



(CLICK HERE)



## SURPRISE PROFESSIONAL OFFICE PARK

16952 W BELL RD | BLDG E | SUITE E-304 | SURPRISE, AZ 85374

OFFICE/MEDICAL SUITE  
AVAILABLE FOR SALE/LEASE

±1,274 SF SUITE  
ZONED C-2

W BELL RD FRONTAGE  
EASY ACCESS TO LOOP 303

### EXCLUSIVE CONTACT

Phill Tomlinson

D 480.522.2800

M 480.330.8897

ptomlinson@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
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SALE PRICE  
**\$299,900.00**





# SURPRISE PROFESSIONAL OFFICE PARK

## PROPERTY OVERVIEW

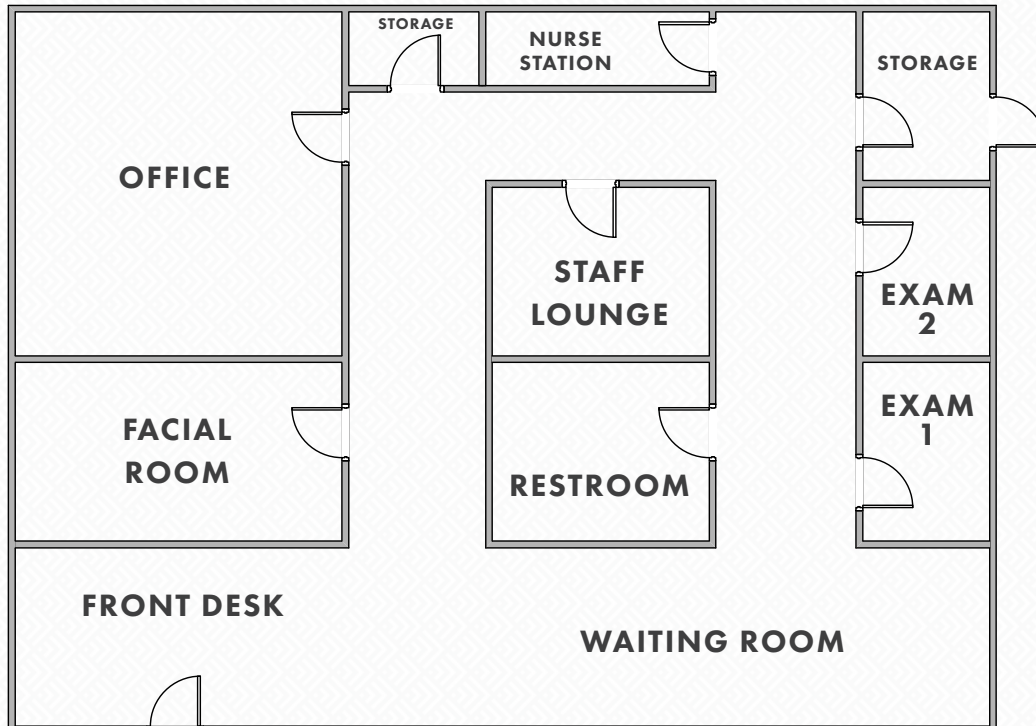
Building Size:	±5,294 SF
Building Type:	Office/ Medical Condo
Zoning:	C-2
Built In:	2005
Frontage:	W Bell Rd
Parking Ratio:	5.29/1,000 RSF
Parcel:	503-96-021

Easy Access to Loop 303

## AVAILABILITY

Suite:	E-304
Suite Size:	±1,274 SF
Sale Price:	\$299,900.00
Lease Rate:	\$17.00 NNN

Reception (1)  
Restrooms (1)  
Exam Rooms (5)



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## DEMOGRAPHICS

### POPULATION

15,335 (1M)

78,327 (3M)

146,059 (5M)



### HOUSEHOLDS

5,522 (1M)

29,918 (3M)

56,814 (5M)



### AVG HH INCOME

\$62,768 (1M)

\$66,967 (3M)

\$64,973 (5M)



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