

SUN CITY PROFESSIONAL BUILDING

Small Office Suites Available For Lease | 12630 N. 103rd Ave, Sun City, AZ 85351



MONTHLY SUITE SPECIAL FOR SUITE 240 *FOR ANY 1-YEAR LEASE SIGNED BEFORE 1/31/2026

Tom Bean, CCIM

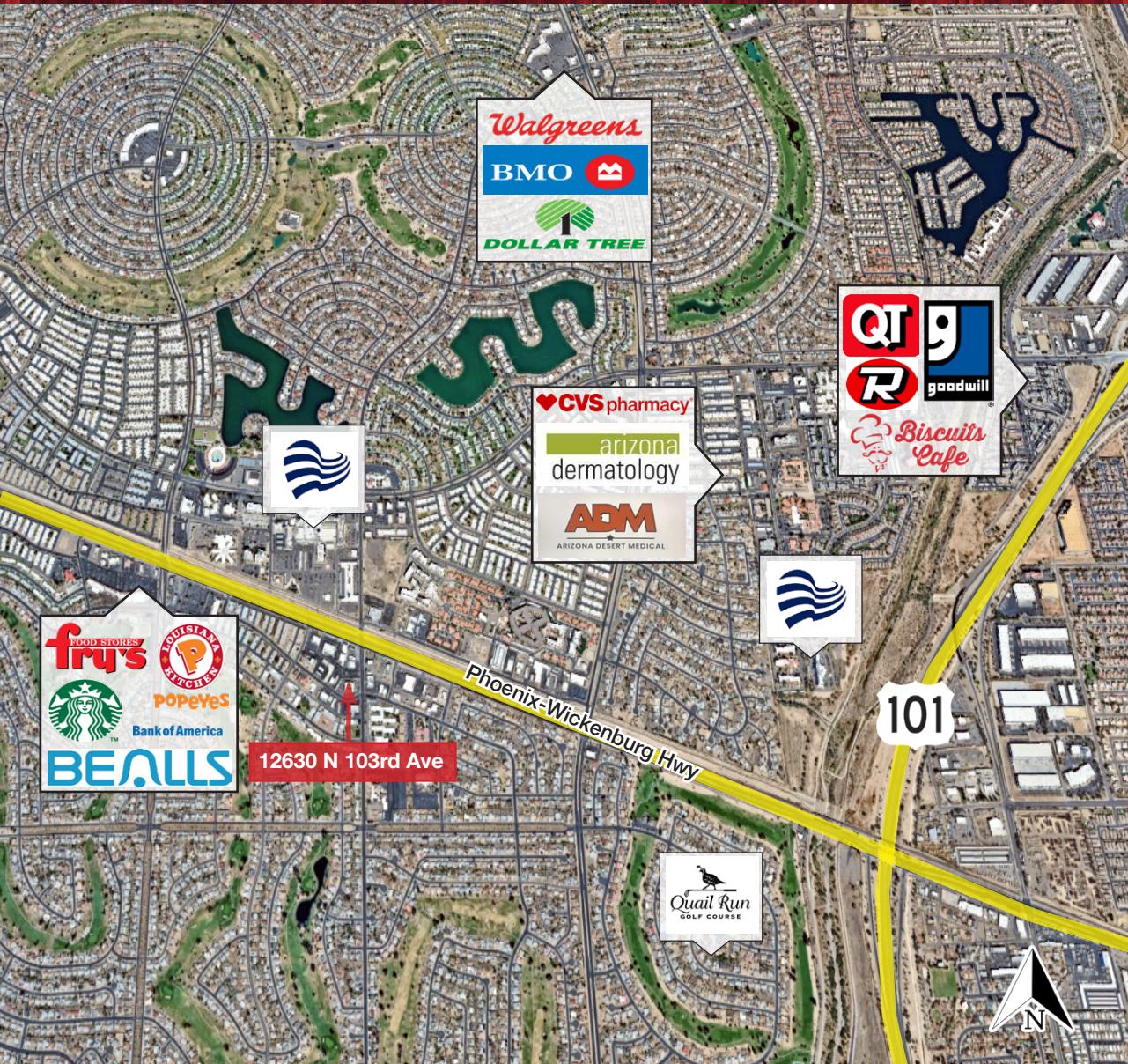
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Property Information



Property Features

- Monument signage available
- Uncovered + reserved, covered parking
- Flexible lease terms
- Low monthly electric fee
- Small suites with aggressive rental rates
- Large, lush interior courtyard
- C-3 Zoning
- Two-story, common restrooms, elevator
- One (1) block south of US-60 (Grand Ave)
- Close proximity to Loop 101
- Less than 30 minutes to Sky Harbor Airport

Demographics	1 Mile	3 Miles	5 Miles
Population	21,056	200,082	525,239
Household Income	\$51,181	\$51,250	\$53,298
Age	38.3	32.8	31.7

