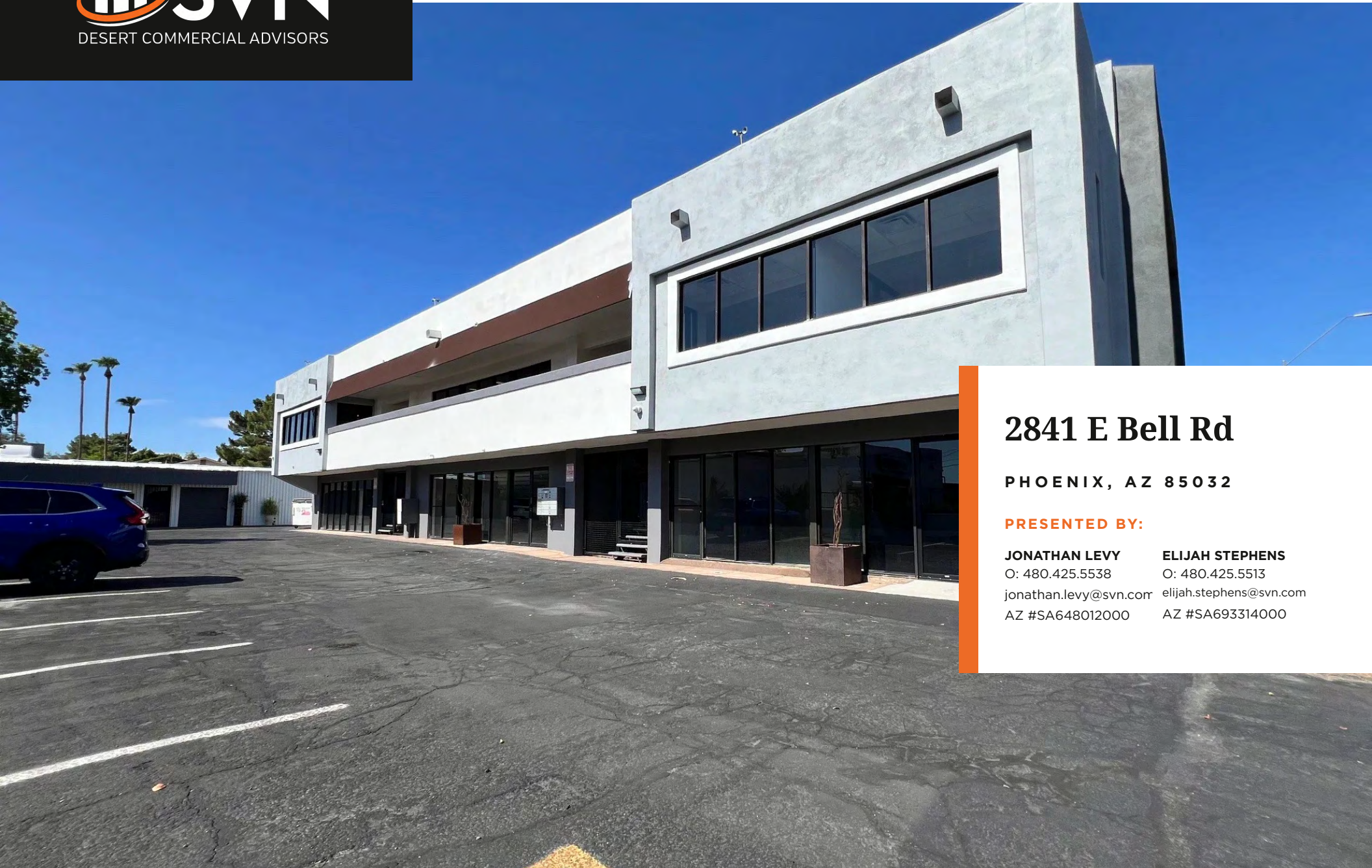




Ground Floor Retail/Office + Spec Suite for Lease



2841 E Bell Rd

PHOENIX, AZ 85032

PRESENTED BY:

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PROPERTY SUMMARY

2841 E BELL RD

PHOENIX, AZ 85032

OFFERING SUMMARY

LEASE RATE FOR SPEC SUITE:	\$20.00 SF/yr (MG)
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LEASE RATE FOR GROUND FLOOR:	Negotiable
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BUILDING SIZE:	8,464 SF
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AVAILABLE SF:	950 - 2,750 SF
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LOT SIZE:	0.32 Acres
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APN:	214-30-013R
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ZONING:	C-2
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PROPERTY SUMMARY

