

**AVISON
YOUNG**



OFFICE/RETAIL FOR LEASE

10220

W Bell Road
Sun City, AZ 85351

Partnership. Performance.

West Bell Professional Center

The property is located in the heart of the office and retail core of Sun City. This established area boasts the most major banks and financial advisors in the Metro Phoenix market. The well-maintained and contemporary landscape style enhances the overall appearance of the building. Trade area tenants include: Chase Bank, Ace Hardware, McDonald's, Wells Fargo, Edward Jones and Ameriprise Financial.



Bret Isbell

Senior Vice President

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For Lease

Office/Retail Space Available in the Heart of Sun City



OFFERING SUMMARY

Project Size:	± 14,943 SF
Availability:	Suite 104: 1,005 SF Suite 108B: 1,563 SF
TI's & Annual Increases:	Negotiable
Zoning:	C-2, Sun City
APN:	230-04-372A

PROPERTY HIGHLIGHTS

- Located in the office and retail core of Sun City
- This established area boasts having the most major banks and financial advisors in the Metro Phoenix market
- Well-maintained and contemporary landscape style enhances the overall appearance of the building



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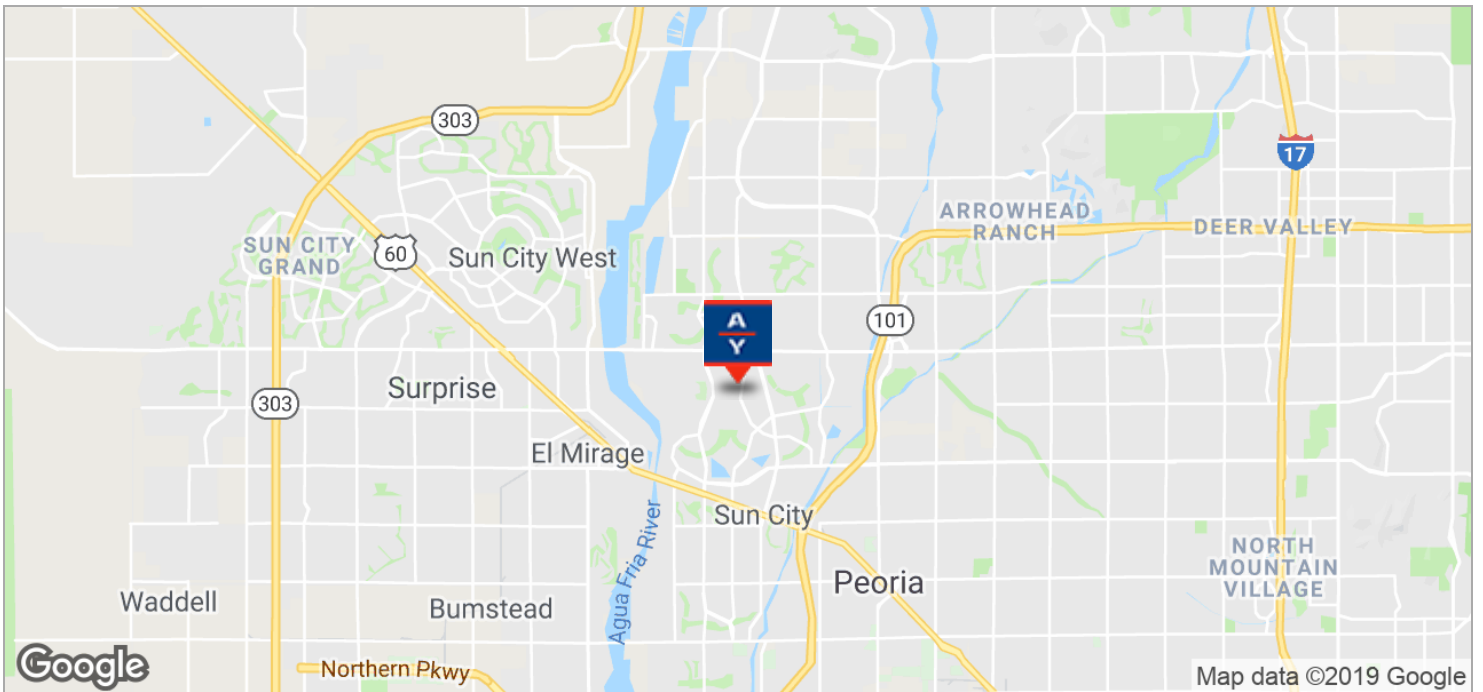
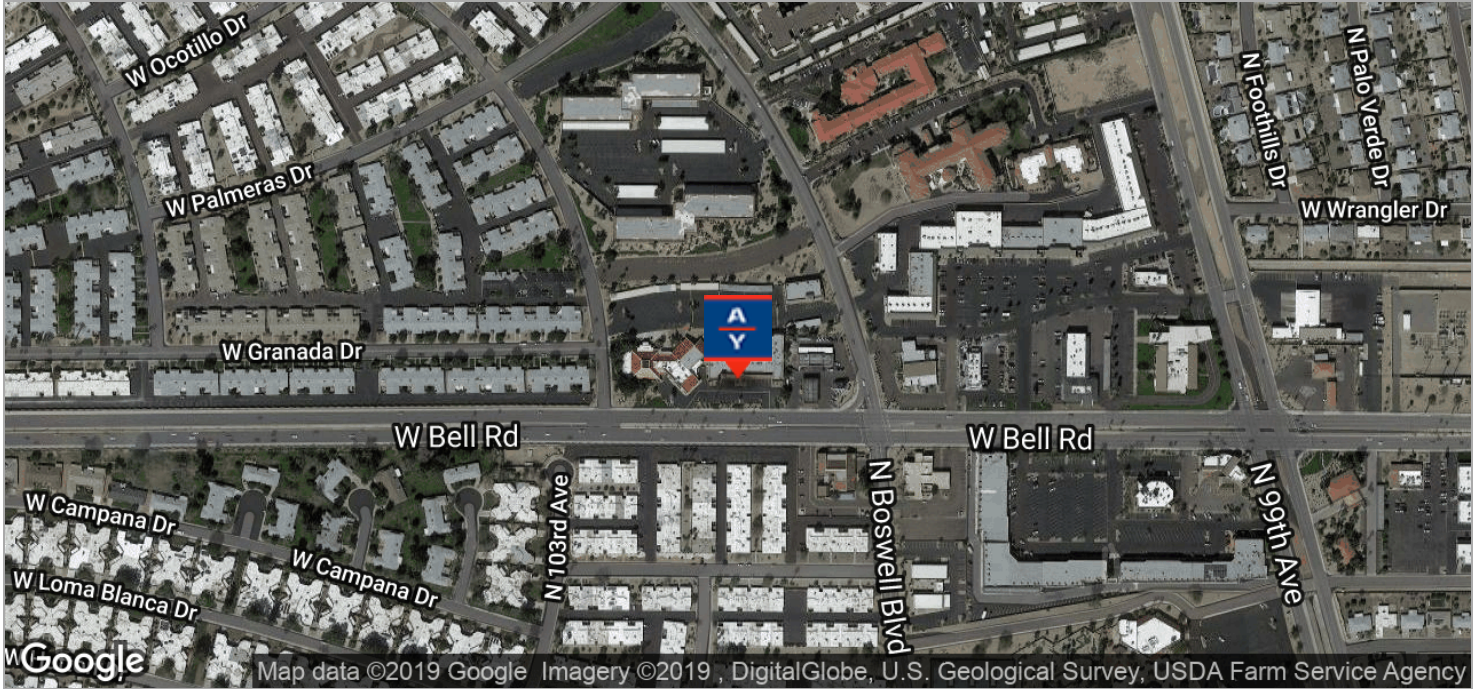
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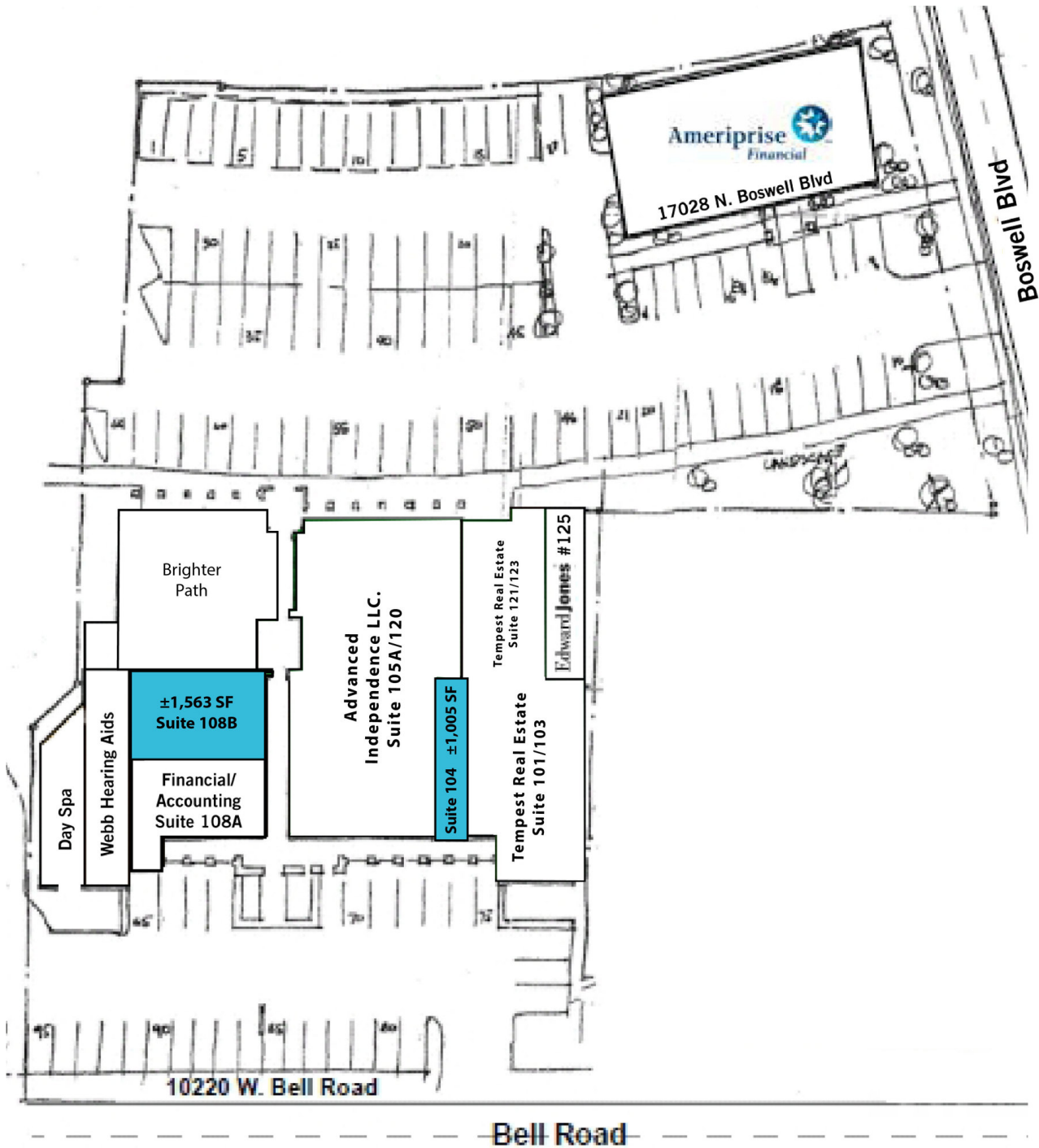
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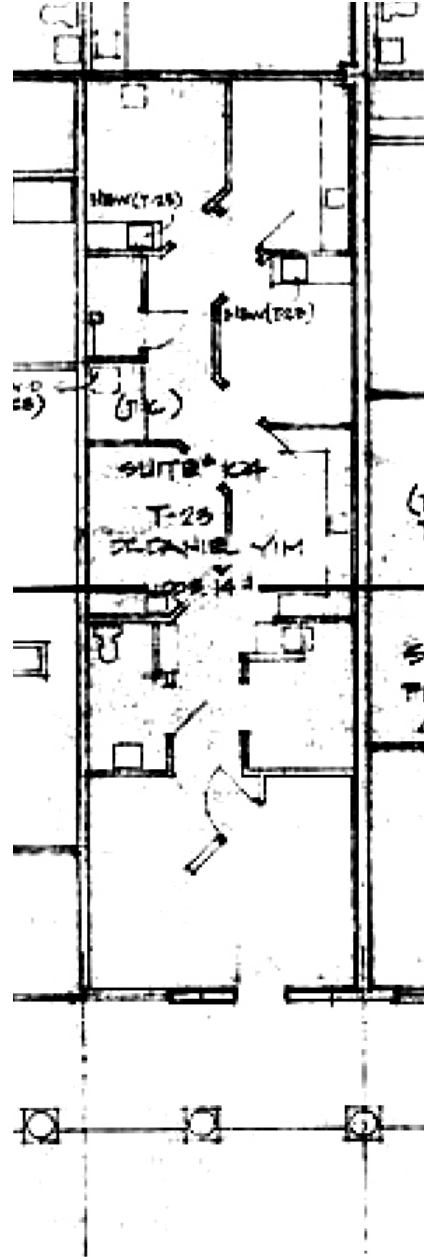
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104 SUITE 104 - 1,005 SF



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Retailer Map



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