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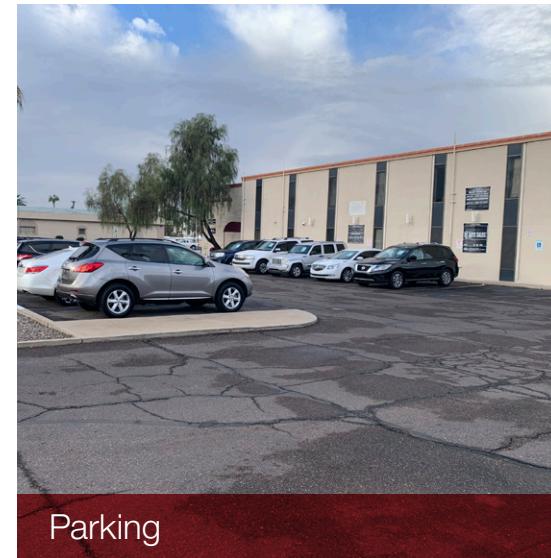
Property Photos



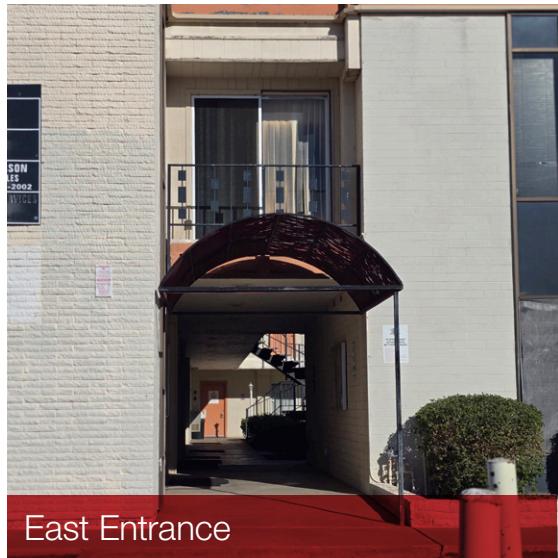
East Facade + Parking



Monument Signage



Parking



East Entrance



Elevator



Courtyard

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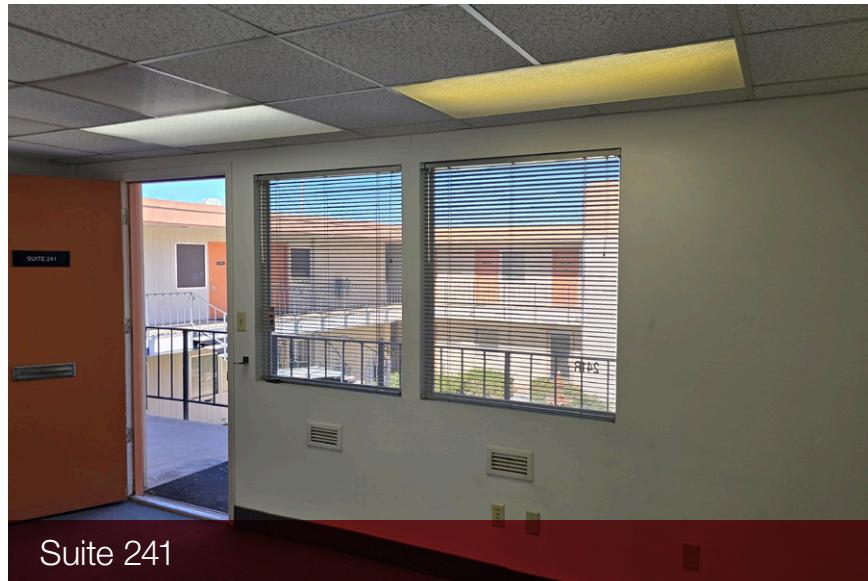
Current Availabilities

Suite	Size (SF)	Monthly Rate	Monthly Electric Fee	Total
113	805	\$1,677	\$100	\$1,777
122	638	\$1,400	\$75	\$1,475
124	587	\$1,200	\$75	\$1,275
133*	909	\$1,750	\$100	\$1,850
145	281	\$650	\$50	\$700
213	304	\$750	\$50	\$800
240**	371	\$700 \$600	\$50	\$750 \$650
241	659	\$1,265	\$75	\$1,340
245-247	880	\$1,700	\$100	\$1,800
248	294	\$625	\$50	\$675

*Available 01/15/2026

**Suite Special: Incentive available through 01/31/26

Note: Modified Gross (MG) = tenant pays an electric fee and is responsible for its own suite janitorial

