

~15 Min. from Taiwan Semiconductor Manufacturing Company ~

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



Lease Information

- **Availability:** 726 SF up to 4,850 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:** \$16.00+ /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

c (520) 465-5946

rnolan@oxfordrealtyadvisors.com

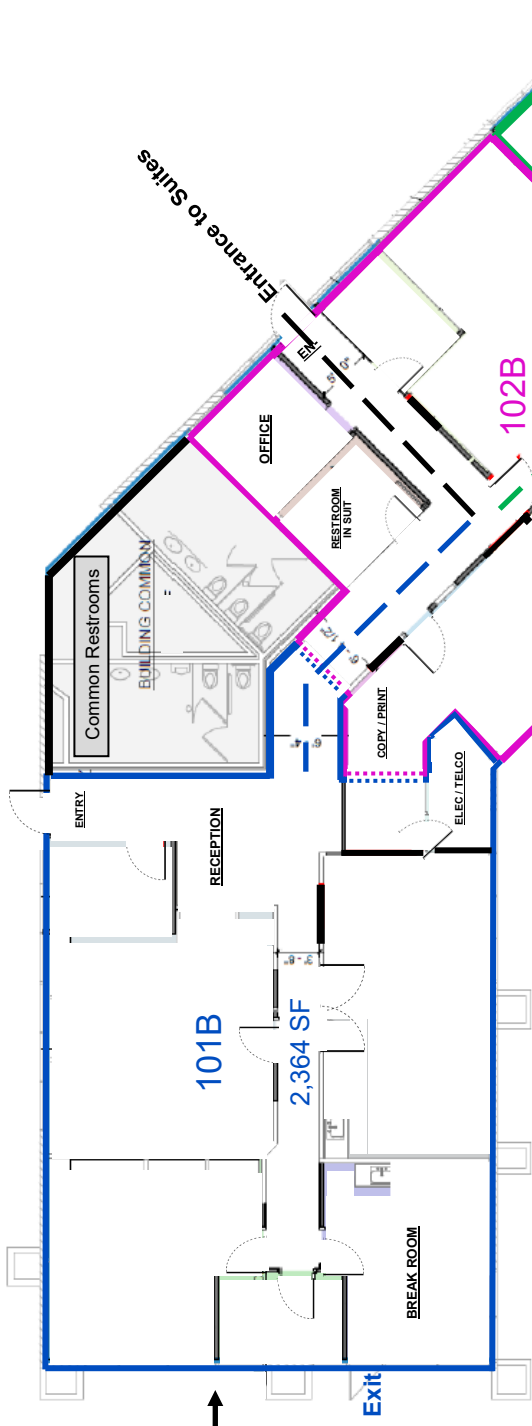
Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300

www.oxfordrealtyadvisors.com

Existing & Proposed Floor Plans (Call for Details)

