

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

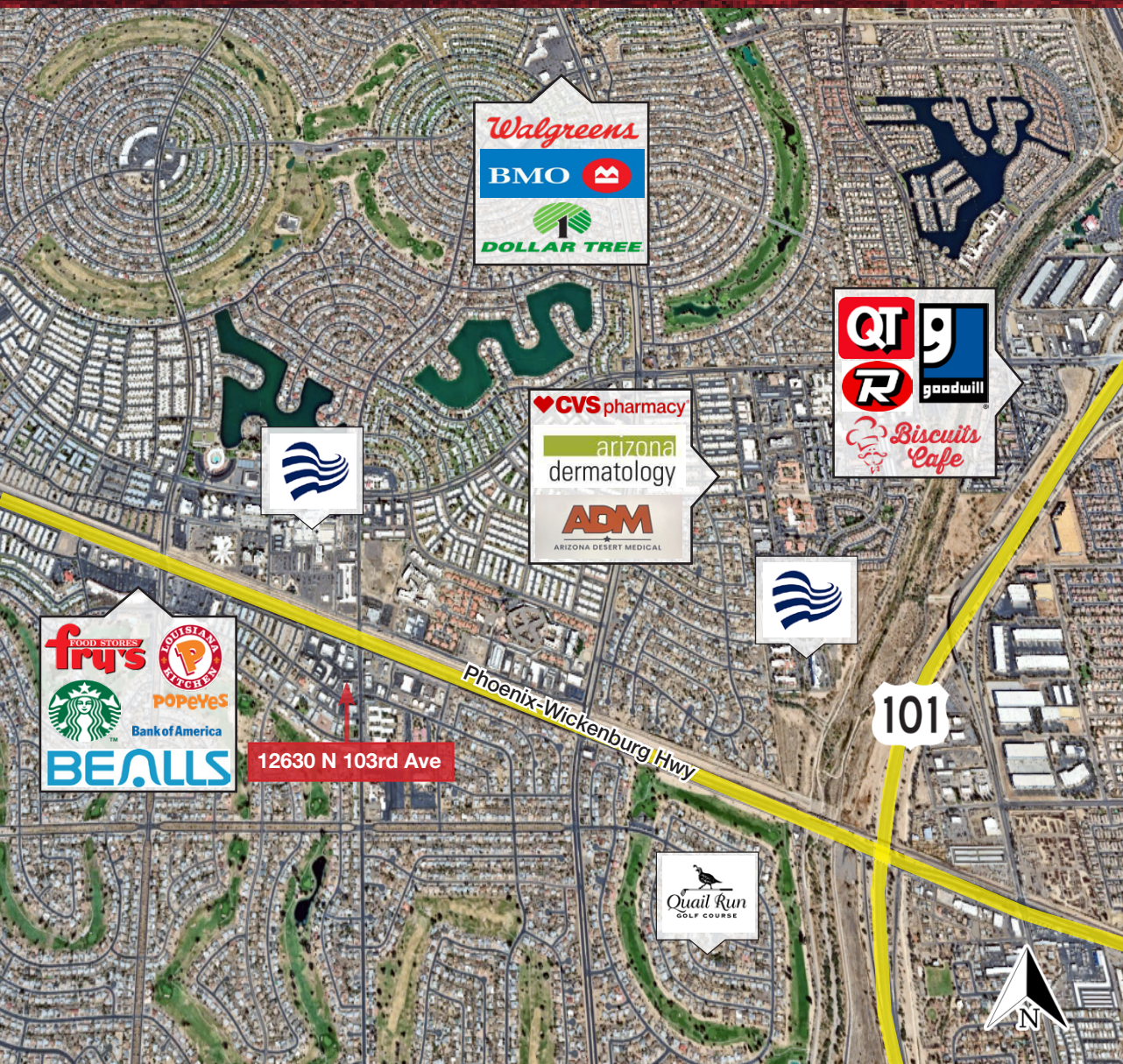
602.393.6790

tom.bean@naihhorizon.com

NAIHorizon

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com

NAIHorizon

Property Photos