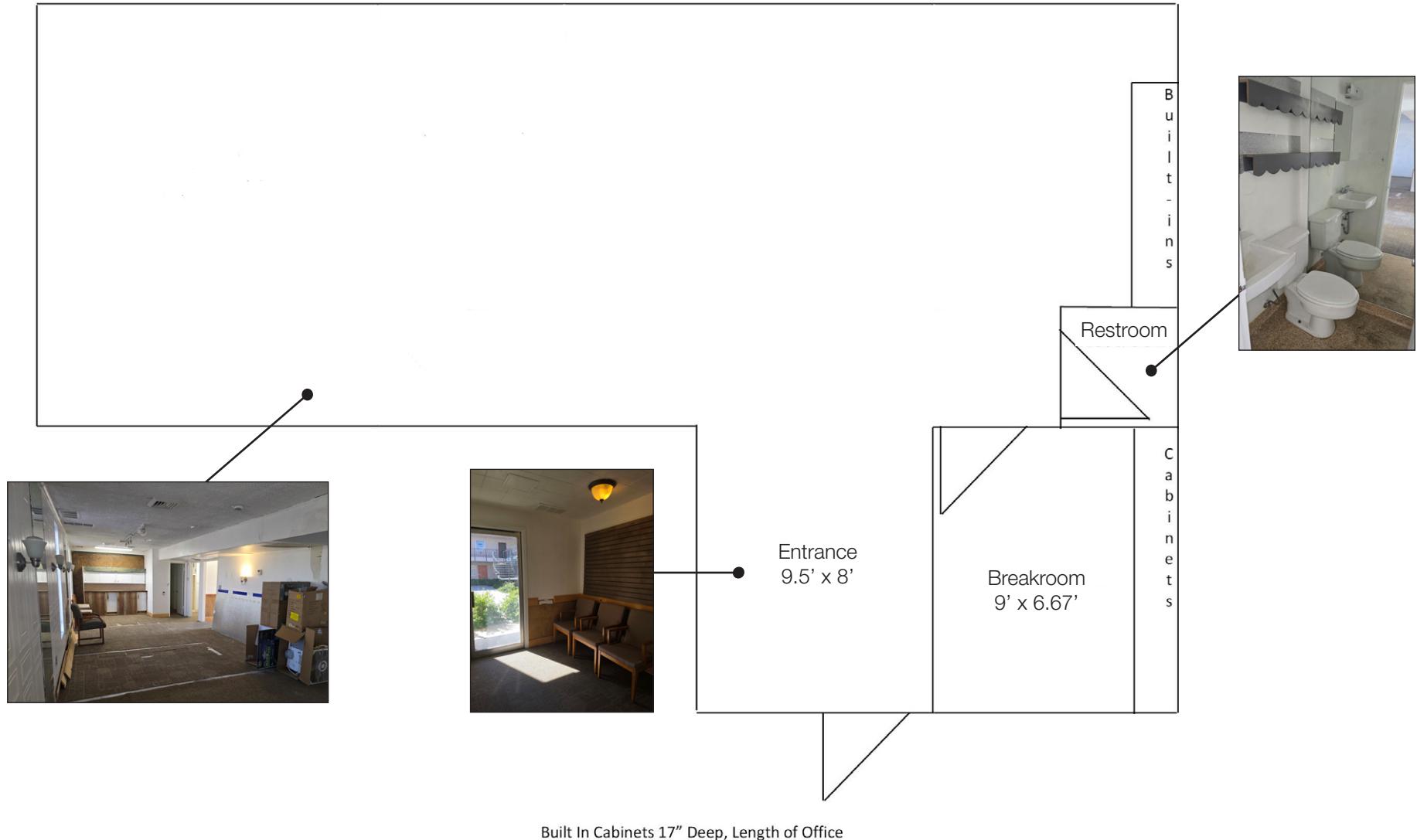


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Floor Plans: Suite 113

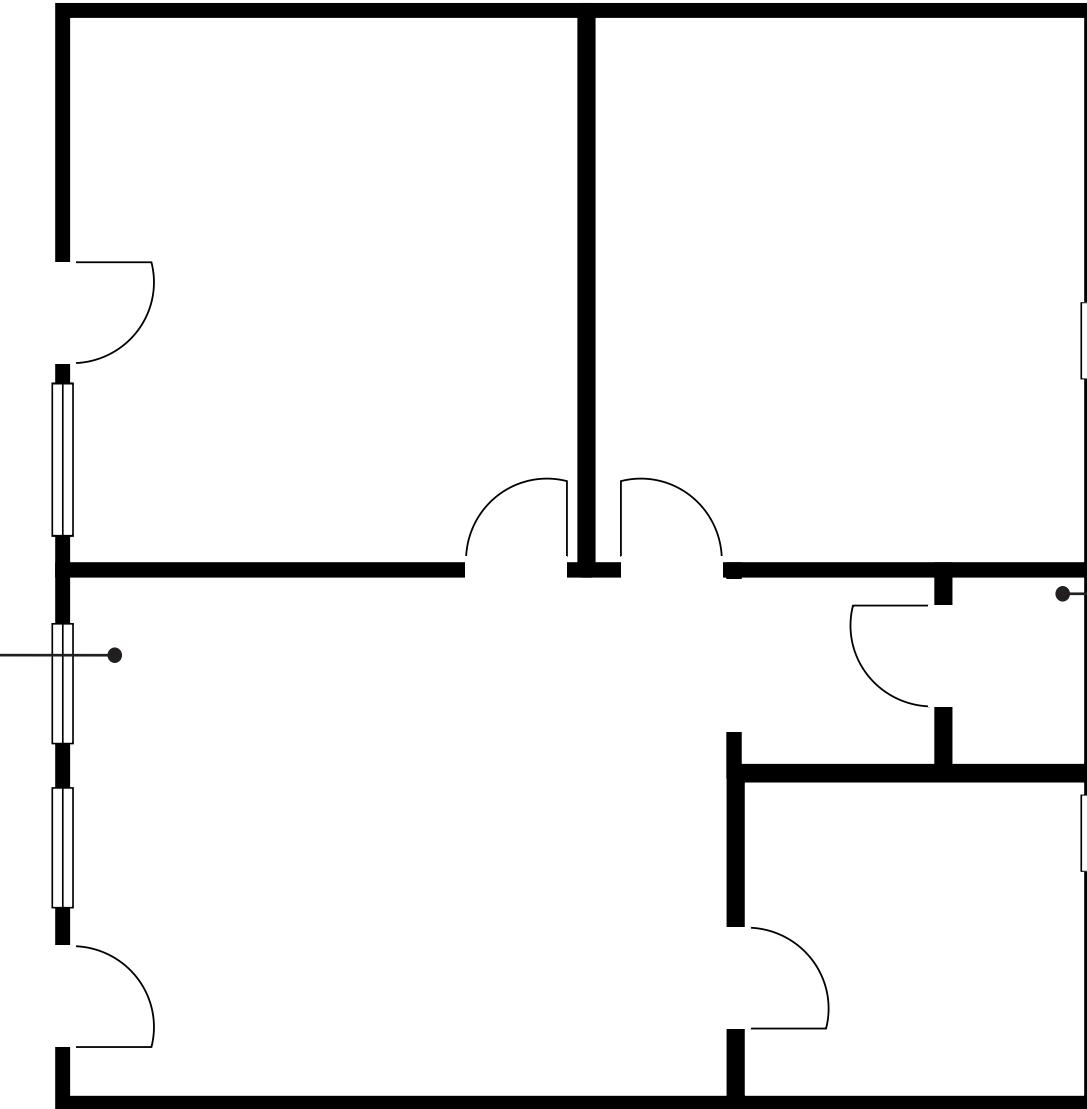


