

# SURPRISE OFFICE CENTER 14239 West Bell Rd Surprise, AZ 85374

## AVAILABILITIES

- Suites - 1,052 Up To 3,472 SF  
Available For Lease

## KEY HIGHLIGHTS

- Centrally located in the town of Surprise, AZ
- Built in 2006
- 2 Story Office Building housing over 15 tenants
- Located in close proximity to Grand Avenue (Route 60) and 303
- Less than 3 Miles from Banner Del E. Webb Medical Center, and approximately 6.2 Miles from Banner Boswell Medical Center
- High Growth Area

## PRICE

- \$24 PSF (Full Service; includes water, electric, janatorial)

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>			
2017 Population	9,009	100,668	211,162
2022 Population	9,754	108,775	228,579
Pop Growth 2017-2022	8.3%	8.1%	8.3%

	1-Mile	3-Mile	5-Mile
<b>Households</b>			
2017 Households	3,928	40,675	85,743
2022 Households	4,243	40,675	85,743
HH Growth 2017-2022	8.0%	8.1%	8.1%

	1-Mile	3-Mile	5-Mile
<b>Household (HH) Incomes</b>			
2017 Median HH Income	\$45,393	\$54,967	\$55,065
Median Home Value	\$180,394	\$191,587	\$200,095



## FOR MORE INFORMATION, PLEASE CONTACT

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**Samir Sawhney, P Eng.**  
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www.InvestorsAzRealtors.com  
CD Realty & Property Management  
2 N. Central Ave. #1780  
Phoenix, AZ 85004







**2.7 MILES**  
 DIRECT RIDE FROM BANNER DEL E. WEBB MEDICAL CENTER TO SUBJECT

**6.2 MILES**  
 DIRECT RIDE FROM BANNER BOSWELL MEDICAL CENTER TO SUBJECT

**SUBJECT PROPERTY**

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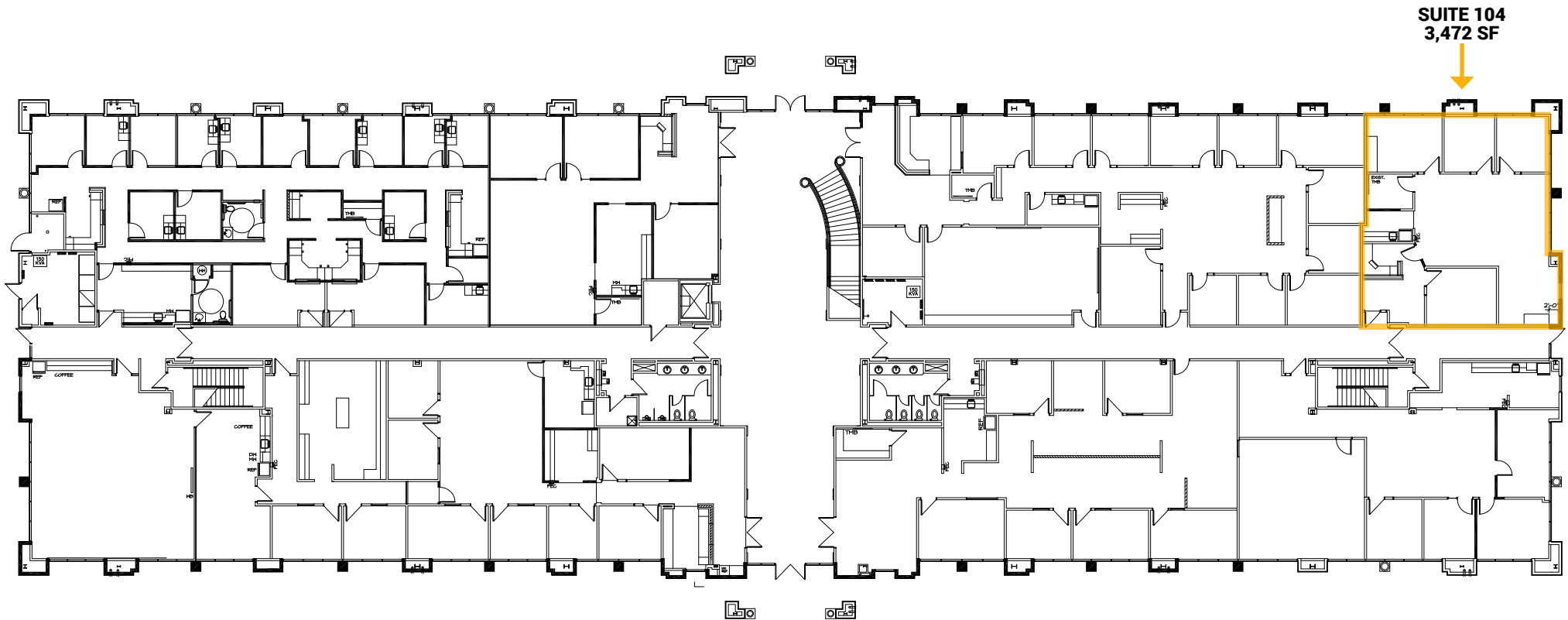
**XCD REALTY**  
 AND PROPERTY MANAGEMENT  
 XCD INTERNATIONAL LLC