SVN Desert Commercial Advisors is pleased to present for lease a well located North Phoenix Retail/Office building. Under new ownership, this mixed-use building at 2841 E Bell Rd in Phoenix, AZ offers prime storefront availability along Bell Road with high traffic counts. The property includes a ±950 SF spec suite, and recent capital expenditure upgrades such as a seal-coated parking lot, exterior and interior paint, electrical improvements, and iron keypad entry gates. The motivated landlord is offering a generous tenant improvement package, making this a turnkey opportunity for qualified tenants. Situated in a vibrant area with restaurants and retail nearby, and close to Paradise Valley Community College, this property provides an excellent leasing opportunity for businesses seeking a strategic location.

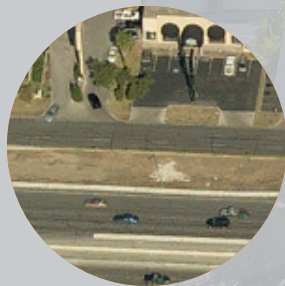


PROPERTY HIGHLIGHTS

- Under New Ownership - Mixed Use Building for Lease
- Storefront Availability Along Bell Road w/ High Traffic Counts
- ±950 SF Spec Suite Available
- Recent Cap Ex Upgrades: Seal Coat Parking Lot, New HVAC Units, Exterior and Interior Paint, Electrical, Iron Keypad Entry Gates
- Motivated Landlord - Heavy TI Package Available - Turnkey Opportunity for Qualified Tenant
- Restaurants & Retail Nearby
- Paradise Valley Community College in Immediate Area
- SR-51 Freeway Located in Close Proximity