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Floor Plans: Suite 122



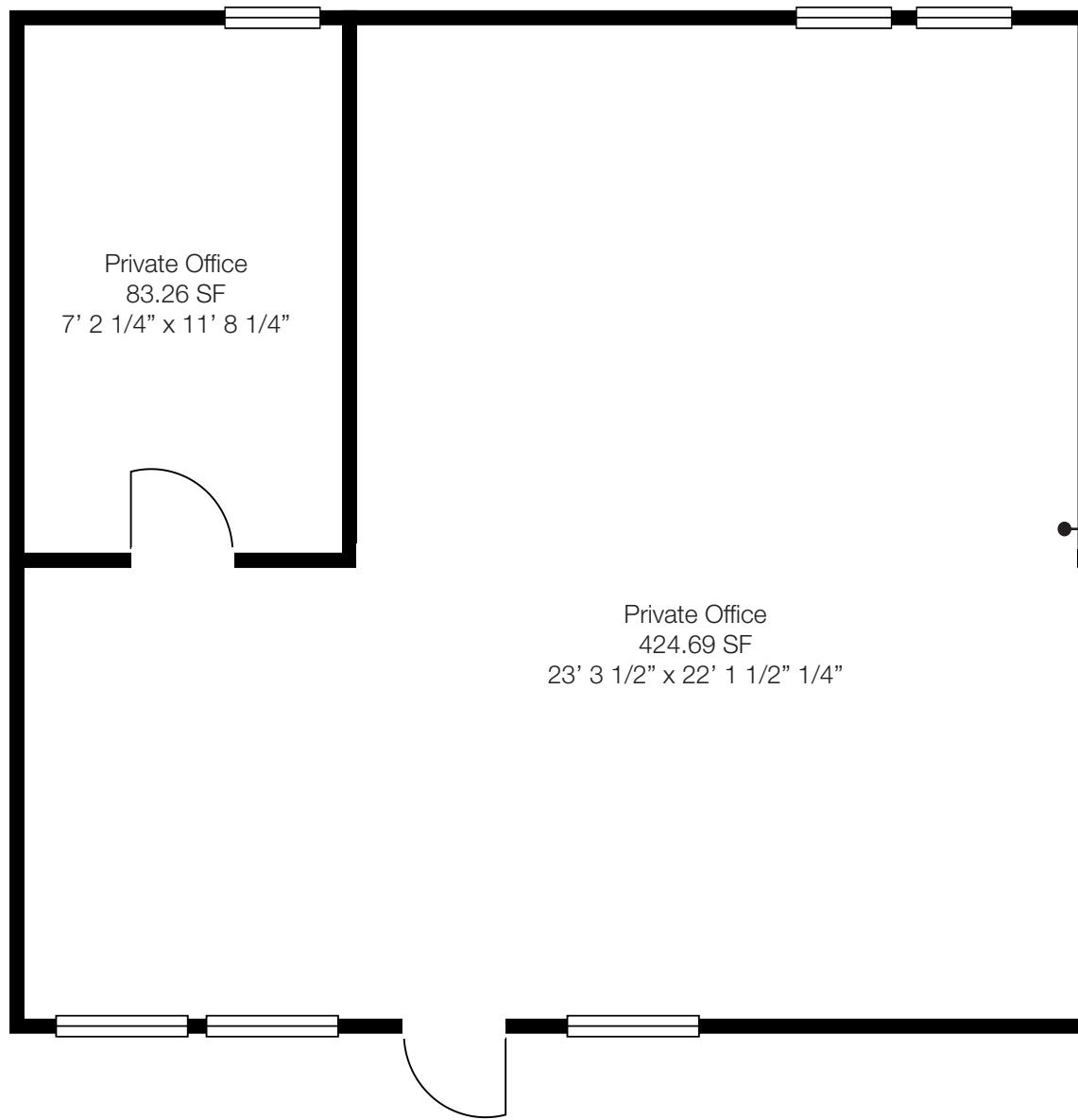
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Floor Plans: Suite 124



