



# 10240 W. BELL ROAD SUN CITY, AZ 85351

+/-1,472 SF Available | Full Service Net Of Janitorial Leases

**ERIC FERBER, CCIM**

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Some of the members of the Lessor are licensed real estate brokers, associate brokers and/or sales persons in the State of Arizona and are acting as owner/agents.

**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016

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## Property Summary



### PROPERTY DESCRIPTION

Ideally located off the 101 & Bell Road in Sun City, this single story office building has been newly renovated by its strong local ownership. Suite I offers extensive private offices in a frontage suite with exclusive drive up parking.

- MONUMENT SIGNAGE
- COVERED PARKING
- GENEROUS +/-5.3:1000 PARKING RATIO
- BELL ROAD FRONTAGE & VISIBILITY
- SUITE I +/-1,472 SF

### PROPERTY HIGHLIGHTS

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### OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (Full Service Net of Janitorial)
Available SF:	+/-1,472 SF
Parking Ratio:	+/-5.3: 1,000 SF
Building Size:	+/-18,046 SF

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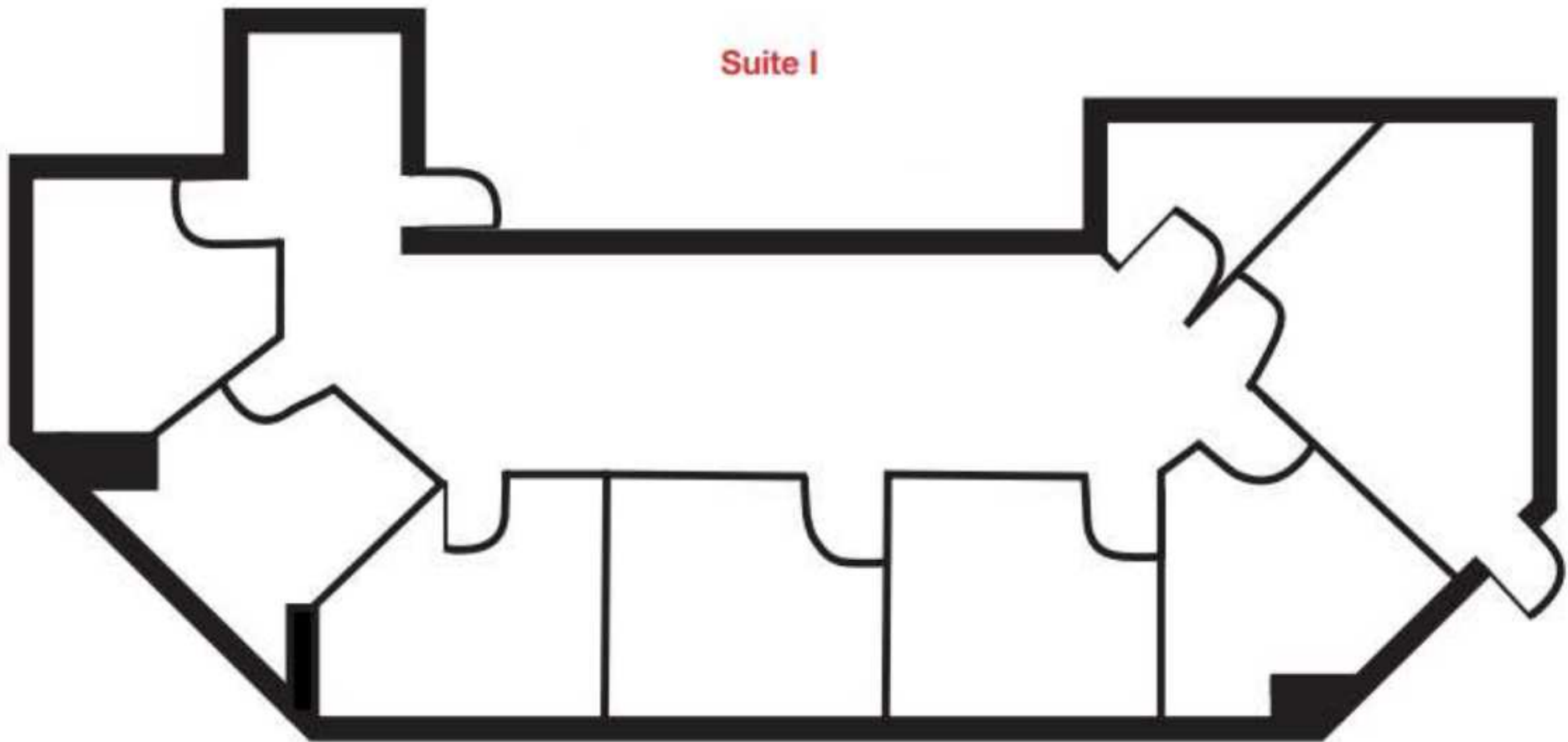
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## Additional Photos



