



OFFICE FOR LEASE

**17028 N BOSWELL BOULEVARD
SUN CITY, AZ 85373**

17028 N Boswell Boulevard *Former Ameriprise Financial Office!*

Located in the heart of the office and retail core of Sun City. Established area boasts the most major banks and financial advisors in the Phoenix Metro Area. Well-maintained and contemporary landscape style.



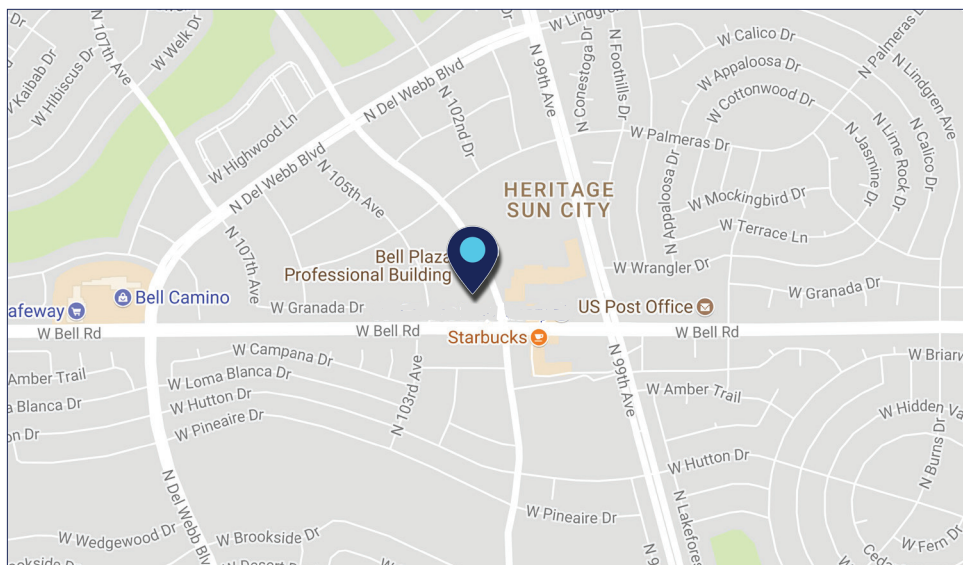
In the heart of the office and retail core of Sun City



Boasts most major banks and financial advisors in Phoenix Metro



Well-maintained, contemporary landscape



Bret Isbell

Senior Vice President

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Partnership. Performance.