Tom Bean, CCIM
602.393.6790
tom.bean@naihorizon.com

NAIHorizon

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



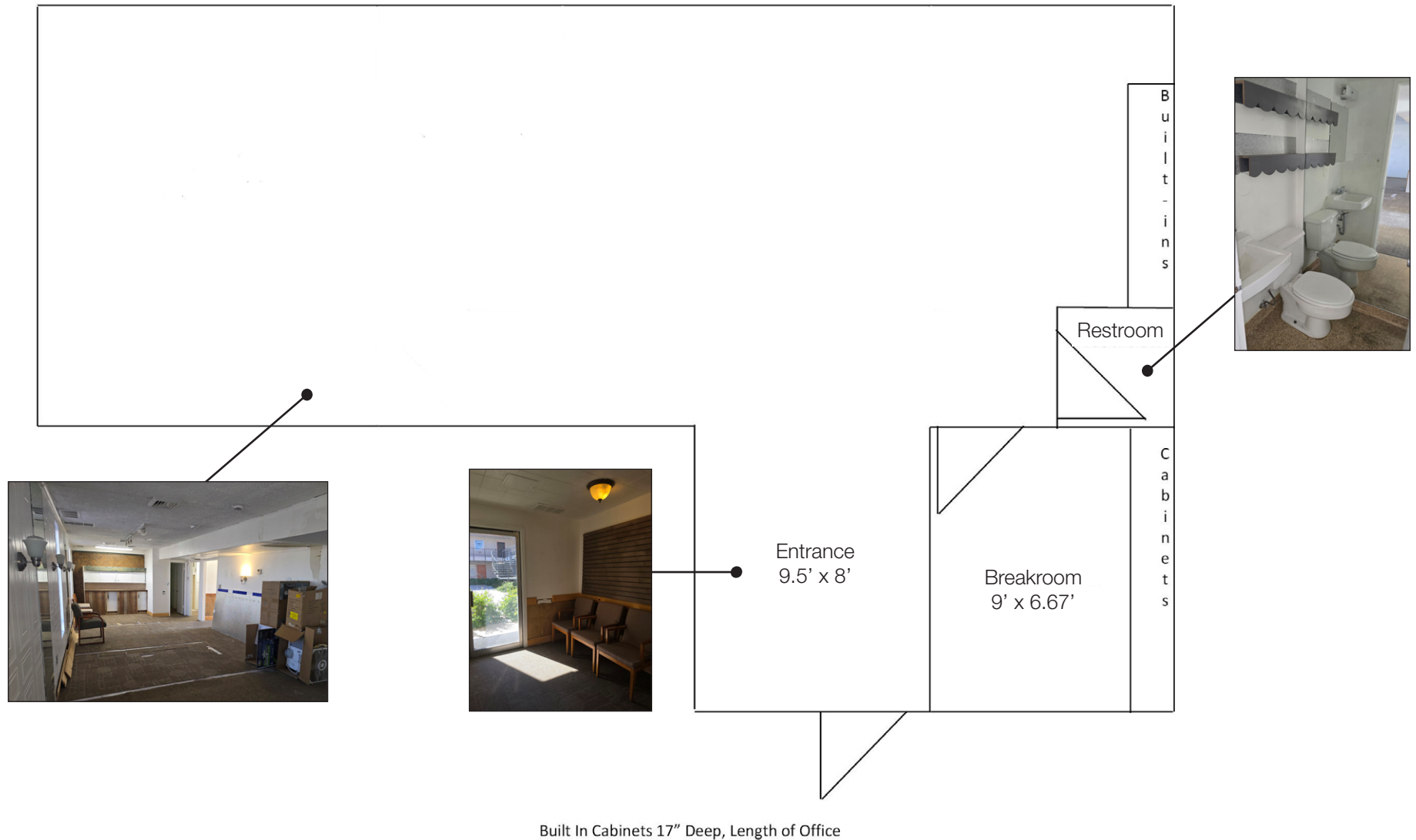
Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com

