

# FOR LEASE | OFFICE / RETAIL – 971 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 Space:

**Suite #5 – 971 SF**

### Lease Rate:

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

### NNN's:

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

*Exclusively listed by:*

**REALTYONEGROUP**

**Sandra Griggs**  
Associate Broker  
602-491-6432

SandraGriggsCRE@gmail.com

### Features:

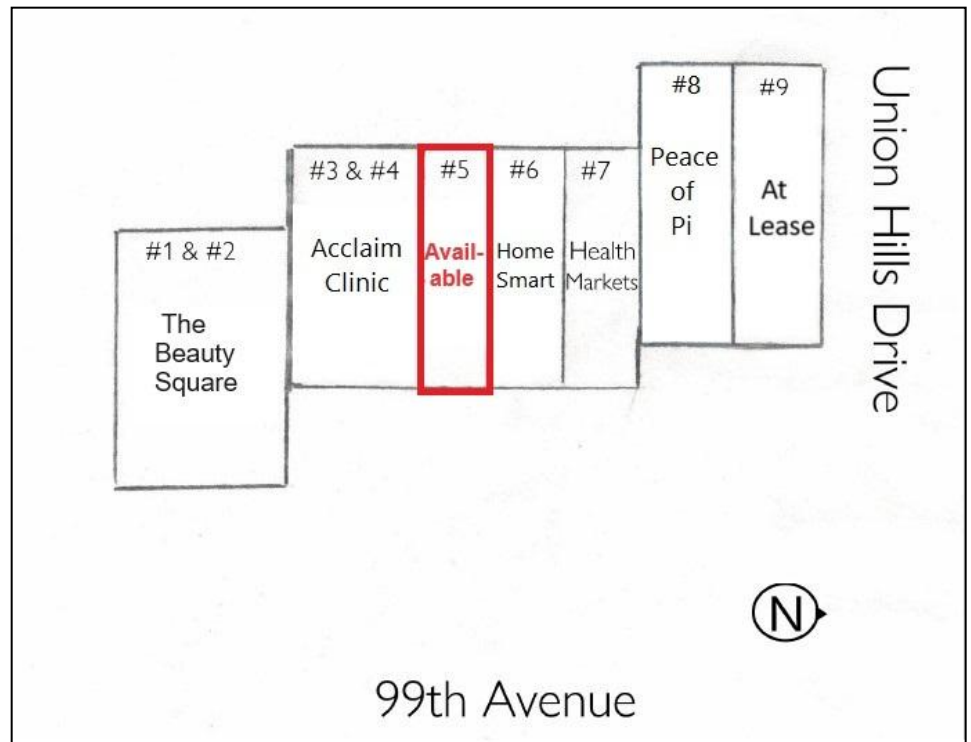
- Inline space; fronting 99<sup>th</sup> Avenue
- Existing office space; built out with large reception area, 6 private offices, storage area and a private restroom
- Building & monument signage; low rental tax of only 0.5%
- One free covered, reserved parking space; ample onsite parking
- Available now



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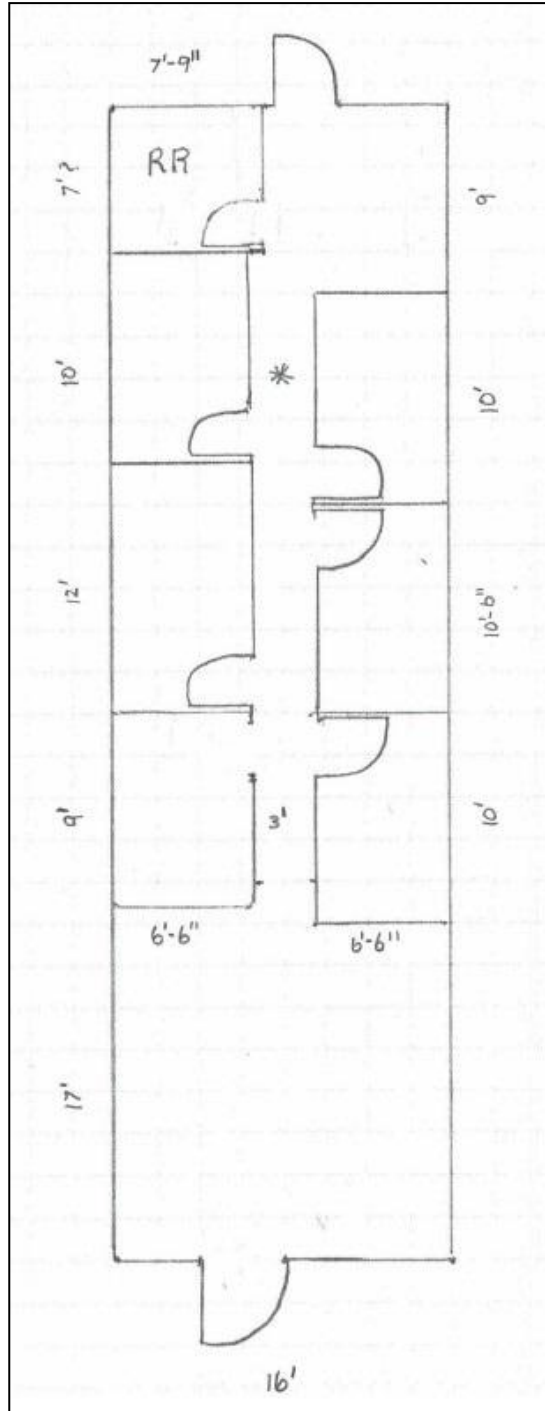
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Suite #5 Floor Plan  
(Not to Scale)