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revised: 02/14/18

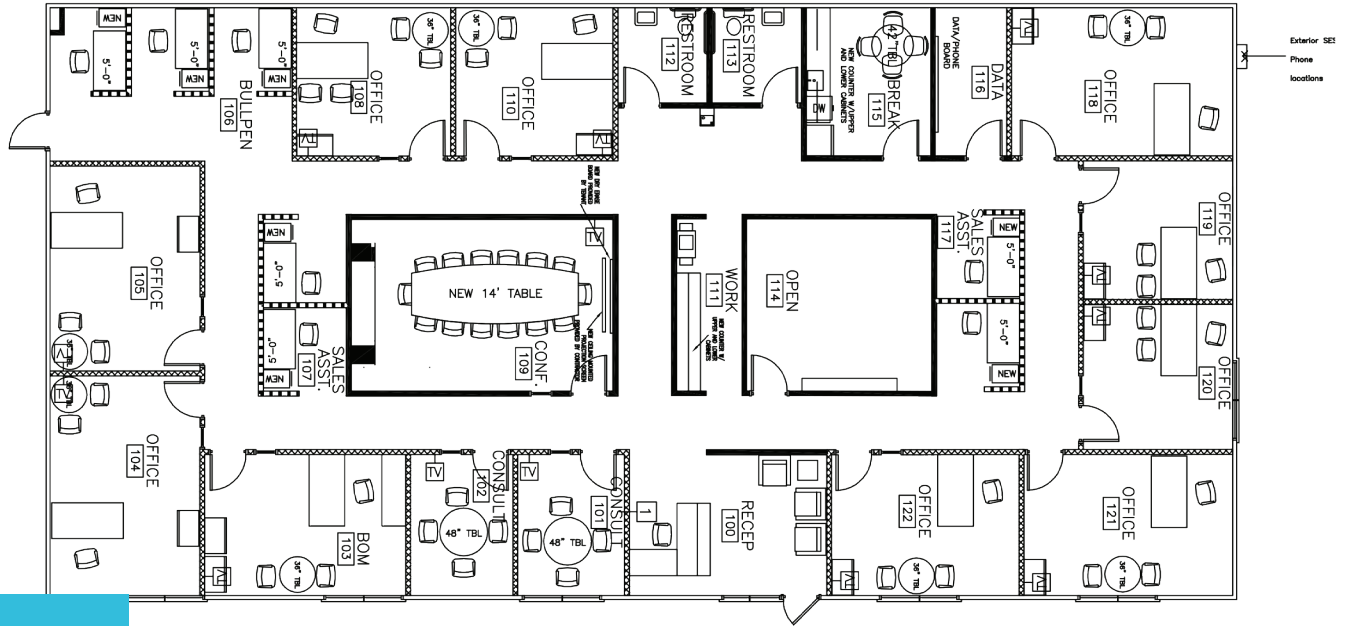
OFFERING SUMMARY

BUILDING TYPE	Office
BUILDING SIZE	5,000 SF
AVAILABILITY	5,000 SF
LEASE RATE	\$14.00/SF (2018 estimated NNN \$5.65/SF/Year)
ANNUAL INCREASES	Negotiable
TENANT IMPROVEMENTS	As-Is
PARKING	5.46:1,000 SF
APN	230-04-372A
ZONING	C-C (Maricopa County)

PROPERTY PHOTOS

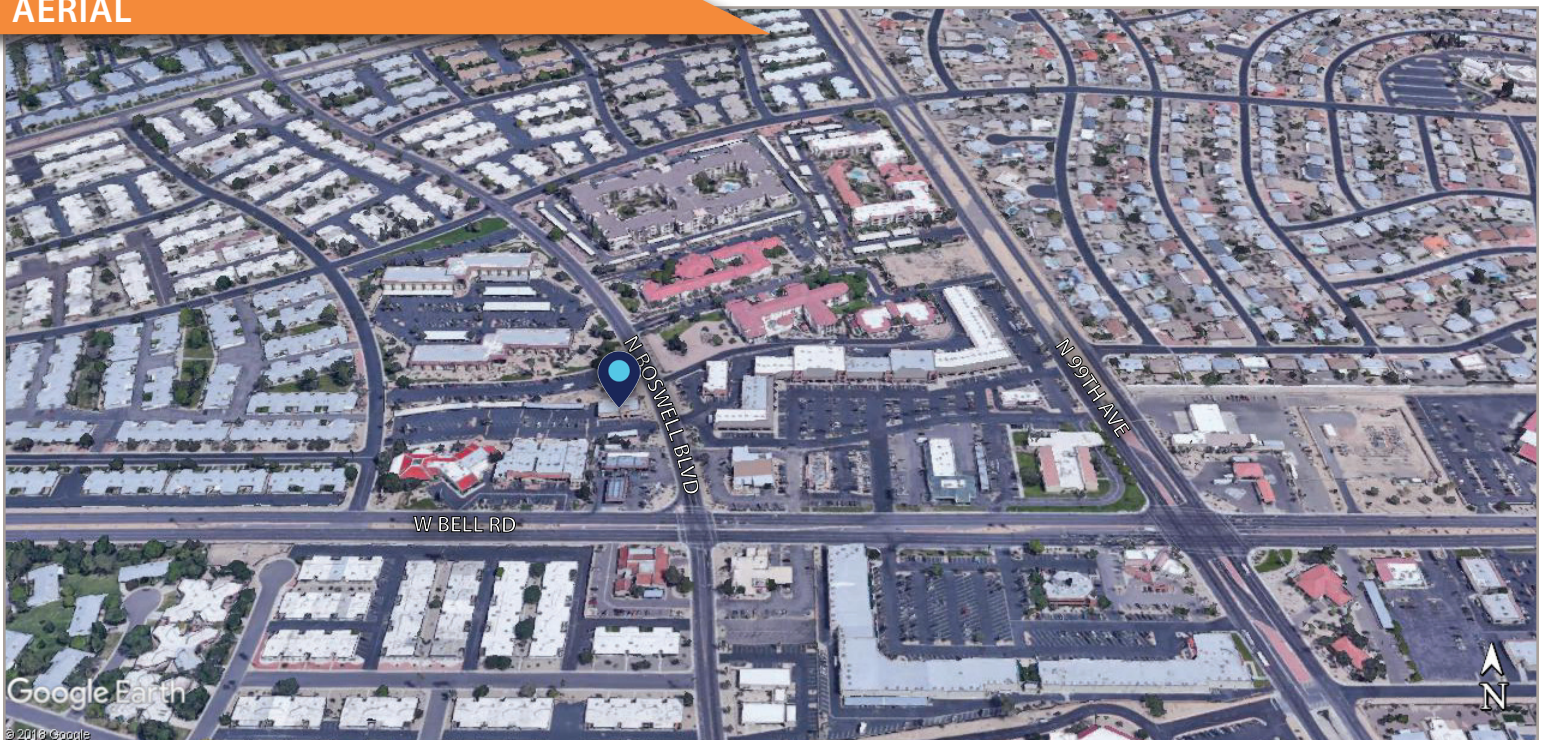


FLOOR PLAN



5,000 SF

AERIAL



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