NAIHorizon

Floor Plans: Suite 113



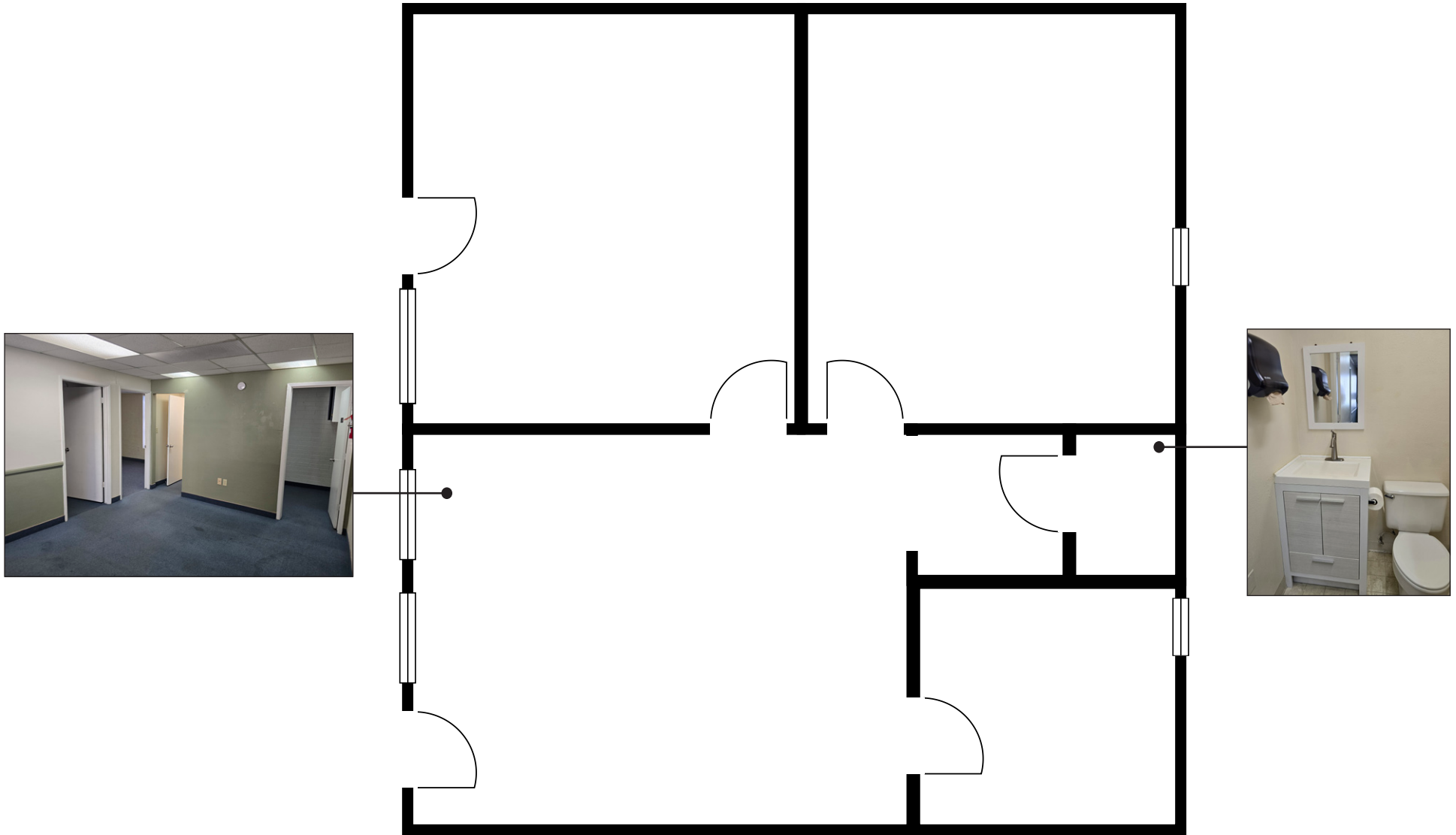
Tom Bean, CCIM

602.393.6790

tom.bean@naihhorizon.com

