

~15 Min. from Taiwan Semiconductor Manufacturing Company ~

Office/Medical Space For Lease *3033 W. Bell Road, Phoenix, AZ*



UNDER NEW MANAGEMENT

NEWLY RENOVATED

Lease Information

- **Availability:** 726 up to 1,648 SF & 2,195 SF
 - ⇒ Various sizes and configurations are available.
 - ⇒ Landlord will build to suit to meet Tenant's needs.
 - ⇒ See floor plans on page 2 for existing and proposed configurations.
- **Lease Rate:** \$17.00+ /SF
- **Lease Type:** NNN
- **TI Allowance:** CALL FOR DETAILS
Landlord offering aggressive Tenant Improvement allowance.
- **High Traffic Counts** - *44,659 VP, offering excellent exposure.
- **Monument & Building Signage** - Prominent W. Bell Road signage.

Property Highlights

- 3033 W. Bell Road, Phoenix, AZ is a single-story, medical/professional office building.
- Offers excellent frontage on Bell Rd. with 44,659 VPD. Provides outstanding visibility for signage and easy access.
- Conveniently located at the northwest corner of 31st Ave and Bell Road in the Black Canyon Corridor, approximately half a mile from Interstate 17, providing quick and easy access.
- Surrounded by dense population of professional office and medical tenants and major retail centers, offering an abundance of restaurants, retail, and personal services in the vicinity.
- Covered parking.

Exclusively Represented by:

Robert Nolan

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Oxford

REALTY ADVISORS

6262 N. Swan Road, Suite 175

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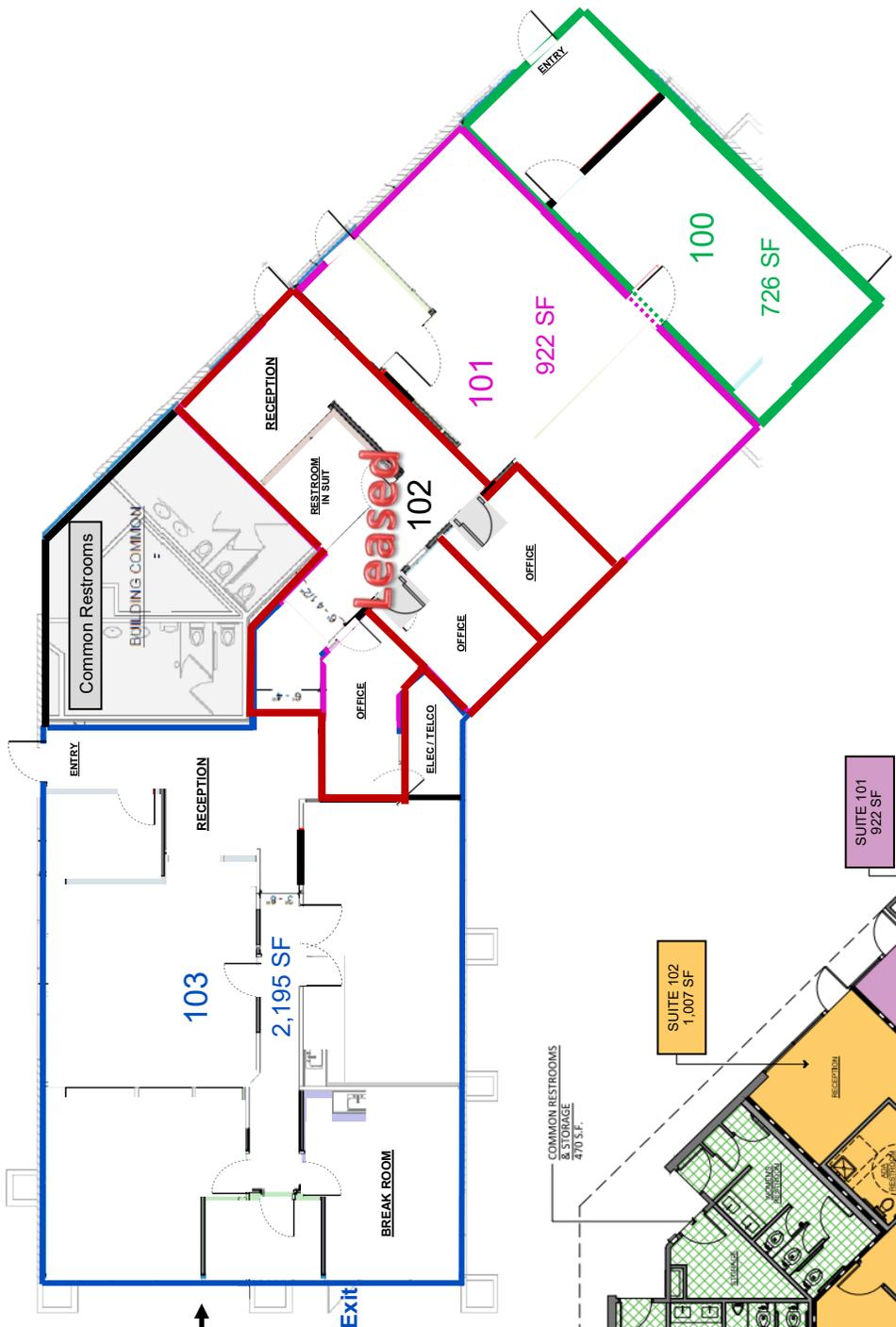
Fax (520) 232-0300