All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.

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## FLOOR PLAN: 1<sup>ST</sup> FLOOR



## 1<sup>ST</sup> FLOOR AVAILABILITIES

- SUITE 104 - 3,472 SF, Northeast Corner Suite

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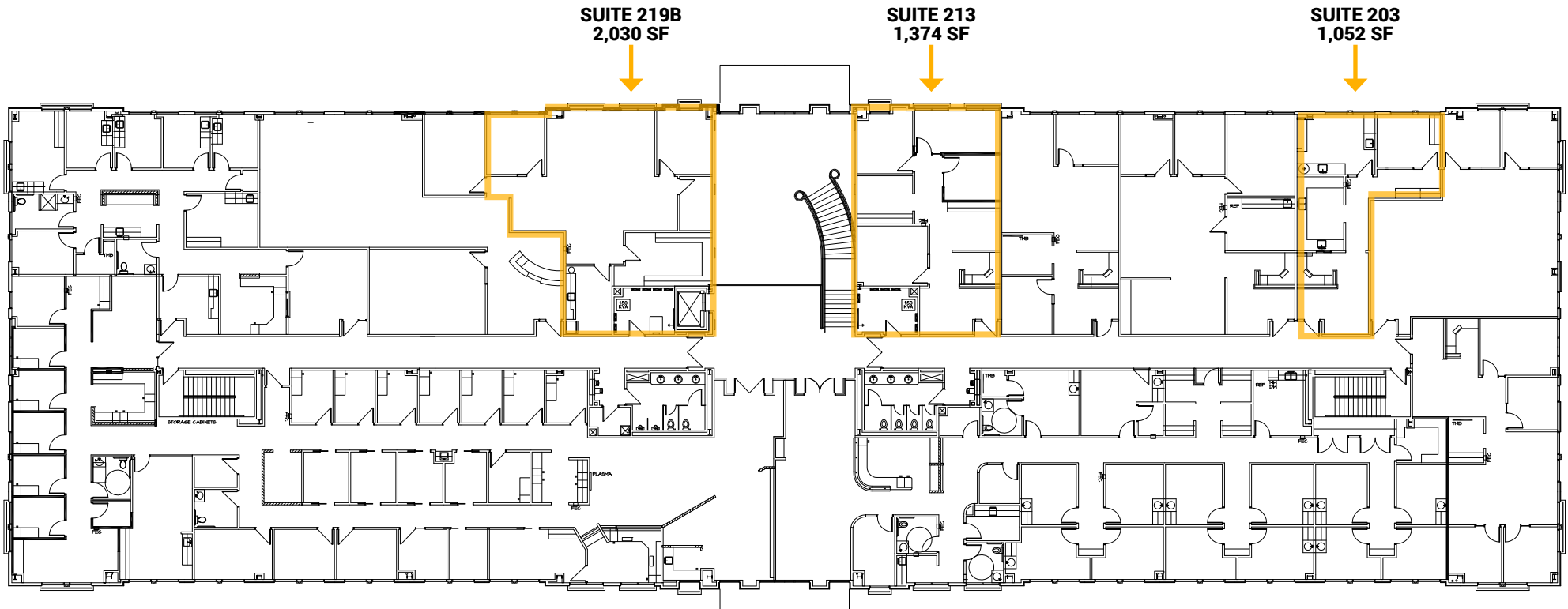




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## FLOOR PLAN: 2<sup>ND</sup> FLOOR