SPEC SUITE



BELL RD FRONTAGE

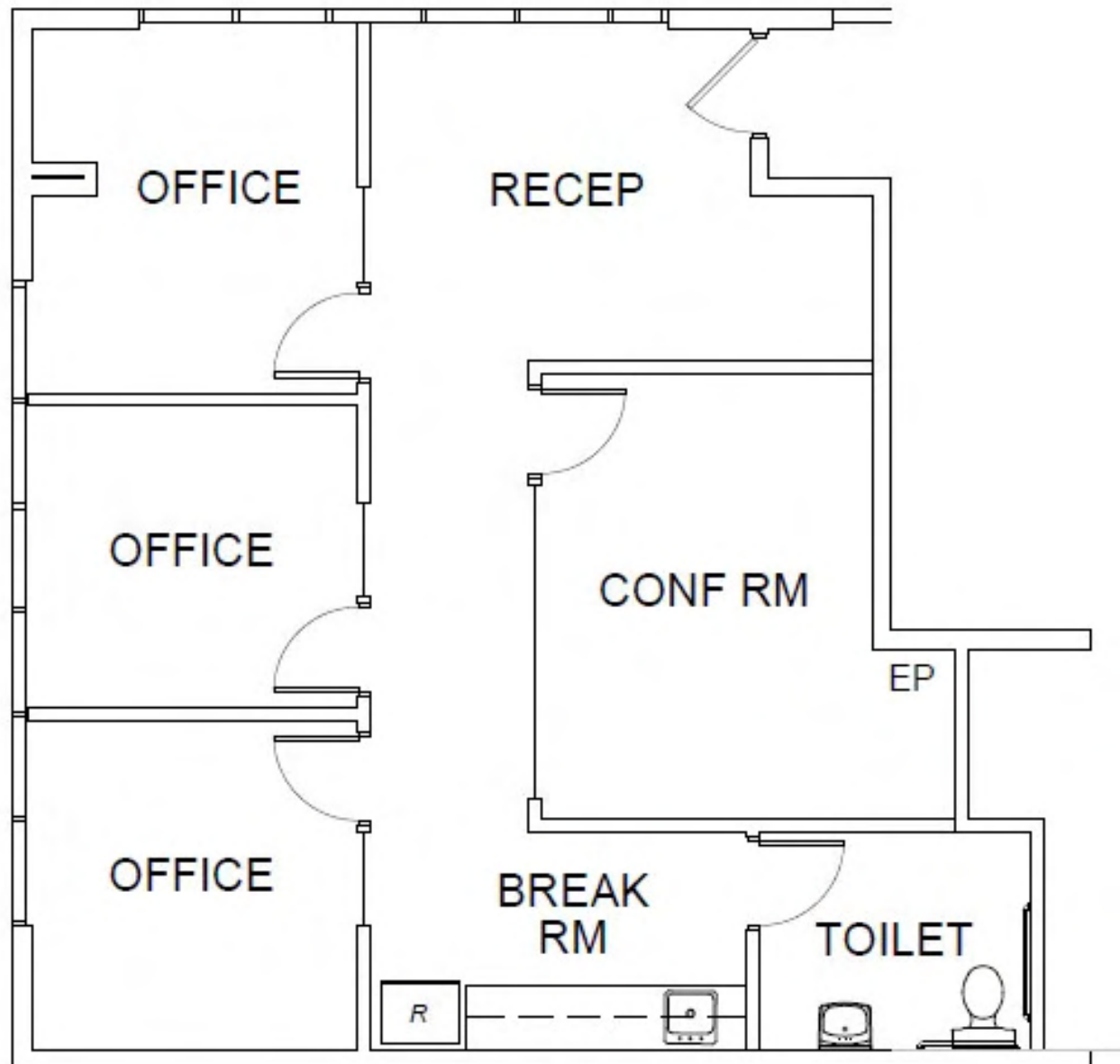


LOCAL OWNERSHIP

SPEC SUITE PHOTOS: SUITE 201



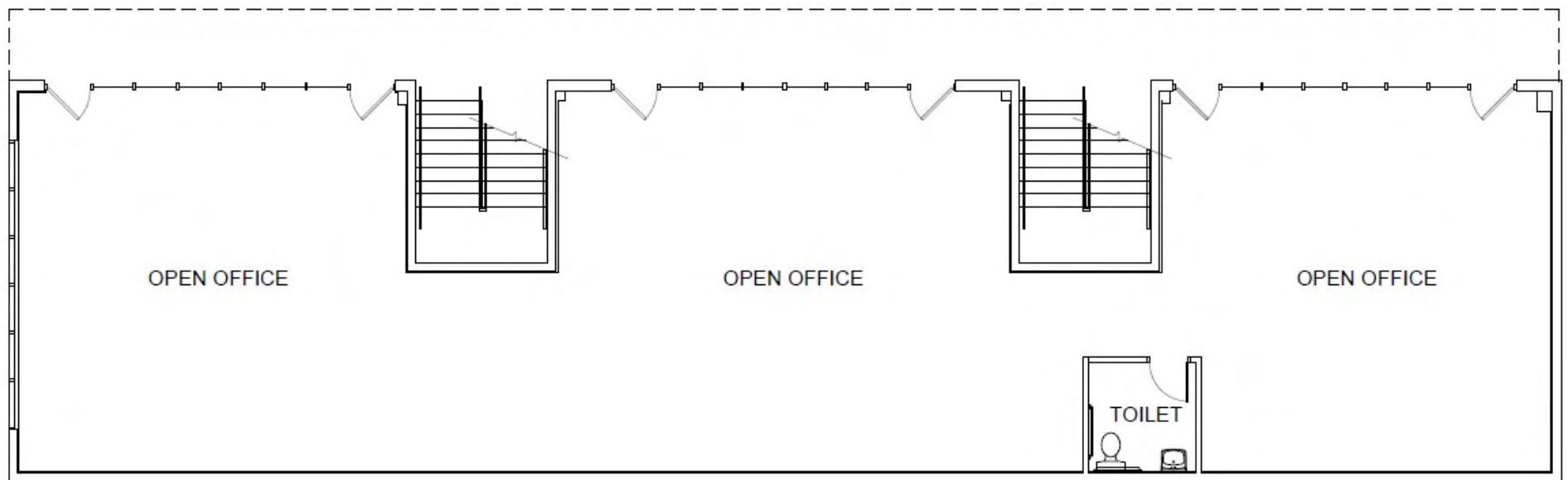
SUITE 201 FLOORPLAN: ±950 SF



GROUND FLOOR SHELL PHOTOS: ±2,750 SF - TI OR TURNKEY OPPORTUNITY



GROUND FLOOR AS IS FLOORPLAN: SHELL CONDITION





AREA AMENITIES





DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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