



# MIRAGE Medical Center



## Available for Lease

±3,331 SF of Medical Office Space  
12329 West Bola Drive | Surprise, AZ 85378



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# Campus Overview

Mirage Medical Center is a standalone 9,989 SF medical office building in Surprise, Arizona.

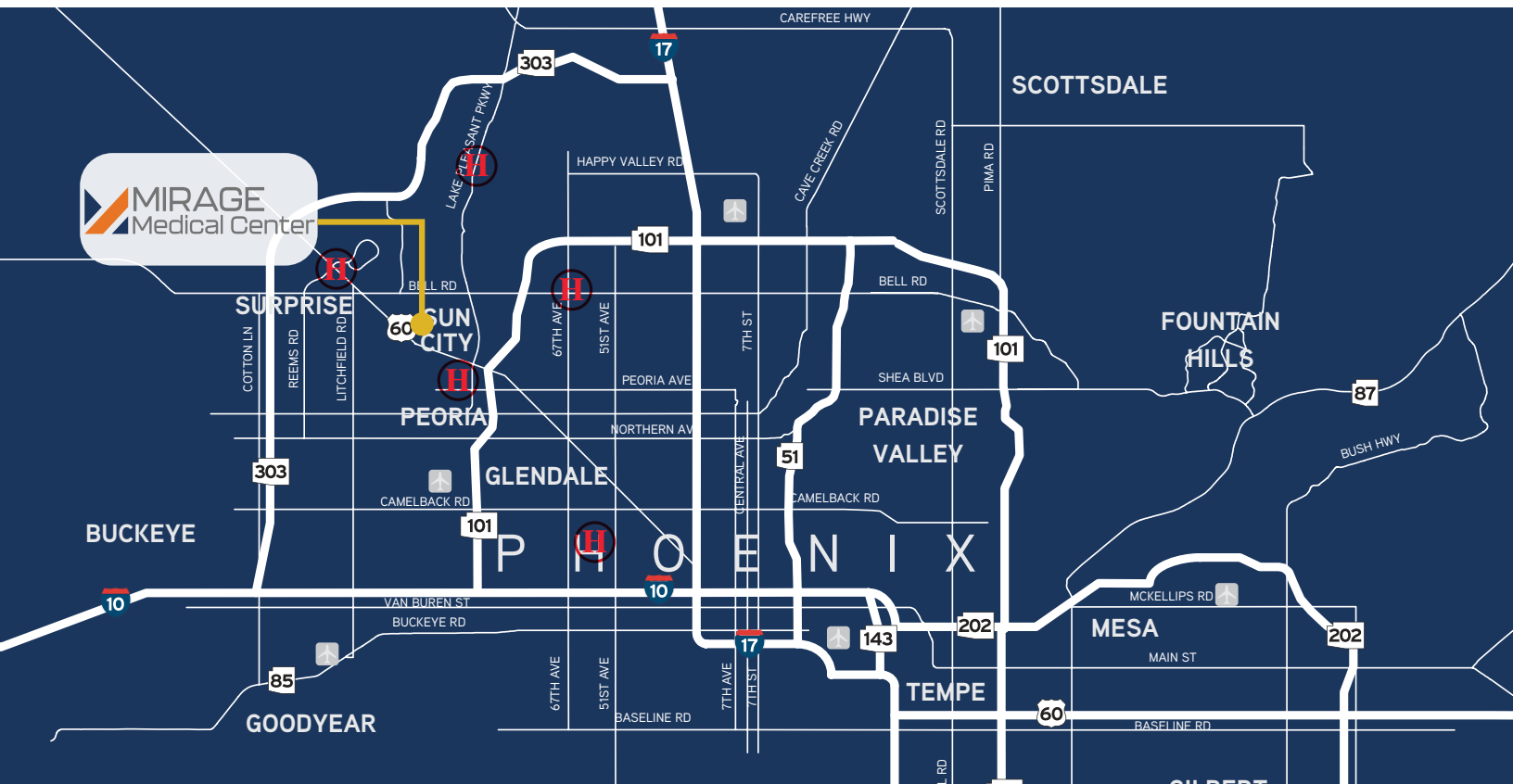
Located just south of Bell Road the project is ideally situated between Sun City and Sun City West, tenants have convenient access to Banner Del E Web Medical Center and Banner Boswell Medical Center. The project offers building and monument signage, convenient access, and generous parking that surrounds the buildings.

