

**AVISON  
YOUNG**



17061

N. AVENUE OF THE ARTS  
Surprise, AZ 85378

Partnership. Performance.

## Bell Mar Plaza

Located adjacent to Arrowhead Health Centers. This bank space has a full kitchen/break room, large open space, 4 private offices, 3 glass-lined conference rooms, and one telecommunications storage room. Unique features include a vault, 4 counter banking centers and drive-thru lanes. The entire space can be repurposed for office or retail. Modern design and high-end finishes make this an attractive option. Parking is directly in front of suites. Bell Road Signage available.



### **Bret Isbell**

Senior Vice President

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Revised | October 16, 2018



# For Sale or Lease

## Bank/Office/Retail for Lease or Sale



### OFFERING SUMMARY

Suite 101	1,517 SF (Shell Condition)
Lease Rate:	\$16.00 - \$21.00 NNN
Sale Price	\$145/PSF
	TI allowance w/ 10 yr term

APN: 200-13-579  
(2017 Taxes: \$3,438)

Suite 102	4,478 SF (Former Bank Space)
Lease Rate:	\$18.00 - \$23.00 NNN
Sale Price:	\$175/PSF

APN: 200-13-580  
(2017 Taxes: \$9,151)

### PROPERTY HIGHLIGHTS

- Adjacent to Arrowhead Health Centers.
- Full kitchen/break room, large open space to be retained as bank or repurposed.
- Includes vault and 4 counter banking centers, or repurposed as open bullpen.
- 4 private offices 3 glass-lined conference rooms, one telecommunications storage room, and drive-thru lanes.
- Modern design and high-end finishes.
- Parking directly in front of suites.
- Bell Road Signage.



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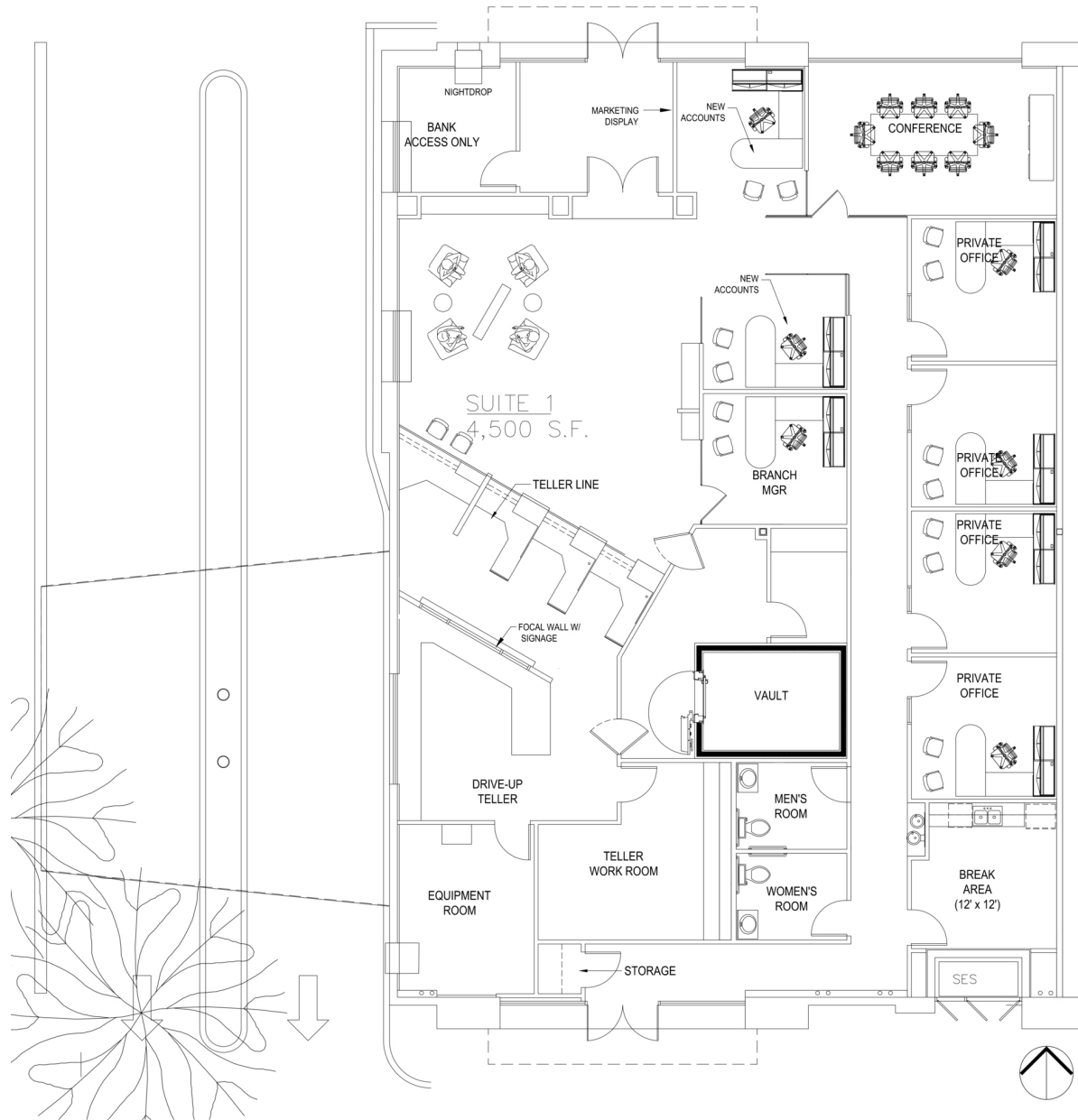
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4,478 SF (FORMER BANK SPACE)