NAIHorizon

Floor Plans: Suite 122



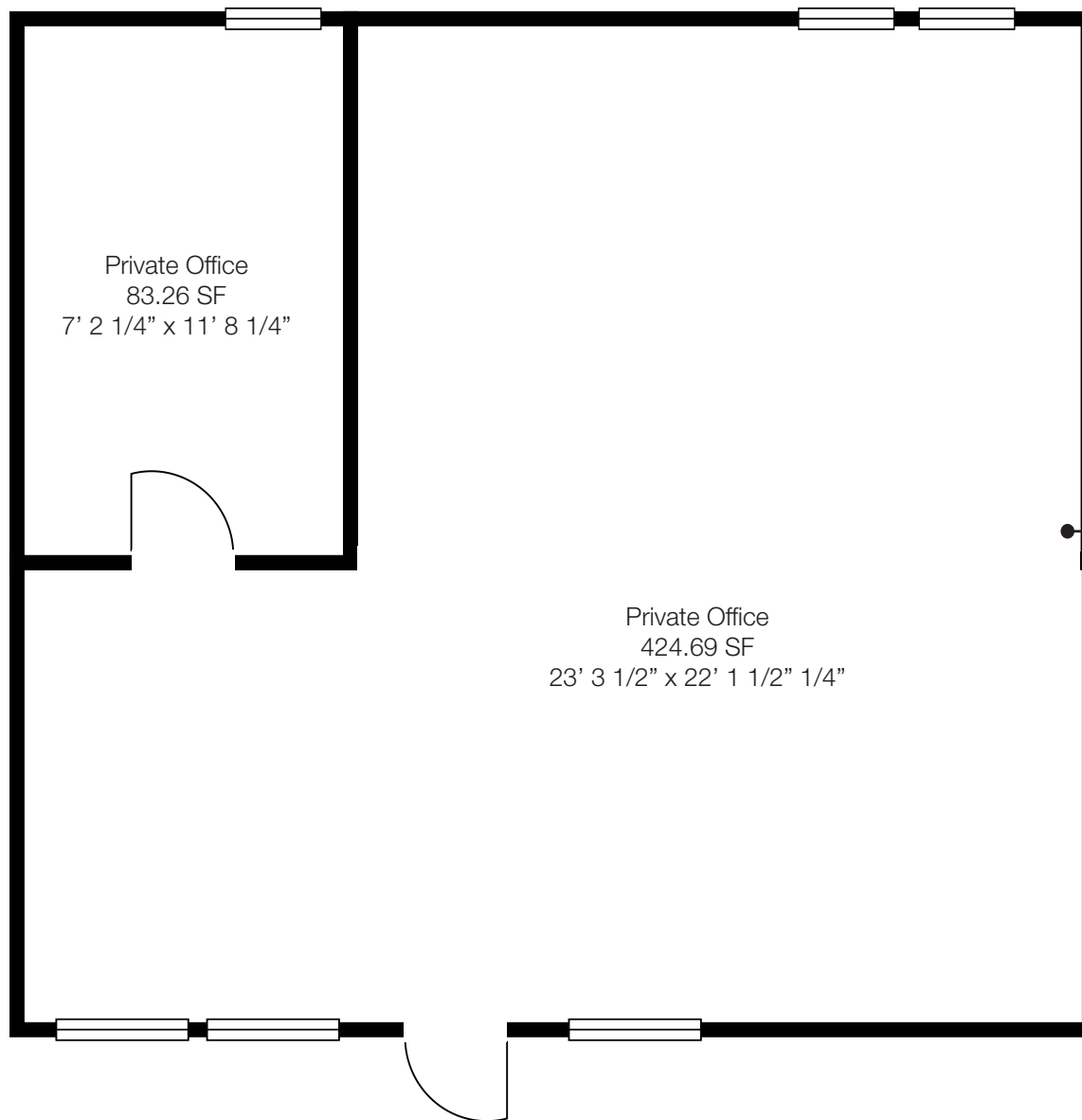
Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com

