



MIRAGE Medical Center



Available for Lease

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



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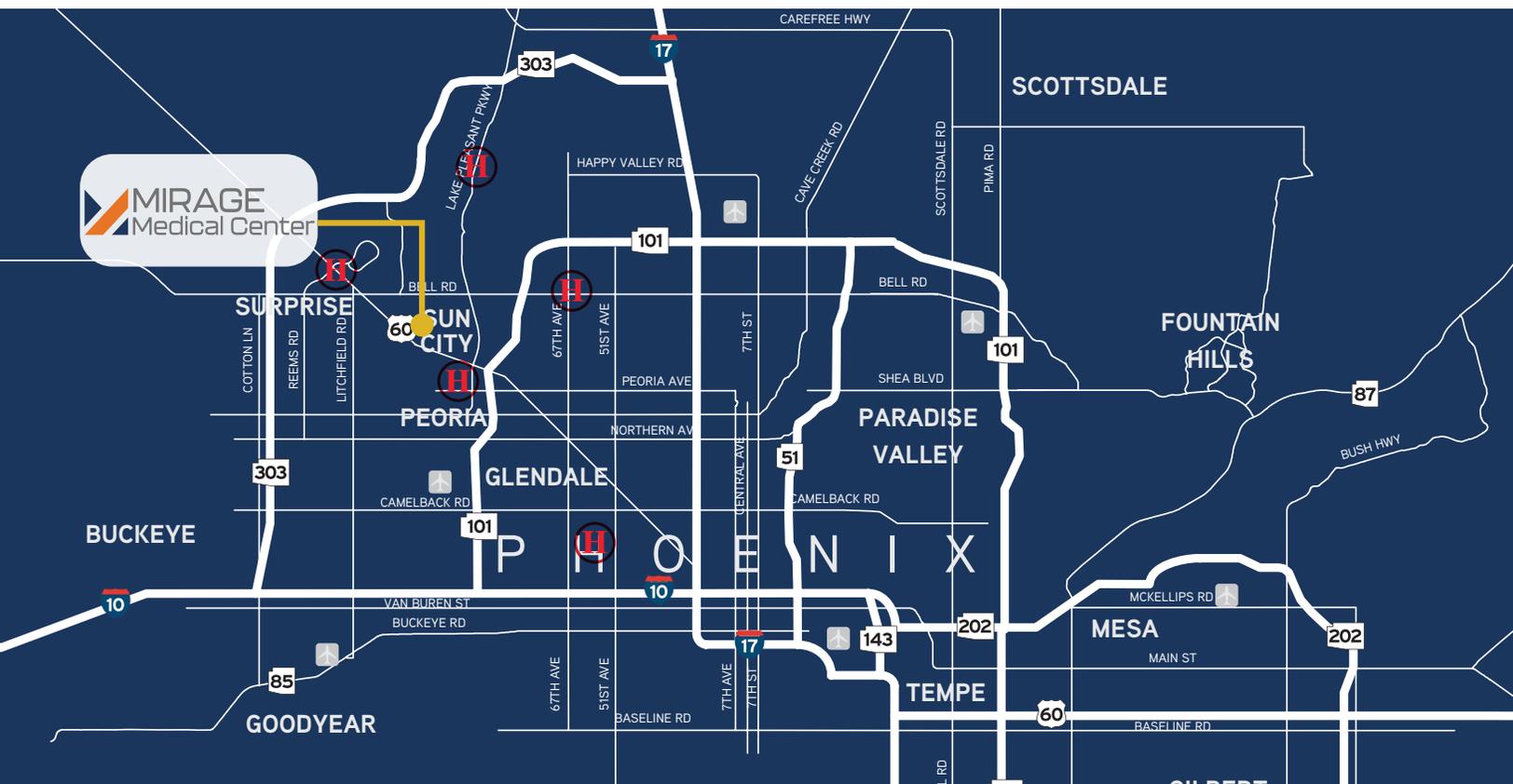
Campus Overview

