing	Services
1st	Digital Sound Solutions	Services
1st	Dr. Dixon	Health Care & Social Assistance
1st	Egan Law Firm	Professional, Scientific & Tech Services
1st	Open Mortgage	Services
1st	Raschell Smith Bailey & Christopher Bailey	Services
1st	Sir Ryan Grotheer Richardson & Alisa Le Ann Rich	Services



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