NAIHorizon

Floor Plans: Suite 124



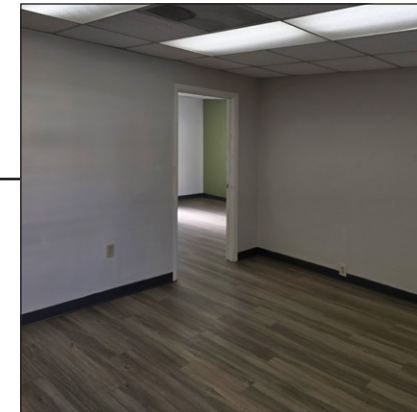
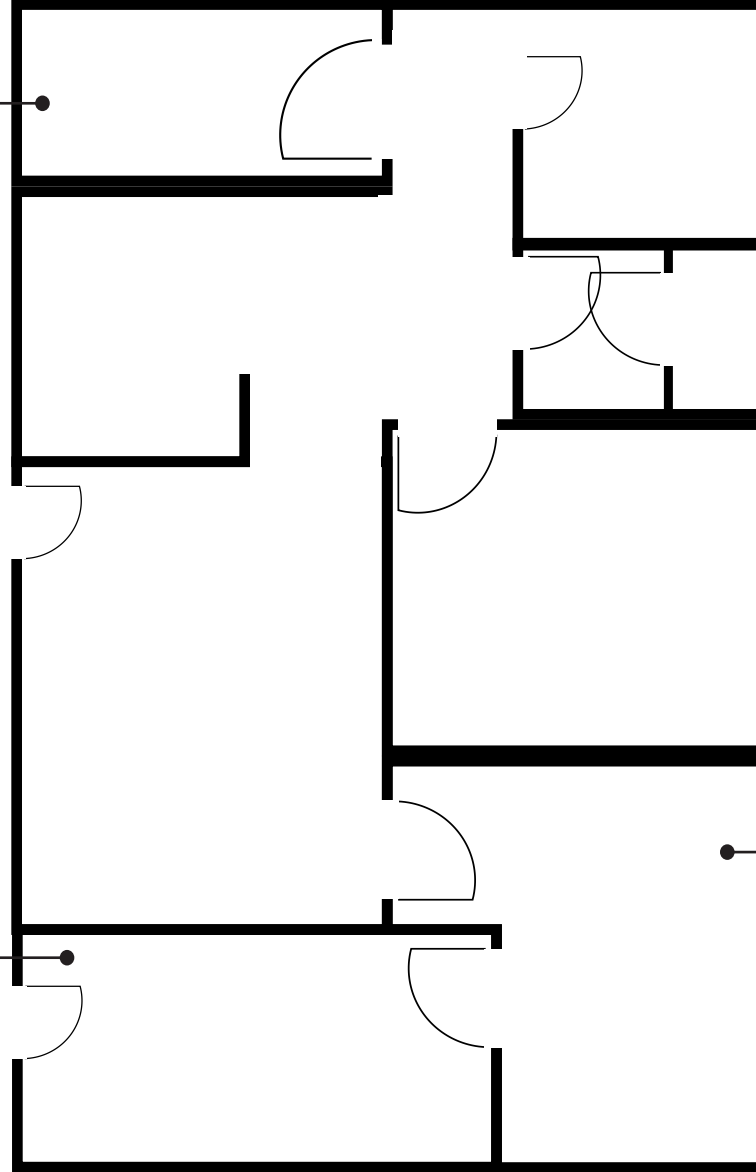
Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com