Existing Floor Plan



SUITE	R.S.F.
100B	726
101B	2,364
102B	1,760
TOTAL	4,850



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

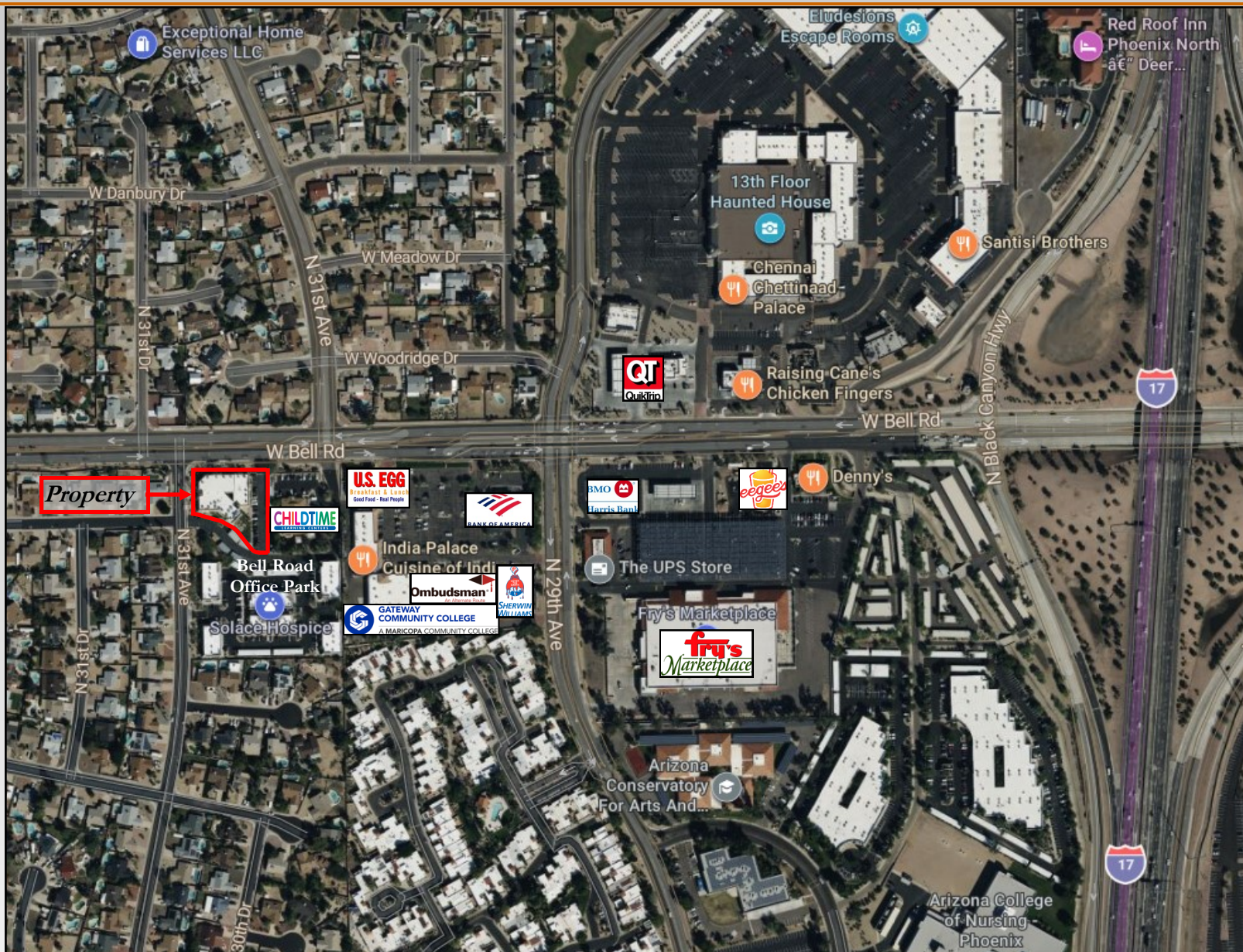
Exclusively Represented by:
Robert Nolan
c (520) 465-5946
rnolan@oxfordrealtyadvisors.com

Oxford

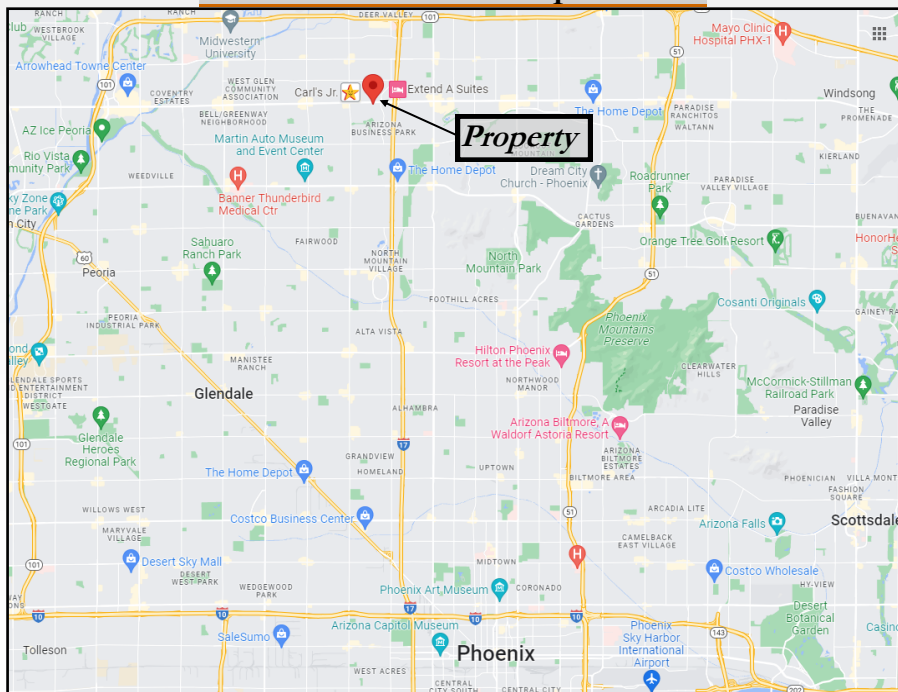
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

Aerial - 3033 W. Bell Road



Location Map



Exclusively Represented by:

Robert Nolan

c (520) 465-5946

rmolan@oxfordrealtyadvisors.com

Oxford

REALTY ADVISORS

6262 N. Swan Road, Suite 175

Tucson, AZ 85718

Phone (520) 232-0200

Fax (520) 232-0300

www.oxfordrealtyadvisors.com

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Bell Road Office Park



DEMOGRAPHICS SUMMARY

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
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

Exclusively Represented by:

Robert Nolan

c (520) 465-5946

rnolan@oxfordrealtyadvisors.com

Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.