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





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

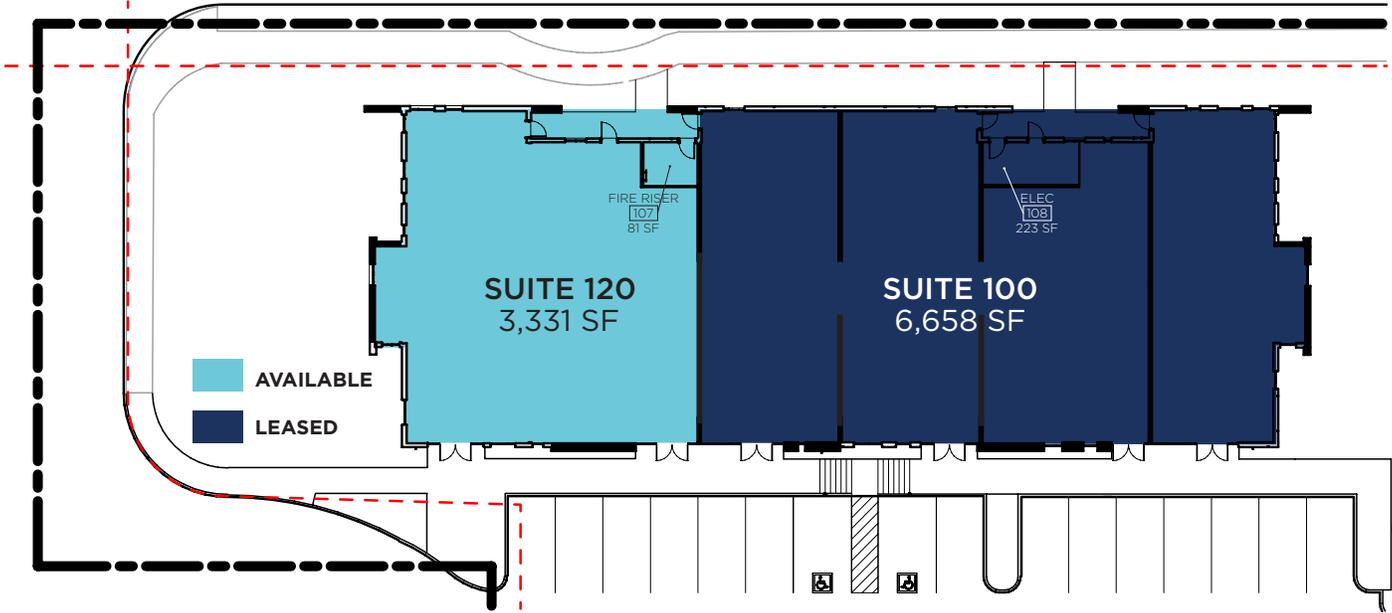
*Source: ESRI 2022





New Construction Delivered

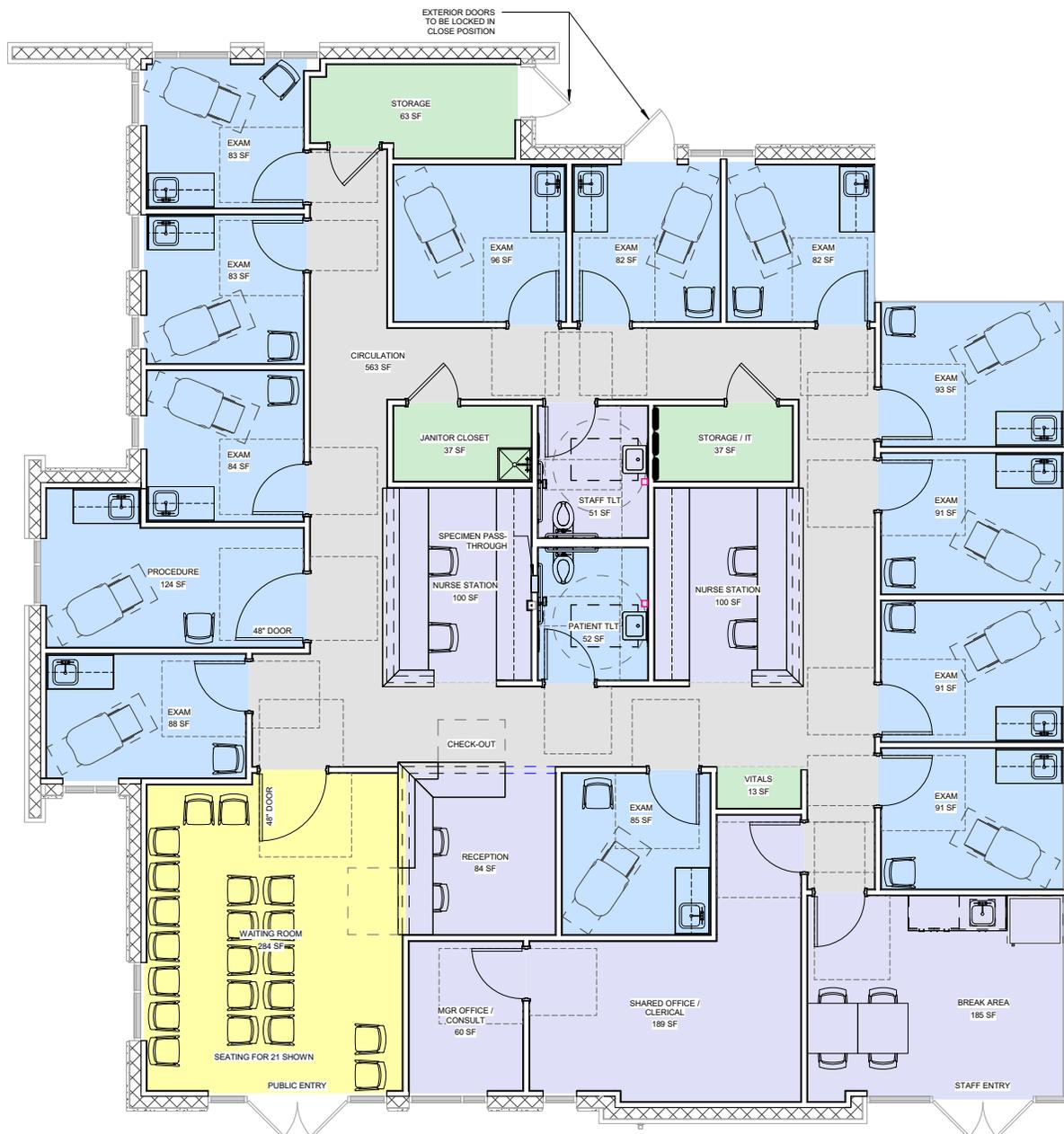