NAIHorizon

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



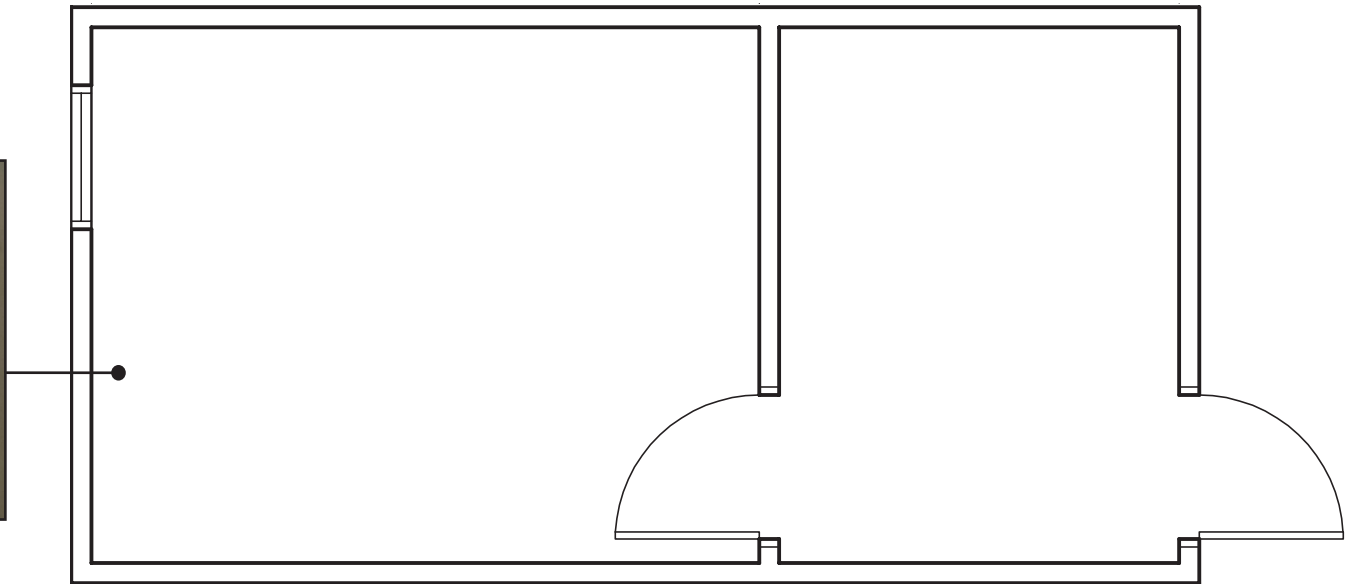
Tom Bean, CCIM

602.393.6790

tom.bean@naihonorizon.com

NAIHorizon

Floor Plans: Suite 145



Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com



Floor Plans: Suite 213



Note: Not to scale. Provided for reference only.