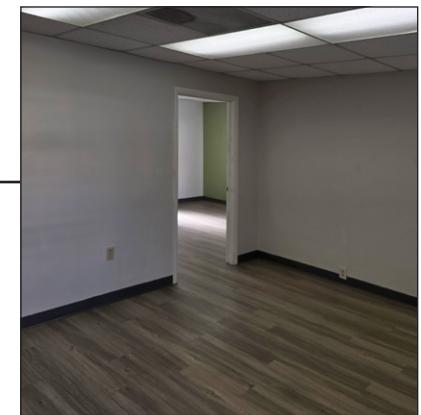
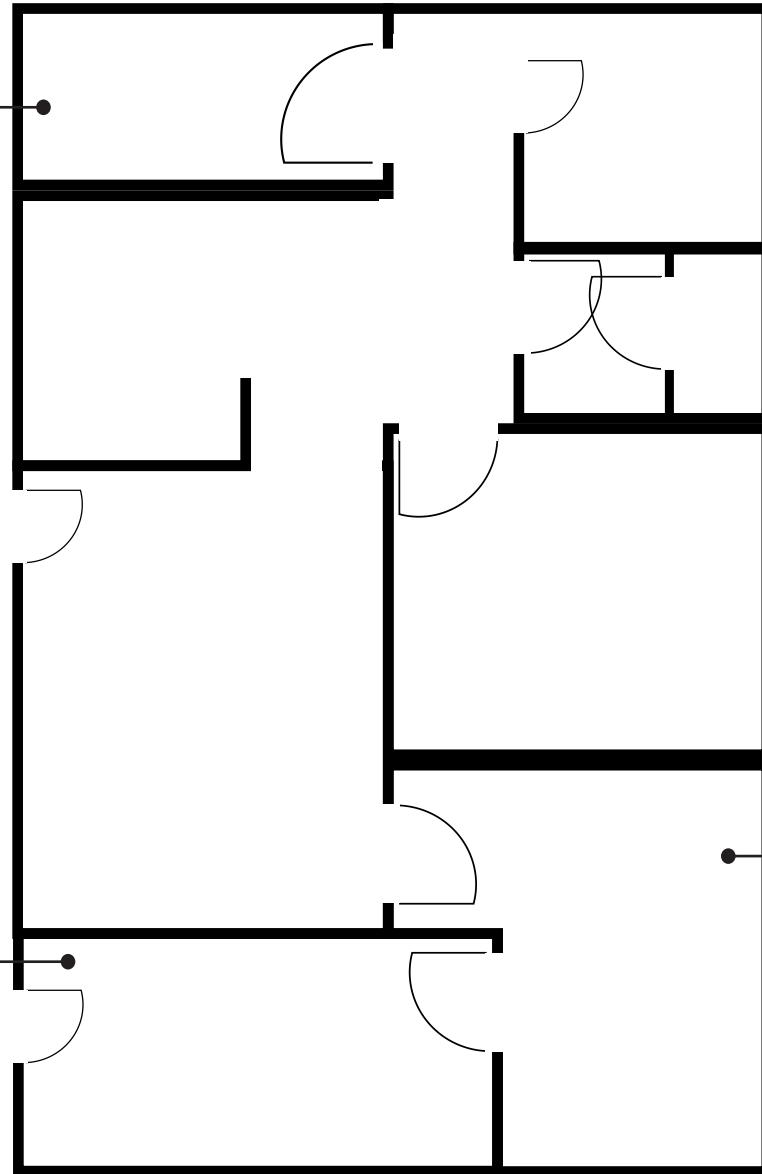
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Floor Plans: Suite 133 - Available 1/15/26



