

~15 Min. from Taiwan Semiconductor Manufacturing Company ~

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



Lease Information

- **Availability:** 726 SF, 922 SF (1,648 SF Contiguous) & 2,195 SF
 - ⇒ Various sizes and configurations are available.
 - ⇒ Landlord will build to suit to meet Tenant's needs.
 - ⇒ See existing floor plan on page 2.
- **Lease Rate:** \$17.00+ /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

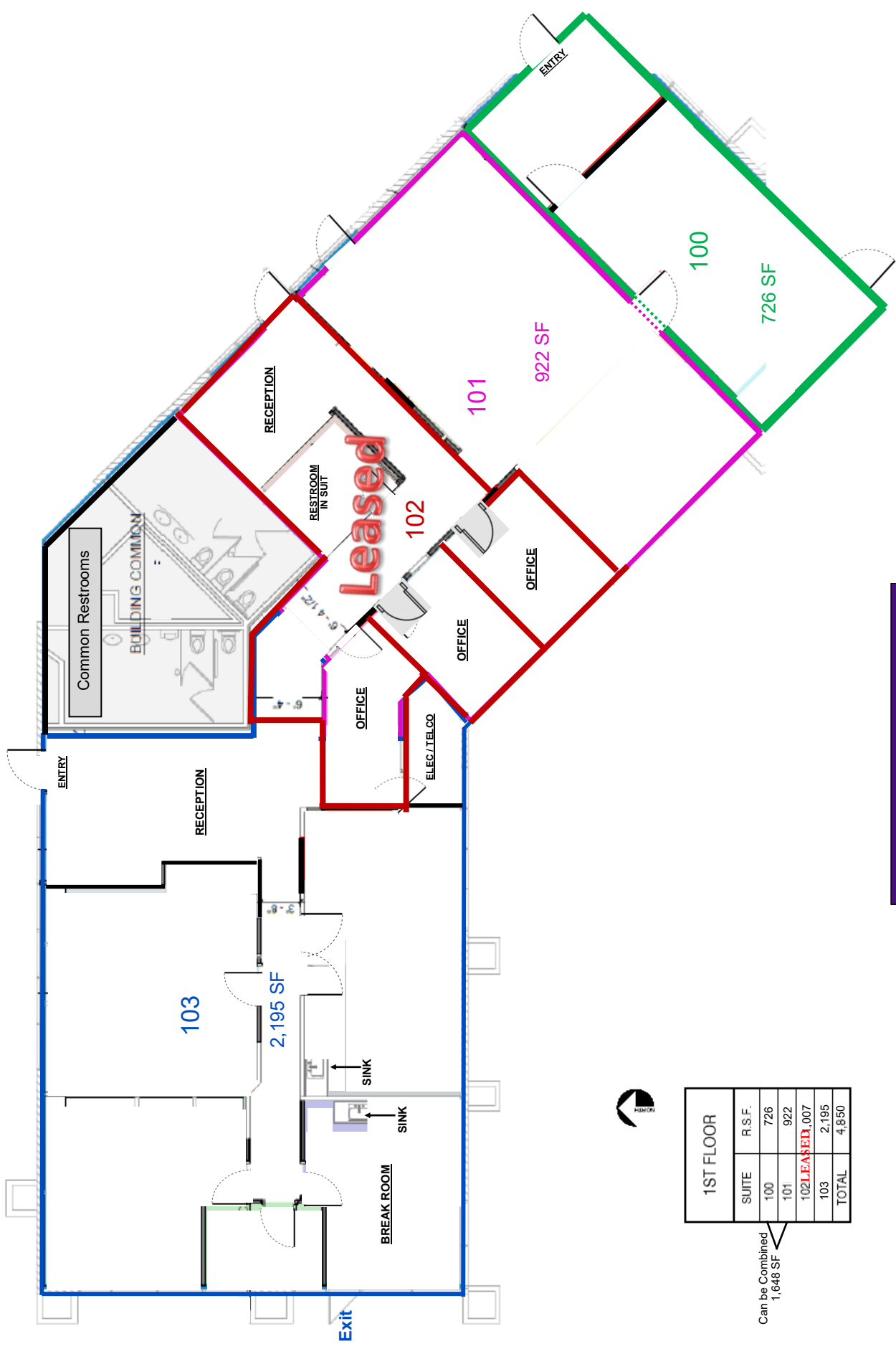
rnolan@oxfordrealtyadvisors.com

Oxford
REALTY ADVISORS

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

www.oxfordrealtyadvisors.com

Existing Floor Plan



1ST FLOOR	
SUITE	R.S.F.
100	726
