

# Sublease Opportunity | Forty-Fifth Place Office Park

4550 E Bell Rd, Suite 104, Phoenix, AZ 85032

## Property Summary

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### PROPERTY DESCRIPTION

Introducing a prime sublease opportunity at 4550 East Bell Road, Suite 104, Phoenix, AZ. This turnkey optometry office is situated within a sought-after multi-tenant medical building. With dentists on each side of the suite, this space offers unique collaborative potential. The building signage prominently showcases your business, ensuring high visibility. Boasting ample parking, this property provides convenient access for clients and staff alike. Don't miss the chance to elevate your practice in this thriving medical hub. Schedule a viewing today and envision the future of your business in this exceptional space.

### PROPERTY HIGHLIGHTS

- Current Optometry Office
- Building Signage
- Ample Parking
- Remaining furniture negotiable

### OFFERING SUMMARY

Lease Rate:	Contact Broker For Pricing
Lease Type:	NNN
Lease Expiration:	1/31/2029
Available SF:	2,615 SF
Building Size:	2,615 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,610	49,318	101,521
Total Population	16,331	119,844	241,515
Average HH Income	\$143,854	\$126,470	\$134,100



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## Additional Photos

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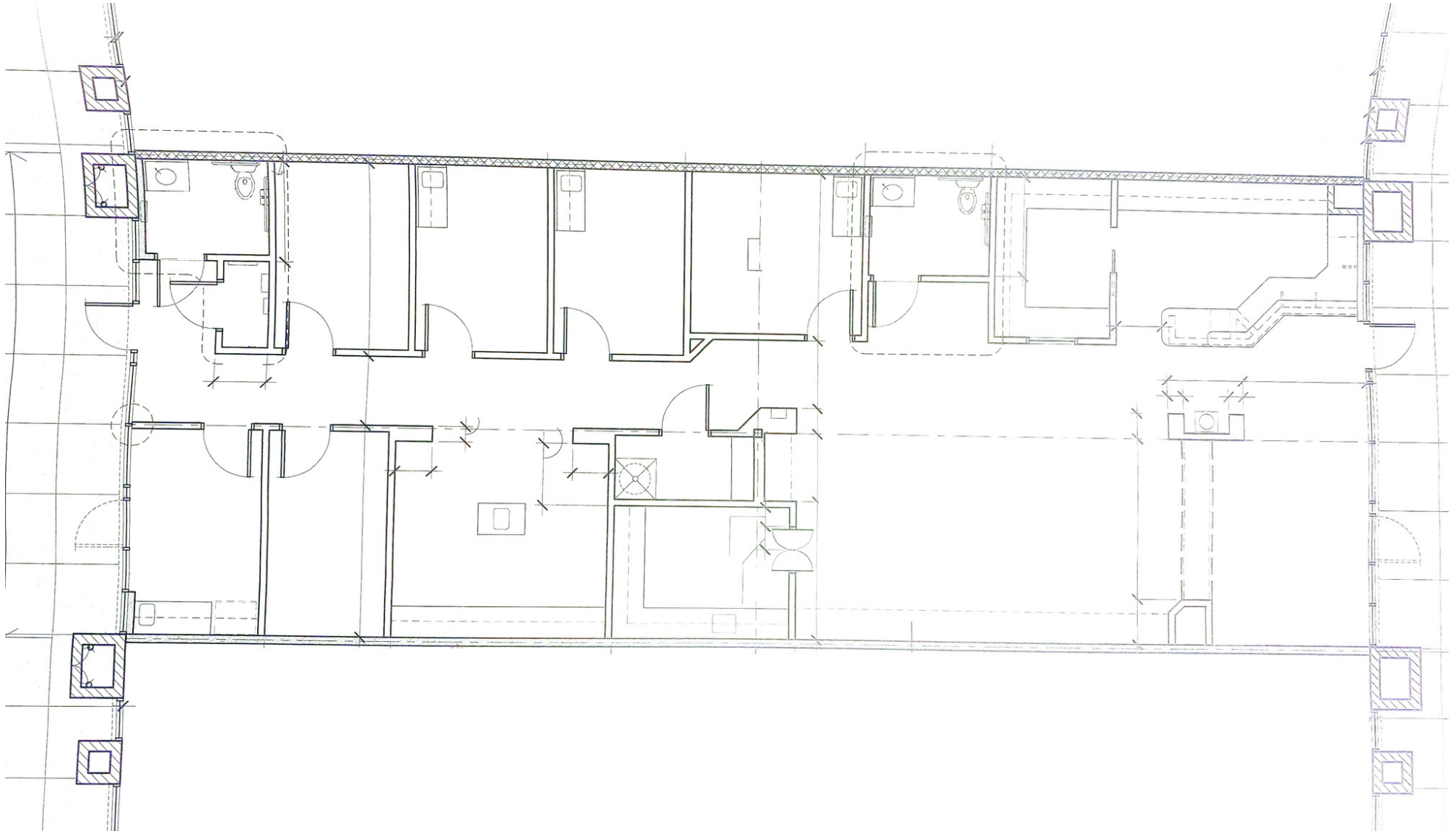


