

# FOR LEASE | OFFICE / RETAIL – 971 SF & ENDCAP RETAIL – 1,400 SF

## UNION HILLS CENTER

18434 North 99<sup>th</sup> Avenue, Sun City, AZ 85373  
(SWC 99<sup>th</sup> Avenue and Union Hills Drive)



### Available Spaces:

**Suite #5 – 971 SF**  
**Suite #9 – 1,400 SF\***

**\*Occupied thru 12/31/24**

### Features:

- Inline space & endcap space; fronting 99<sup>th</sup> Ave.
- Suite #5 is existing office space; built out with large reception area, 6 private offices, storage area and a private restroom; available now
- Suite #9 is high-identity endcap space; viewable from 99<sup>th</sup> Ave. & Union Hills Dr.; **currently occupied; available 1/1/25; please DO NOT DISTURB existing tenant**
- Building & monument signage; low rental tax of only 0.5%
- One free covered, reserved parking space for each suite; ample onsite parking

### Lease Rate:

**\$18.50/SF/Yr., NNN**

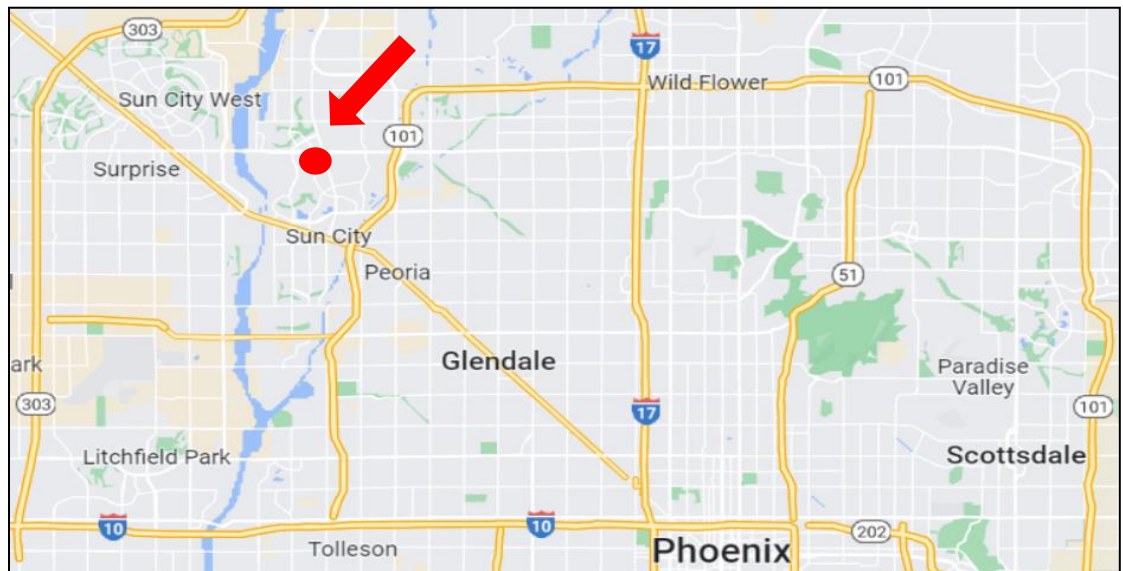
### NNN's:

**\$6.00/SF/Yr.**

*Exclusively listed by:*

**REALTYONEGROUP**

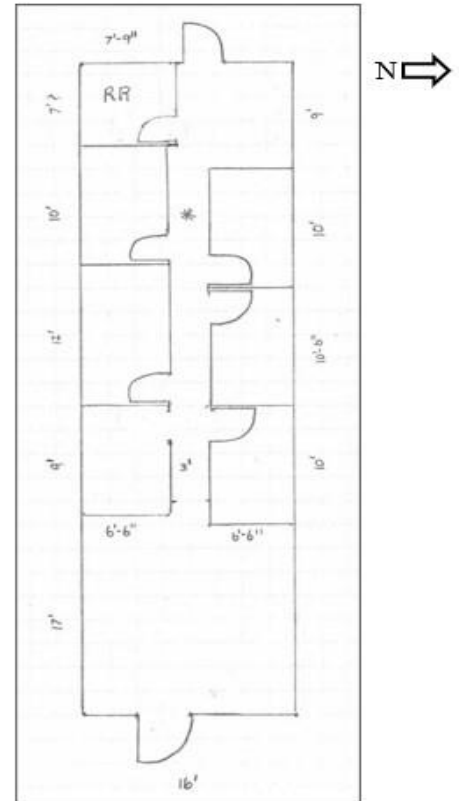
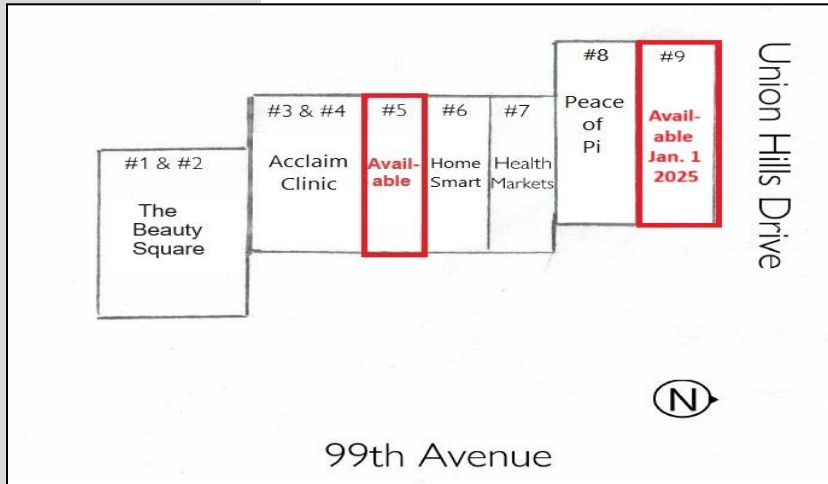
**Sandra Griggs**  
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Suite #5 Floor Plan  
(Not to Scale)

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