101	922
102	726
103	2,195
TOTAL	4,850

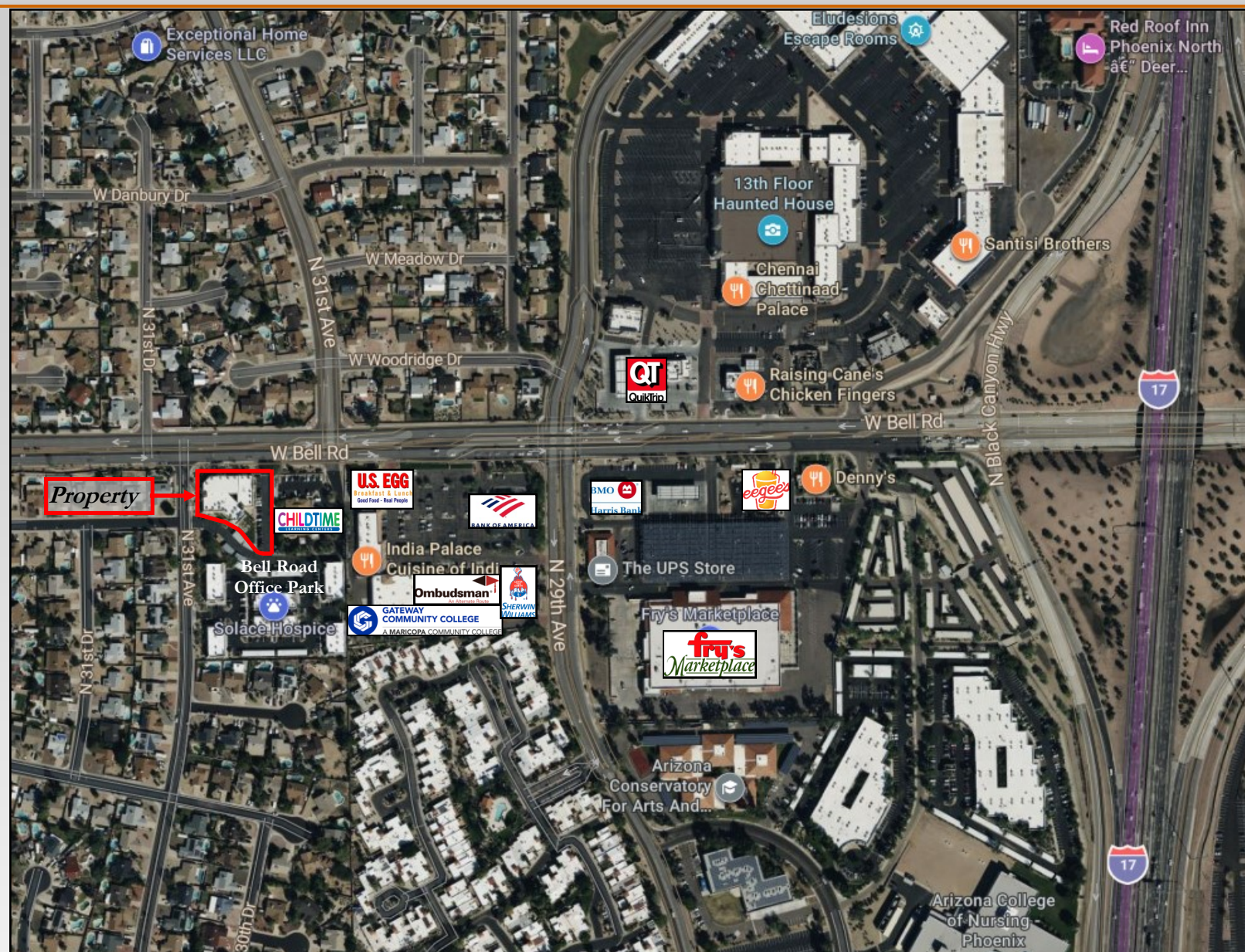
Can be Combined
1,648 SF

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

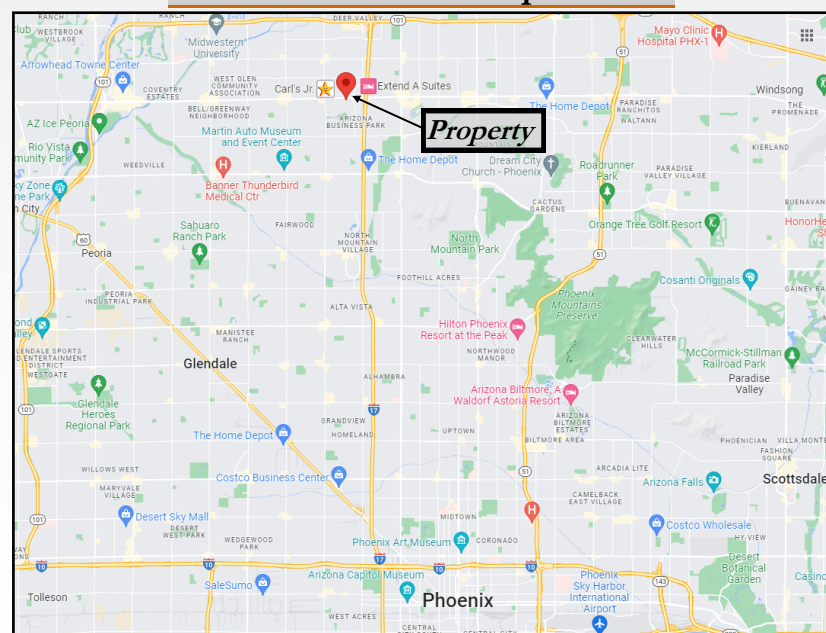
Oxford
REALTY ADVISORS
6262 N. Swan Road, Suite 175
Tucson, AZ 85718
Phone (520) 232-0200
Fax (520) 232-0300
www.oxfordrealtyadvisors.com

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.

Aerial - 3033 W. Bell Road



Location Map



Exclusively Represented by:

Robert Nolan
c (520) 465-5946

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



Exclusively Represented by:

Robert Nolan
c (520)465-5946

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.