## 2<sup>ND</sup> FLOOR AVAILABILITIES

- SUITE 219B - 2,030 SF
- SUITE 213 - 1,374 SF
- SUITE 203 - 1,052 SF

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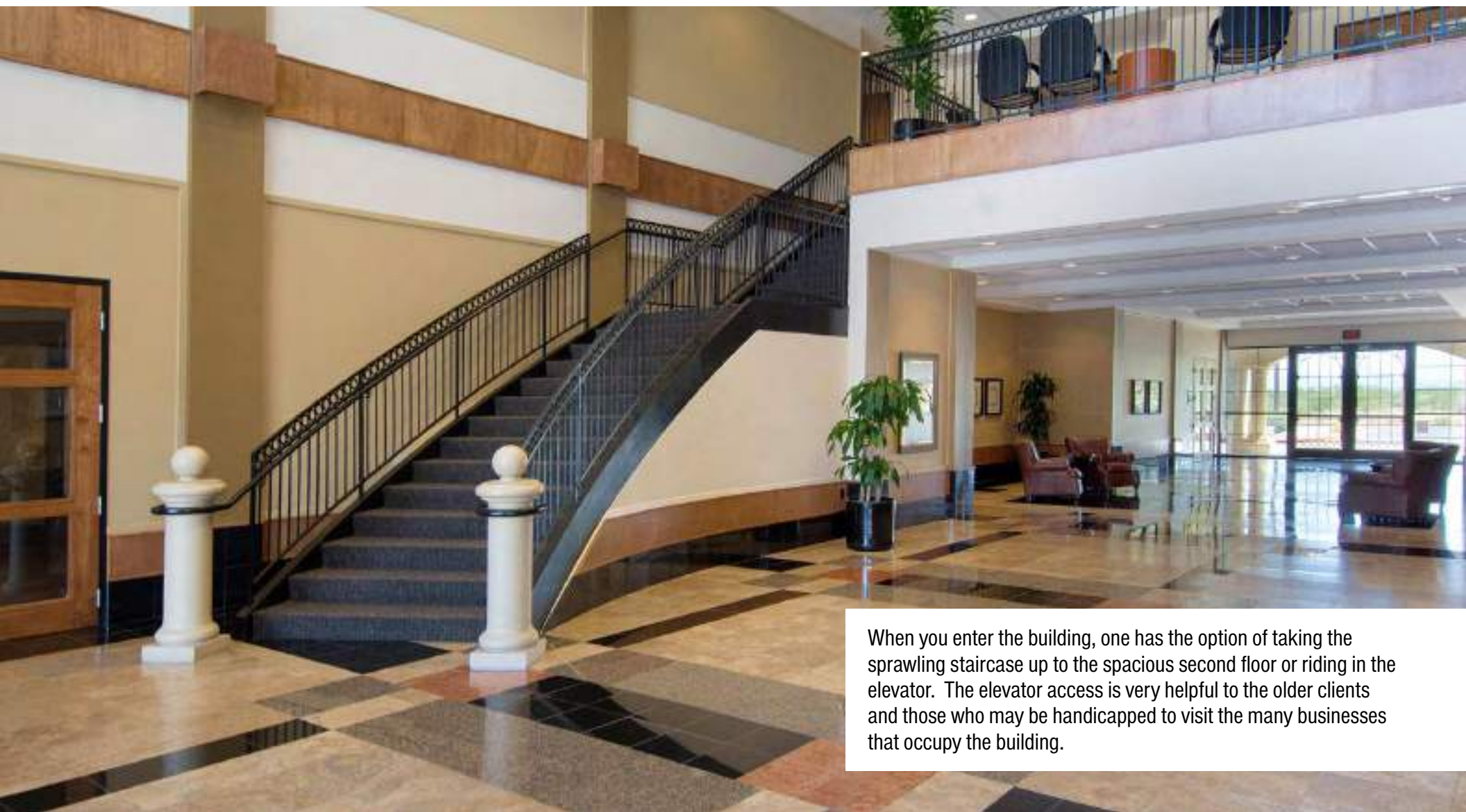
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When you enter the building, one has the option of taking the sprawling staircase up to the spacious second floor or riding in the elevator. The elevator access is very helpful to the older clients and those who may be handicapped to visit the many businesses that occupy the building.

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