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## Floor Plan

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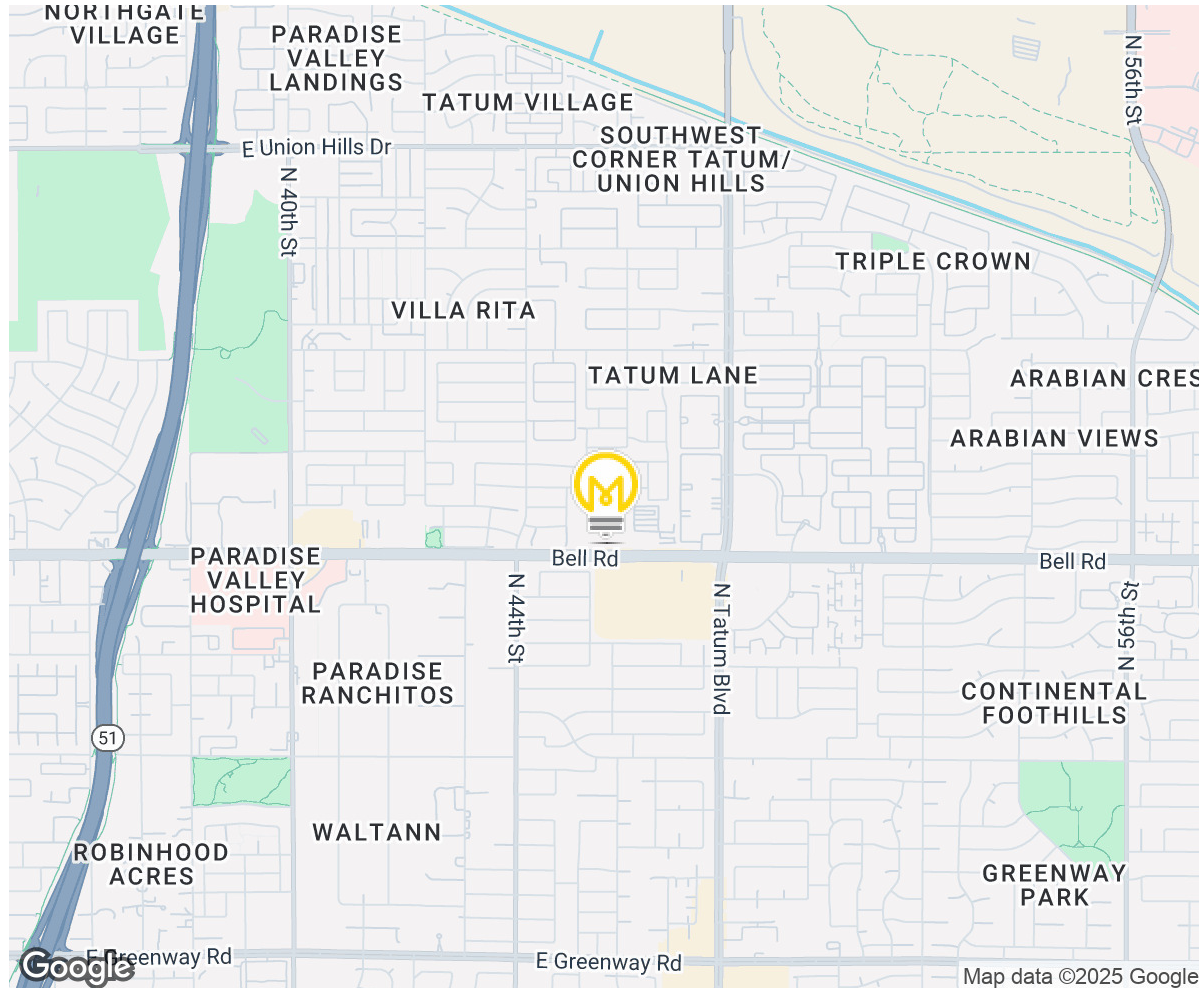


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## Site Details

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