±9,989 SF



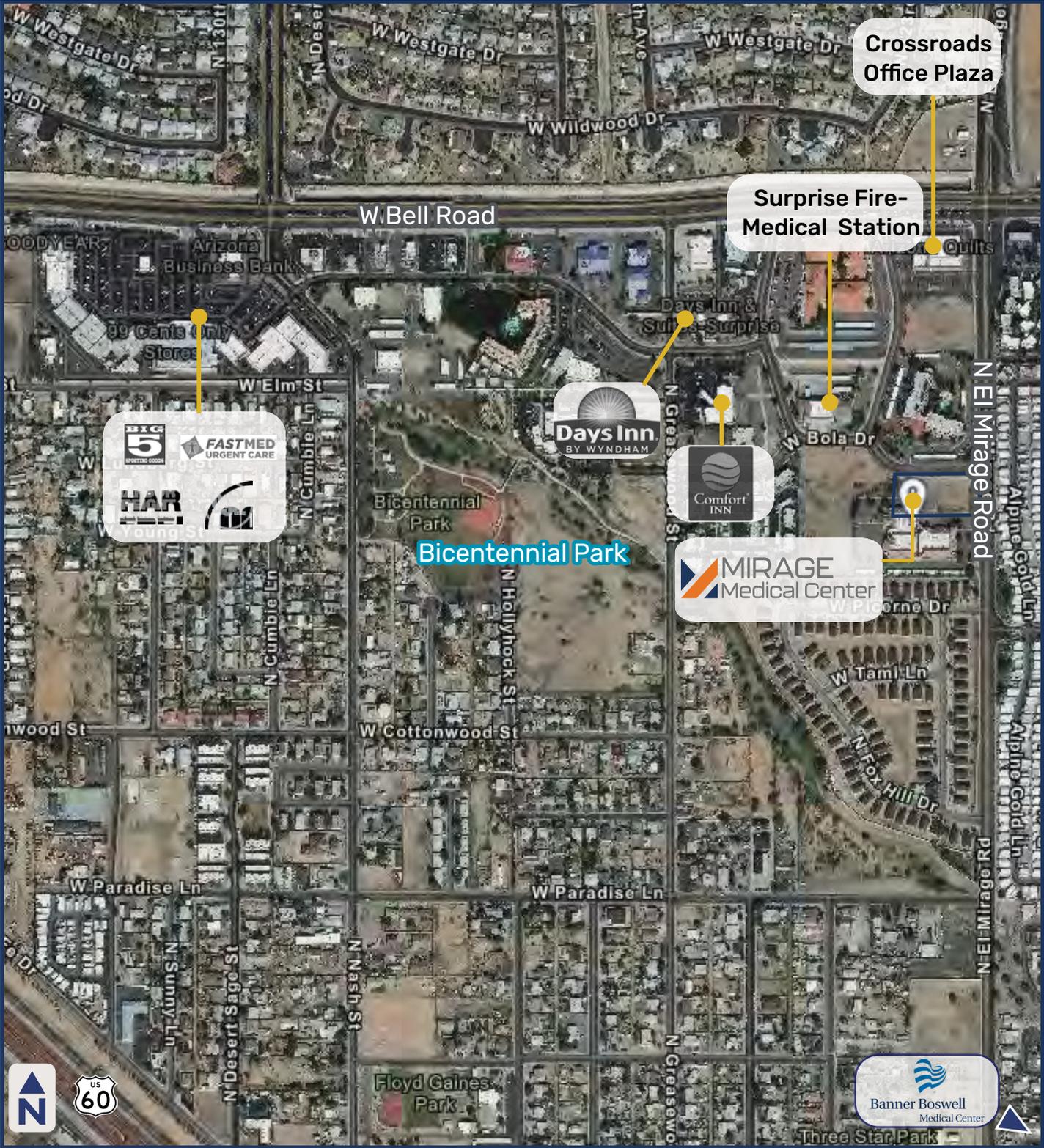
Conceptual Floor Plan

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

Office
Break Room
Reception



Aerial Map





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