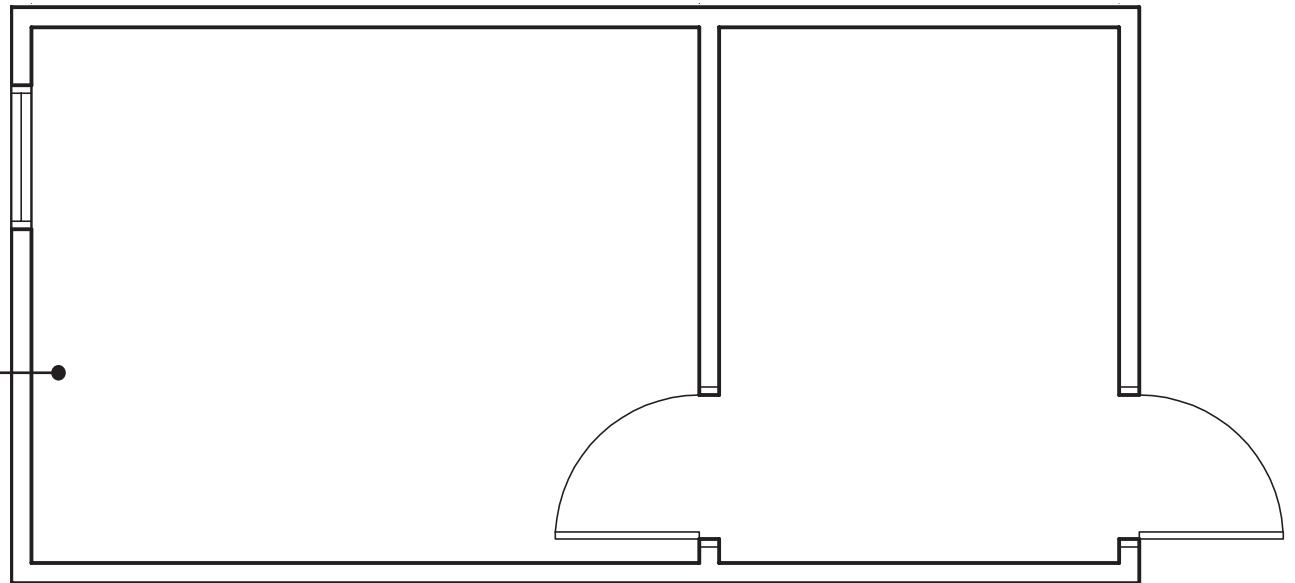
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Floor Plans: Suite 145



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Floor Plans: Suite 213



Note: Not to scale. Provided for reference only.

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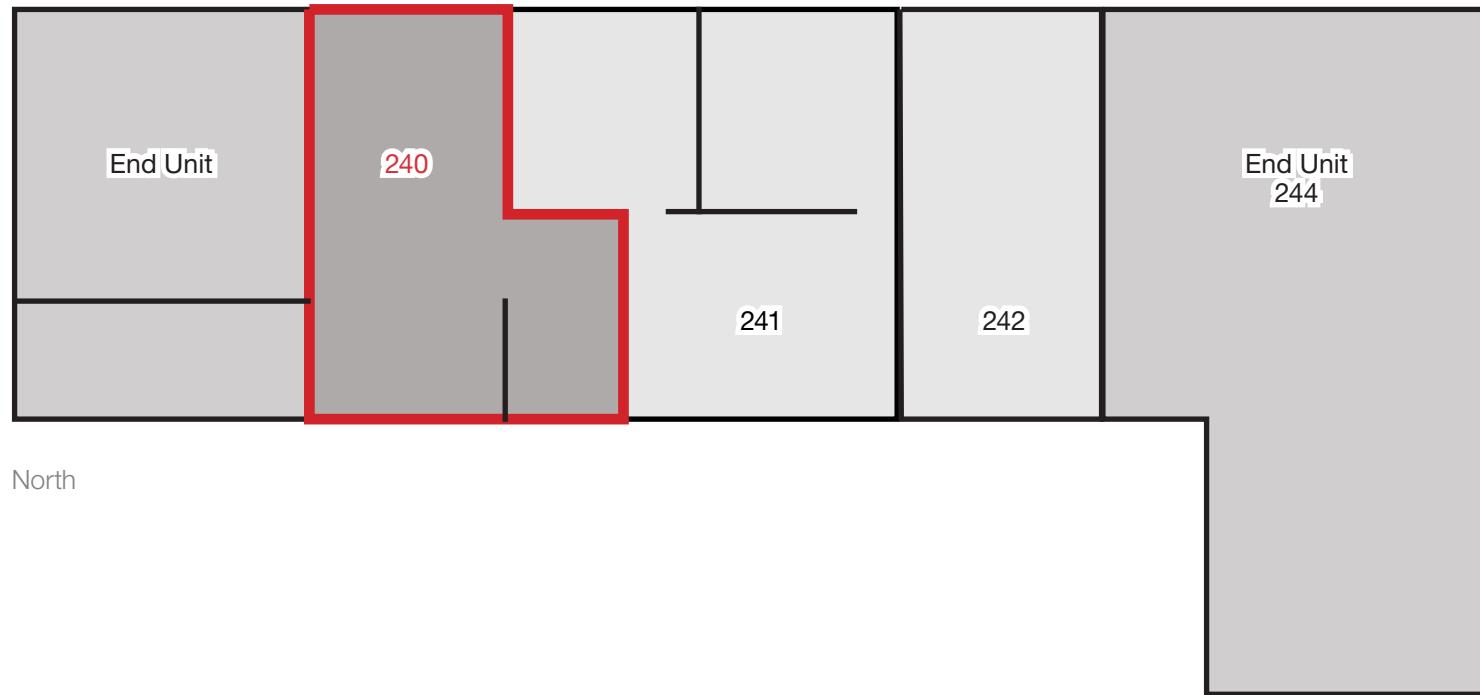
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Floor Plans: Suite 240