Tom Bean, CCIM

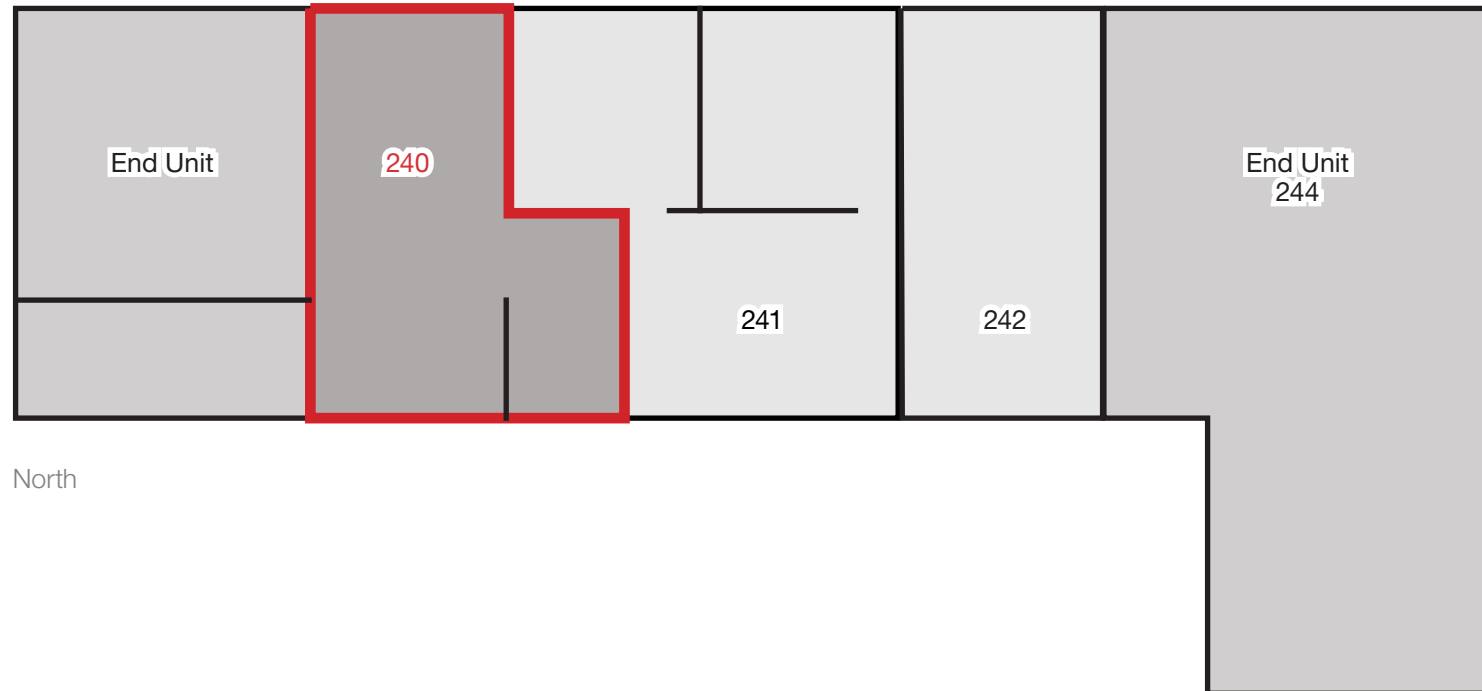
602.393.6790

tom.bean@naihorizon.com

NAIHorizon

Floor Plans: Suite 240

SUITE SPECIAL: \$650/MONTH



North

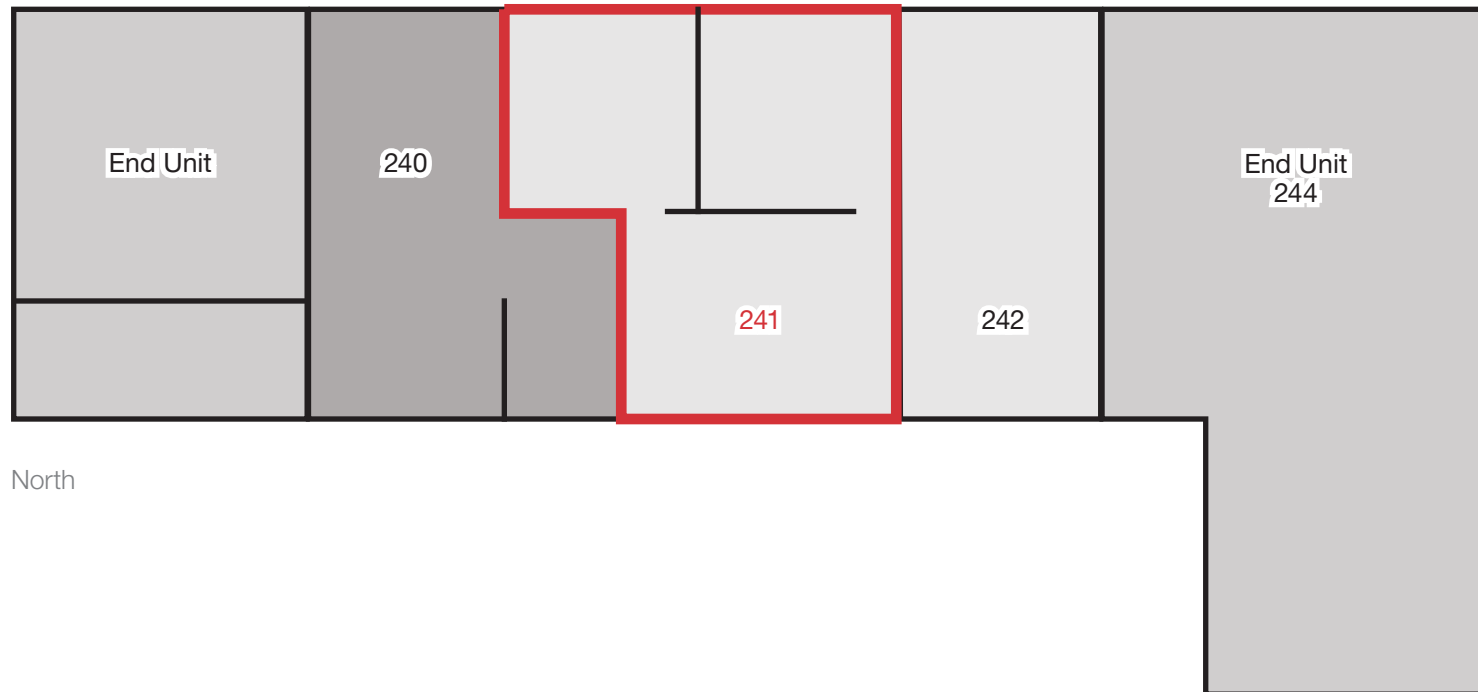
Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com