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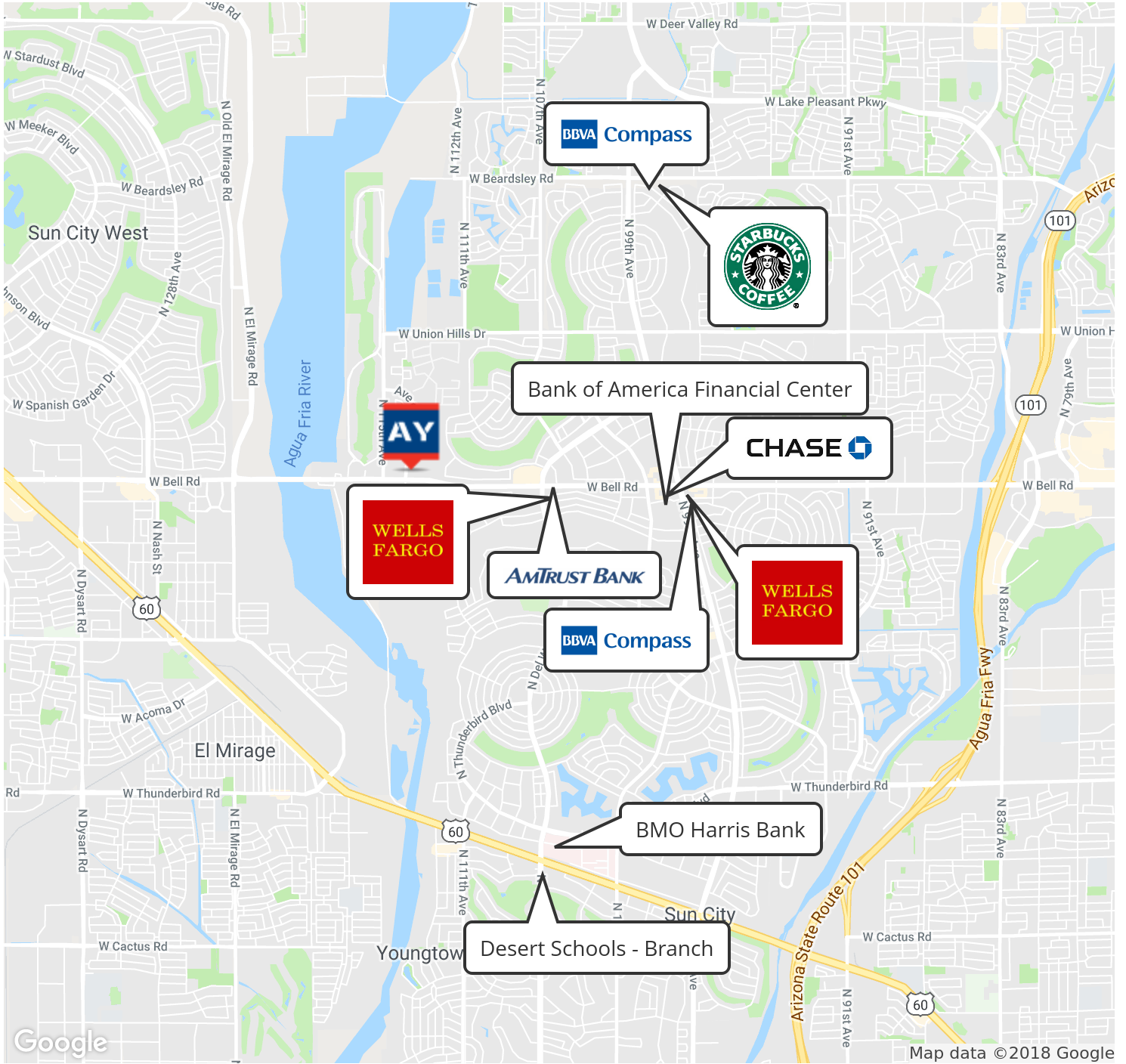


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