SUITE SPECIAL: \$650/MONTH



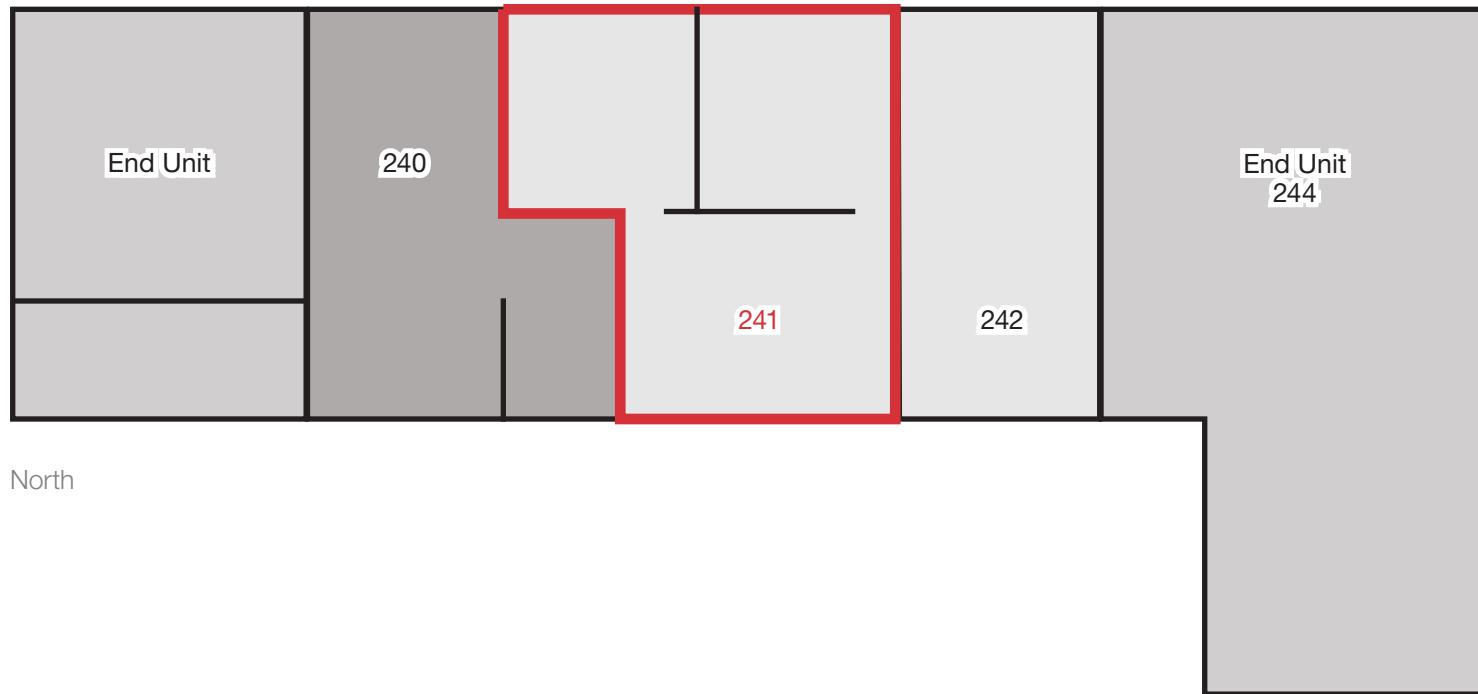
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Floor Plans: Suite 241