\* Not to Scale

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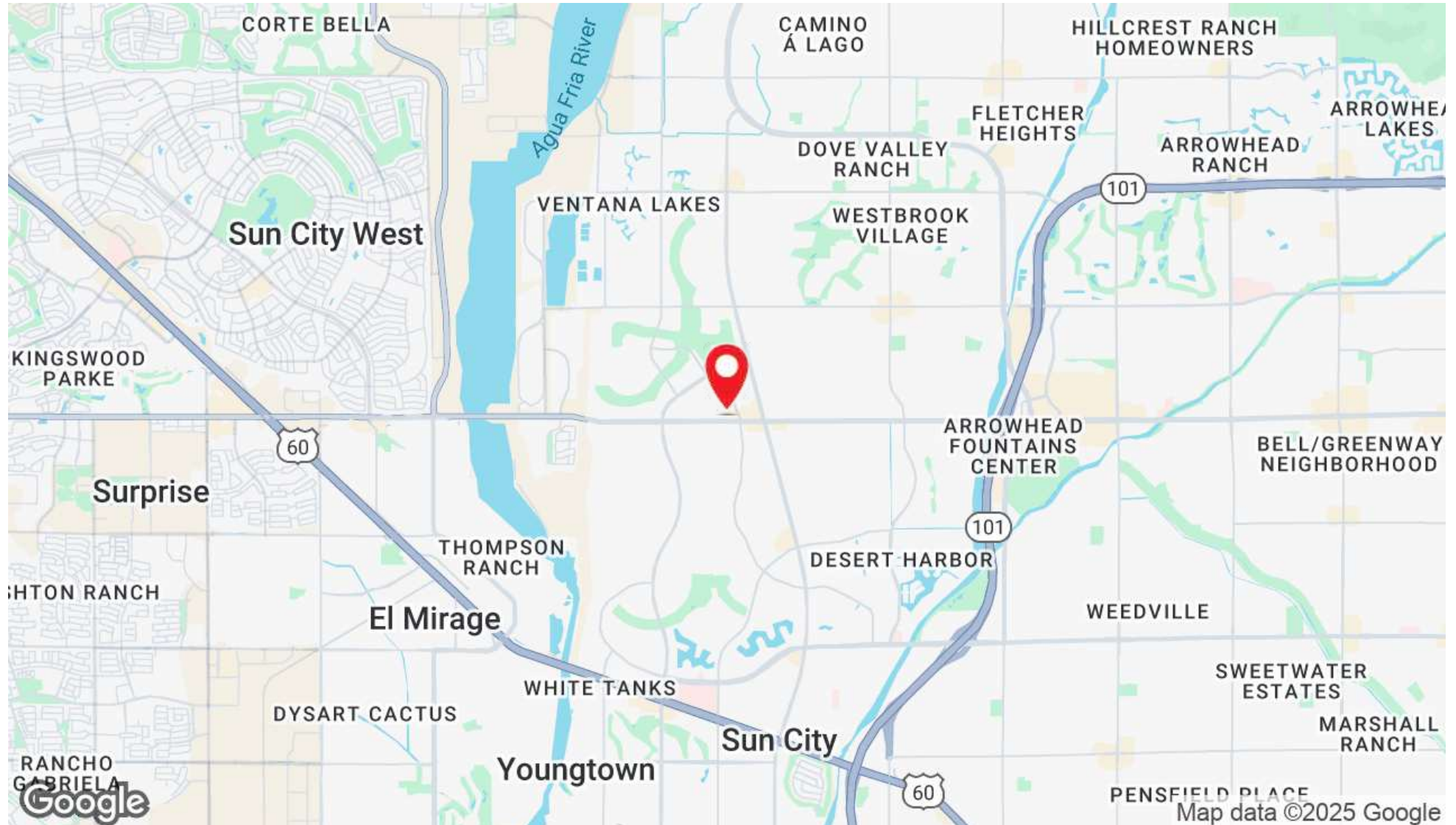


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## Location Map



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