NAIHorizon

Floor Plans: Suite 241



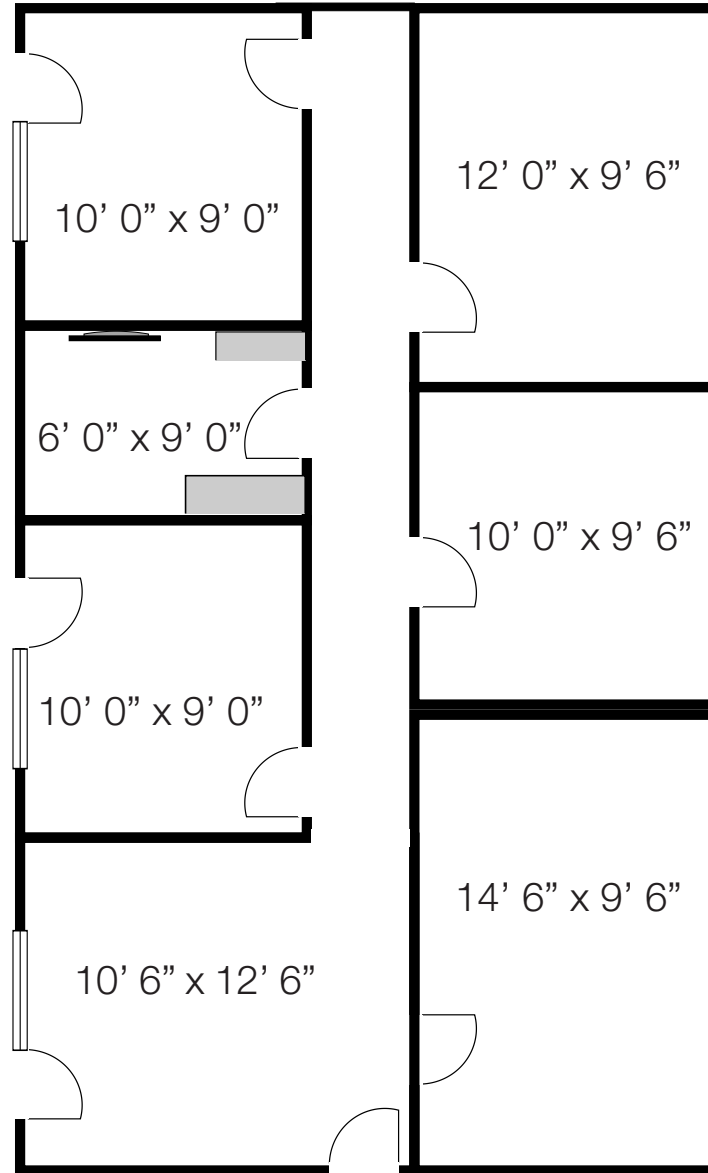
Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com



Floor Plans: Suite 245 - 247



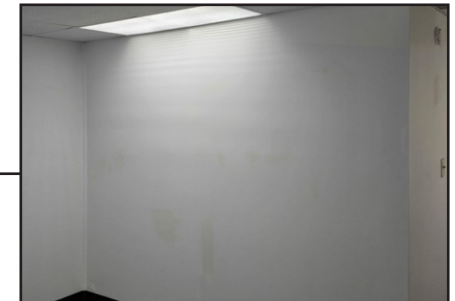
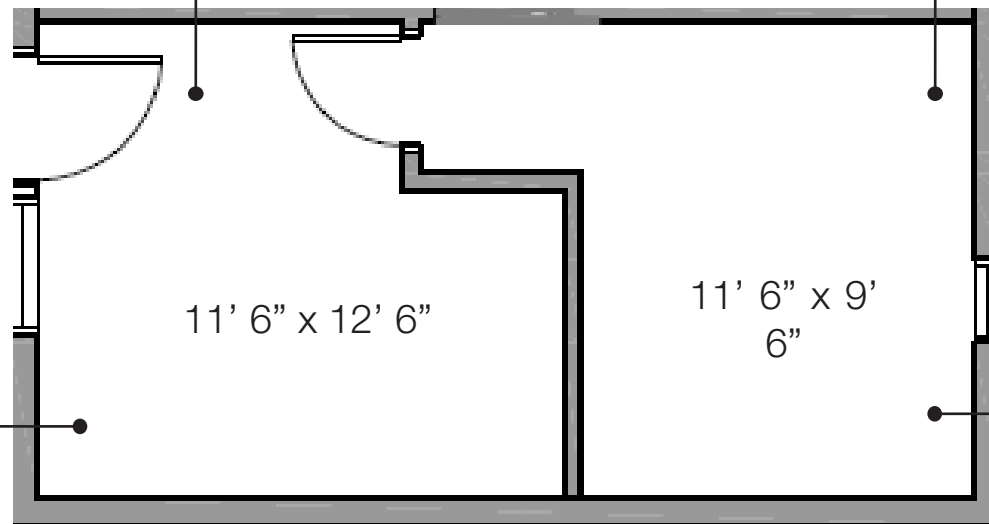
Tom Bean, CCIM

602.393.6790

tom.bean@naihonorizon.com



Floor Plans: Suite 248



Tom Bean, CCIM

602.393.6790

tom.bean@naihorizon.com

NAIHorizon