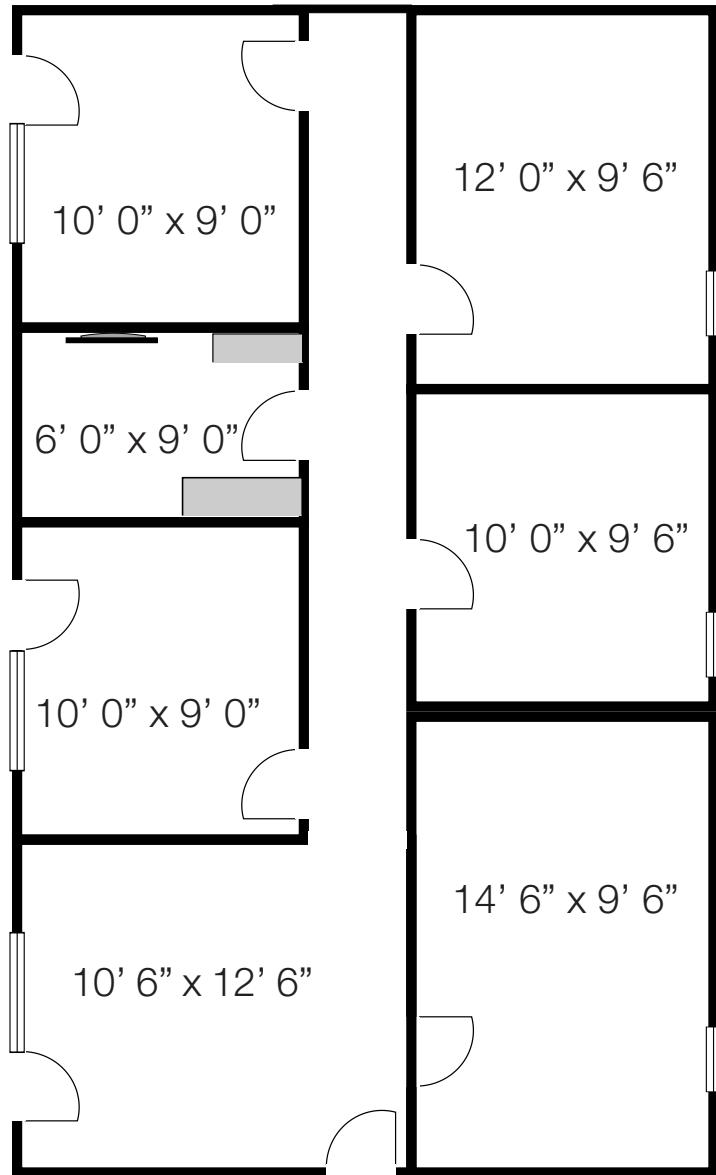
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Floor Plans: Suite 245 - 247



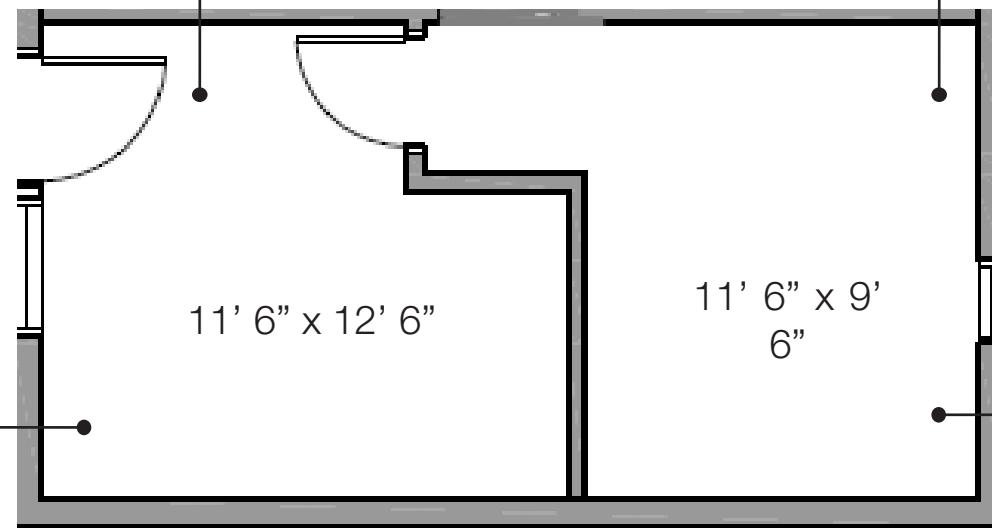
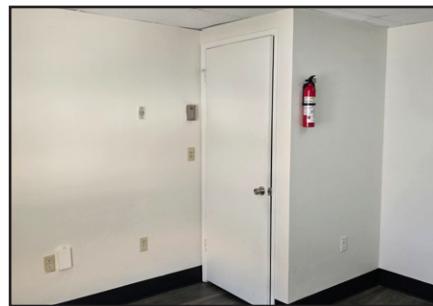
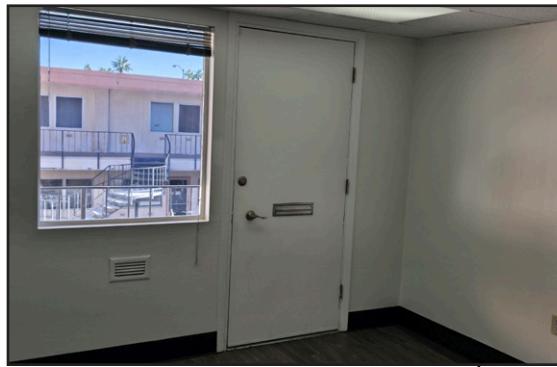
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Floor Plans: Suite 248



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