

12649

N 105TH AVENUE

SUN CITY, ARIZONA

Spec Medical Suites

Move in Ready!

Your Name Here

Medical Office Suites for Lease

CBRE

property overview

Unique Opportunity Awaits... Medical Spec Suites in a Spectacular Location

Offering direct frontage to Grand Avenue and just south of Banner Boswell Medical Center Campus. Increase your move in time and team's productivity with a variety of transition ready Medical Spec Suites. Reduce your bottom line and increase profitability with a quality space and prime location you can be proud of for this next season of your growing business investment. Need generous parking for your clients and staff... how about offering over 50 spaces with a whopping 7.8/1,000 parking ratio... Yes please! Proximity to a variety of nearby golf courses, restaurants and popular amenities to offer and appeal to many clients needs.

OFFERING SUMMARY

Lease Rate	\$25.00/SF NNN
Building Size	±6,893 SF
Year of Construction	1972 Renovated 2025
Number of Stories	1
Parking Ratio	7.8/1,000
NNN's	To be determined
Property Taxes	To be determined

available suites

Suite A	±2,605 SF Contiguous to 4,667 SF
Suite B	±2,062 SF



property overview



Property Highlights



Highly visible building and monument signage



Close to hospitality, neighborhoods and popular retail and dining options



Just south of Banner Boswell Center Campus



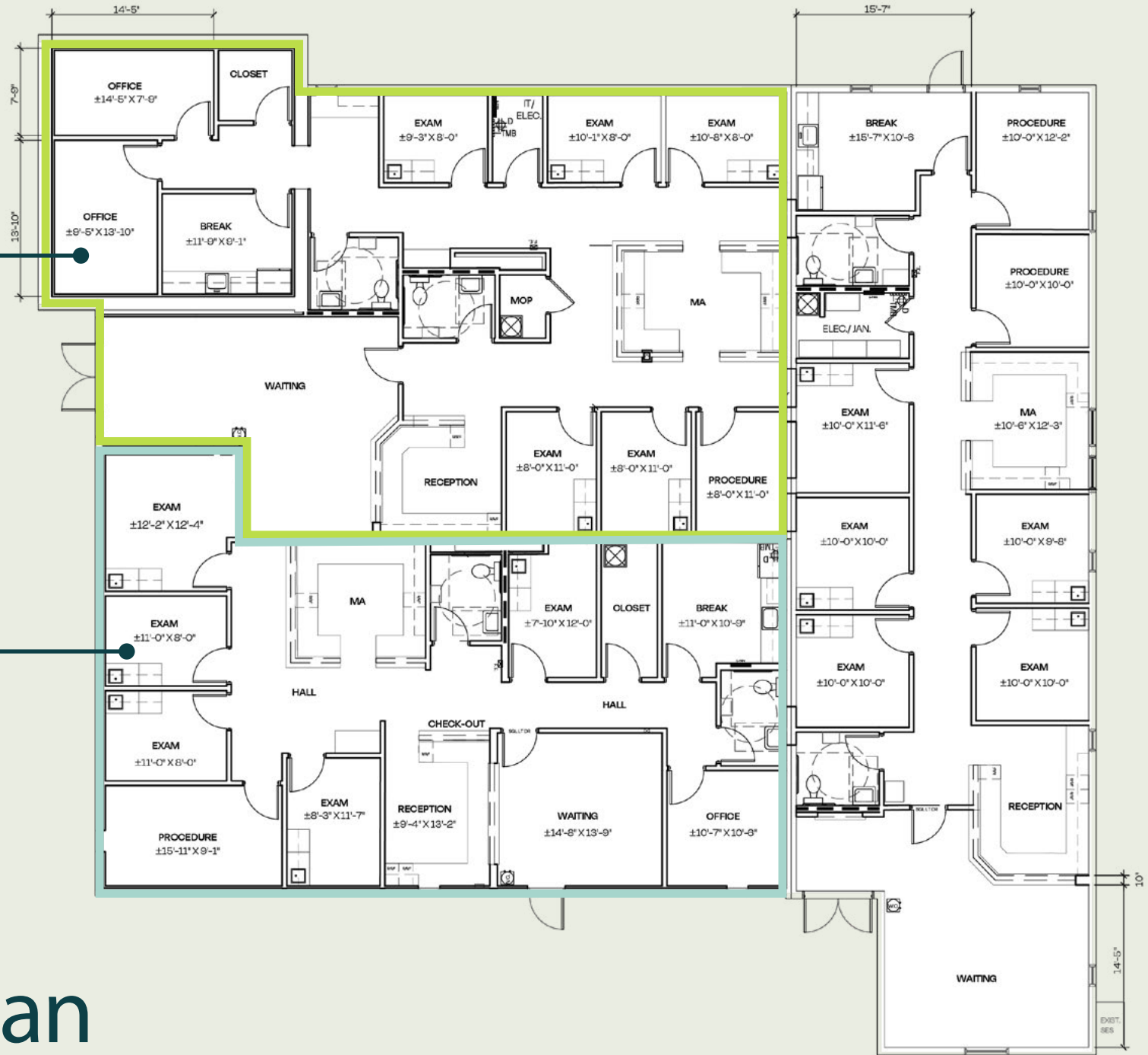
Generous Parking with 7.8/1,000 Parking ratio available