## Availability

±3,331 SF

**Lease Rate:**

\$27.50/SF NNN





## 9,989 SF Medical Office Building For Lease



Just South of  
W Bell Rd. & 1 Mile  
E of U.S. 60/Grand Ave

Strategically located near  
many amenities including:



**Specialties**  
Balanced Mix of  
Healthcare Specialties



**Signage**  
Prominent  
Signage Available



**Parking**  
5.0/1,000 SF



## Traffic Counts

BELL RD @ EL MIRAGE

**59,340**

VEHICLES PER DAY

EL MIRAGE @ BOLA DR

**13,401**

VEHICLES PER DAY

W GRAND AVE

**41,564**

VEHICLES PER DAY

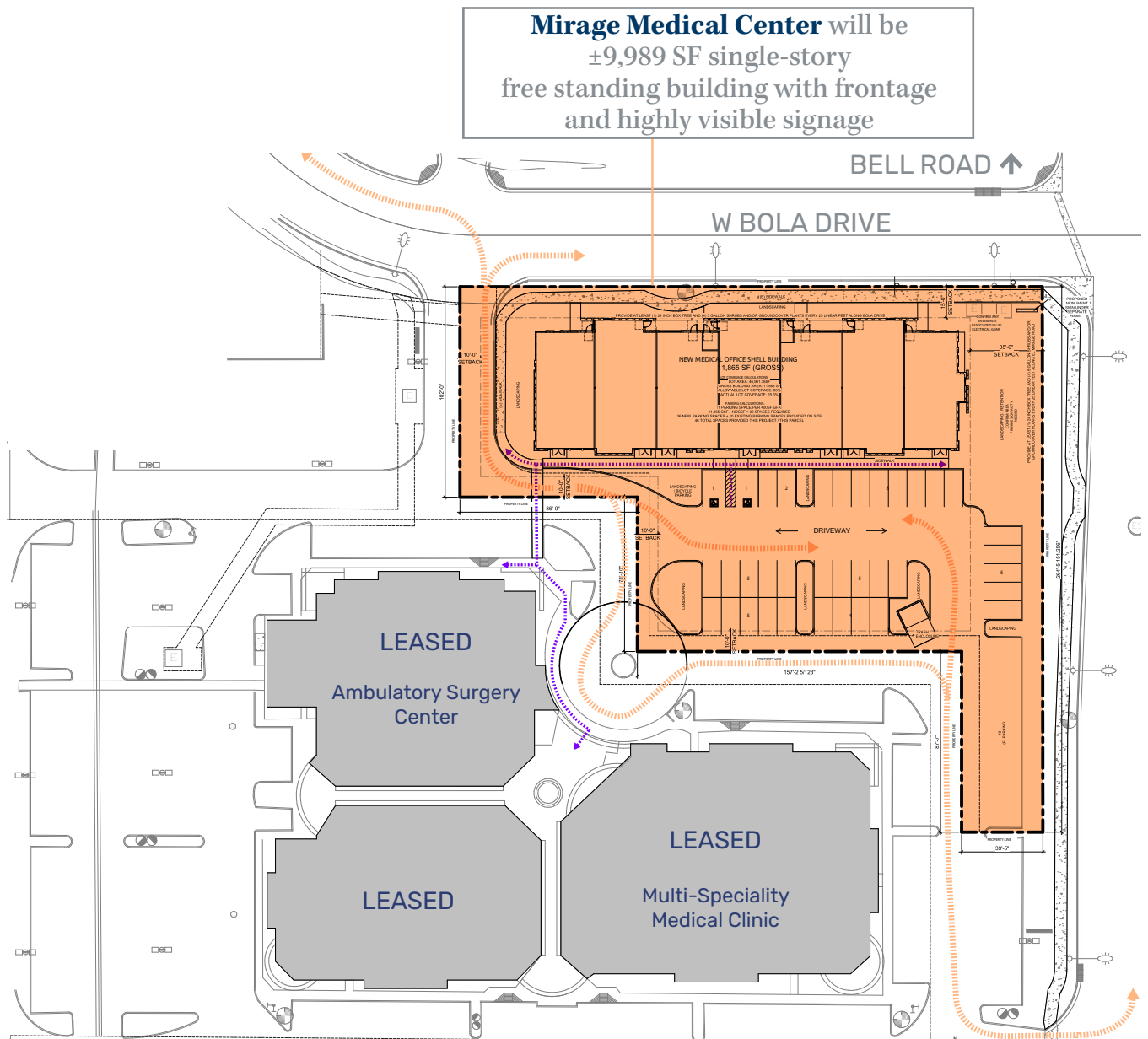
\*Source: ESRI 2022



# Site Plan

±9,989 SF Building

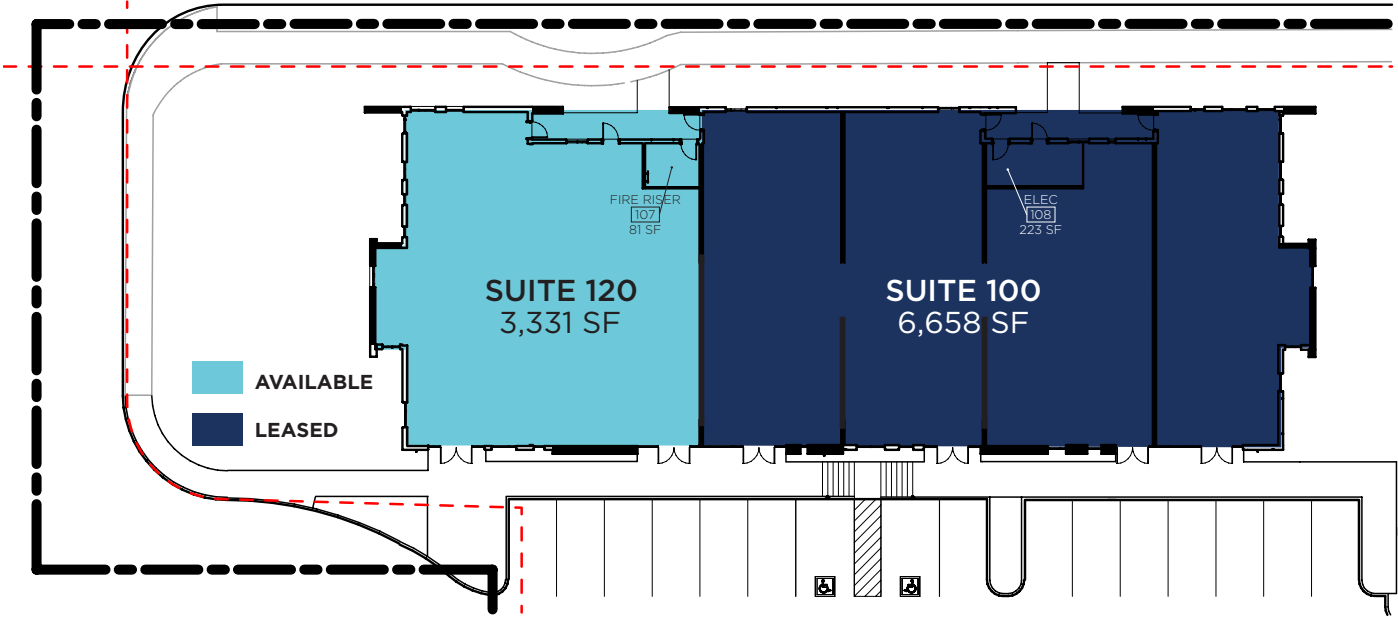
12329 W. Bola Drive  
Surprise, Arizona 85378



■ Not a part of Mirage Medical Center but are adjacent to the project.



New Construction Delivered  
±9,989 SF



# Conceptual Floor Plan

Exam Rooms:	12
Bathrooms:	2
Nurse Stations:	2
Procedure Room	

Office
Break Room
Reception



# Aerial Map





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