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Existing & Proposed Floor Plans (Call for Details)

Existing Floor Plan

1ST FLOOR	
SUITE	R.S.F.
100	726
101	922
102 LEASED	1,007
103	2,195
TOTAL	4,850

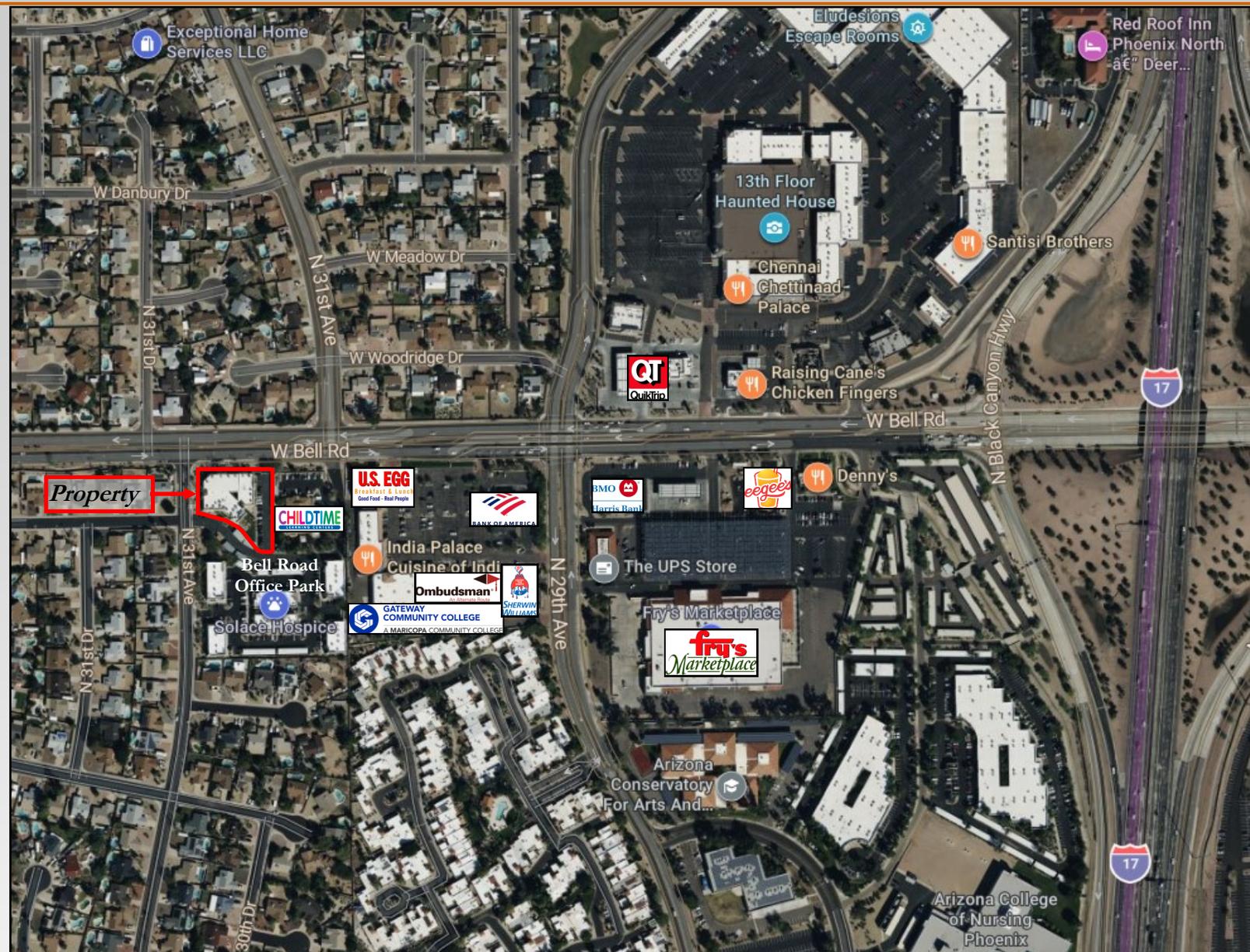


Proposed Floor Plan
 Subject to change to
 suit Tenant needs.
CALL FOR DETAILS

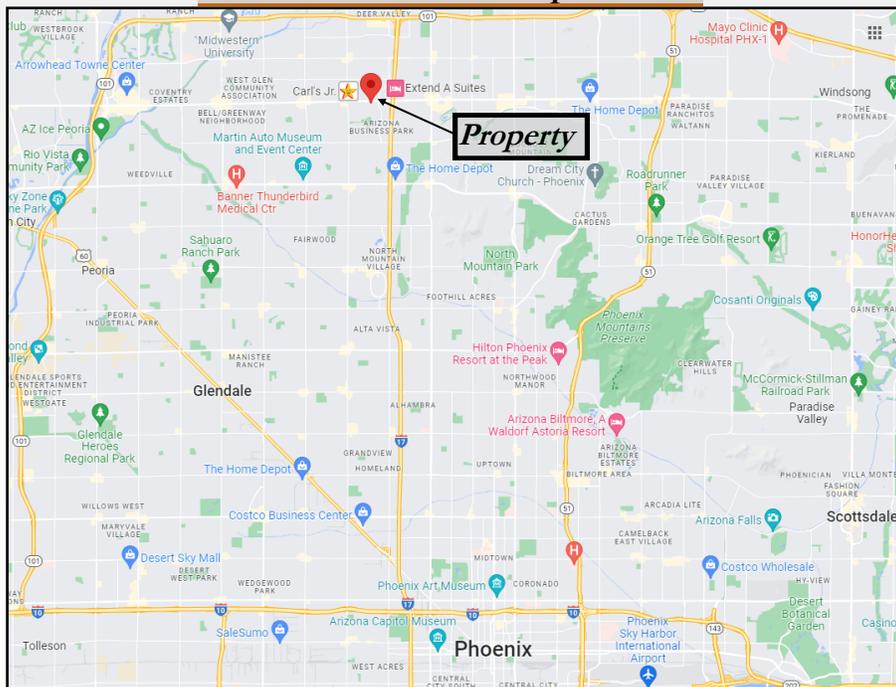
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Aerial - 3033 W. Bell Road



Location Map



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Bell Road Office Park



DEMOGRAPHICS SUMMARY			
	1 Mile	3 Miles	5 Miles
Total Population:	15,439	151,092	340,101
Avg. Household Inc:	\$75,782	\$74,877	\$78,845
Traffic: W. Bell Road		44,659 VPD	

CoStar 2025

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