Conveniently located within minutes of a nearby Lake and Golf Course Communities

Demographics

	Population 2024 Est.	median household income
1 mile	9,104	\$46,688
3 miles	110,433	\$59,490
5 miles	257,909	\$70,049



Suite A

Suite B

Floor Plan

Aerial View



±1.5 mi. to Loop 101
at Grand Avenue



±30 minutes to Sky
Harbor Airport



47,625 vehicles per
day on Grand Avenue
(ADOT)

Banner Boswell
Center Campus

Sun City Lakes
West Golf Course

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N 105TH AVENUE

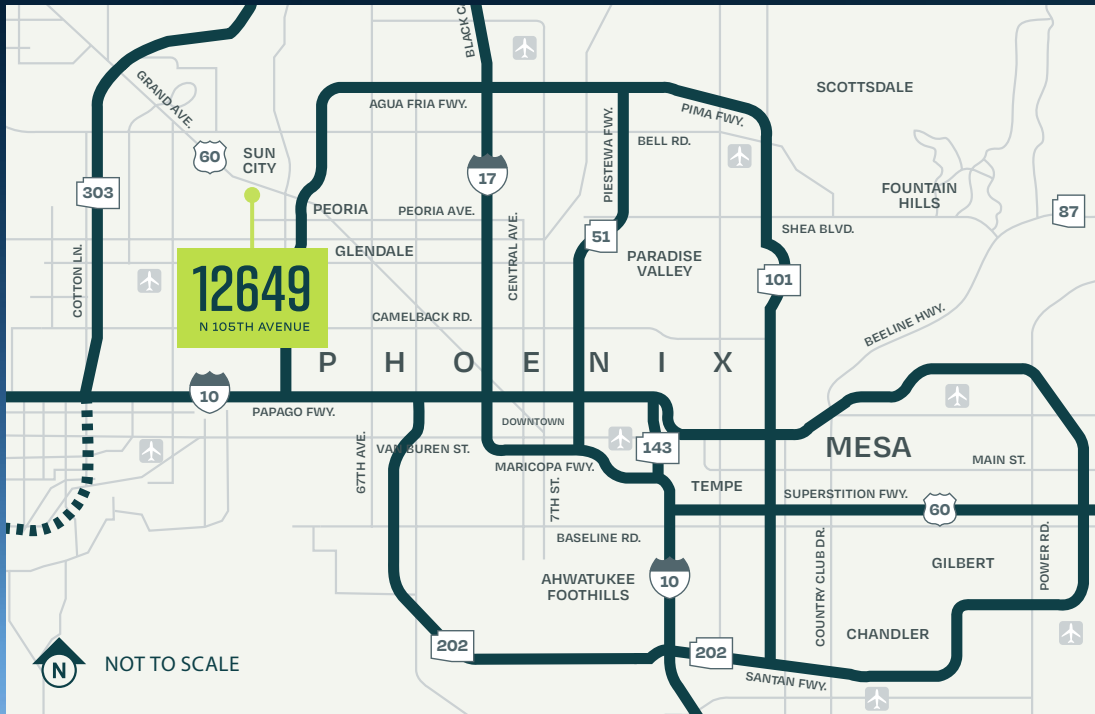
GRAND AVENUE

N 103RD AVE

N 105TH AVE



SITE OUTLINE
NOT TO SCALE



12649

N 105TH AVENUE

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