

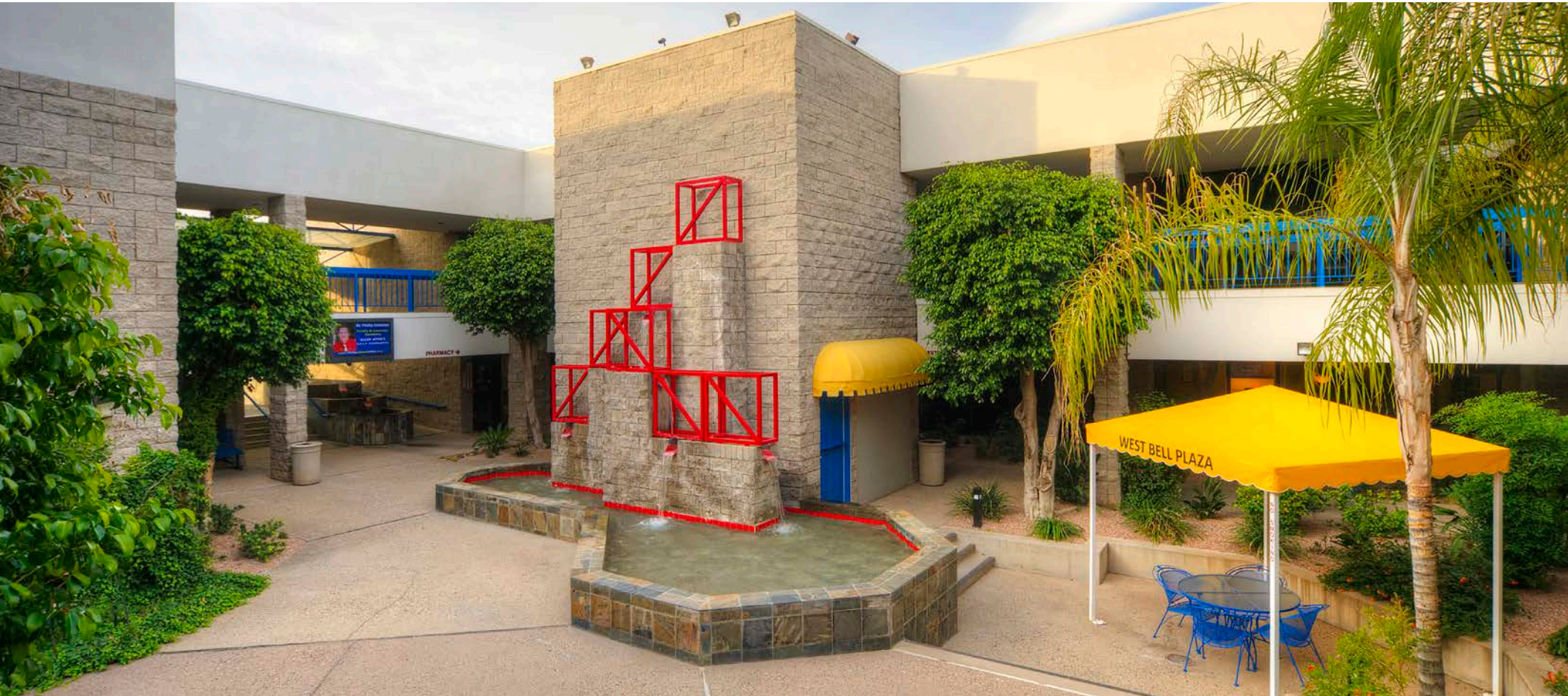


West Bell Plaza

4025 W BELL RD | PHOENIX, AZ



FOR LEASE



344,000
ESTIMATED
1-MILE POPULATION



\$72,000
AVG 5-MILE
HH INCOME



40,500
VEHICLES
PER DAY



**NEAR
MULTIPLE
HOSPITALS**



**ELECTRONIC
MONUMENT
SIGNAGE**

Kidder Mathews

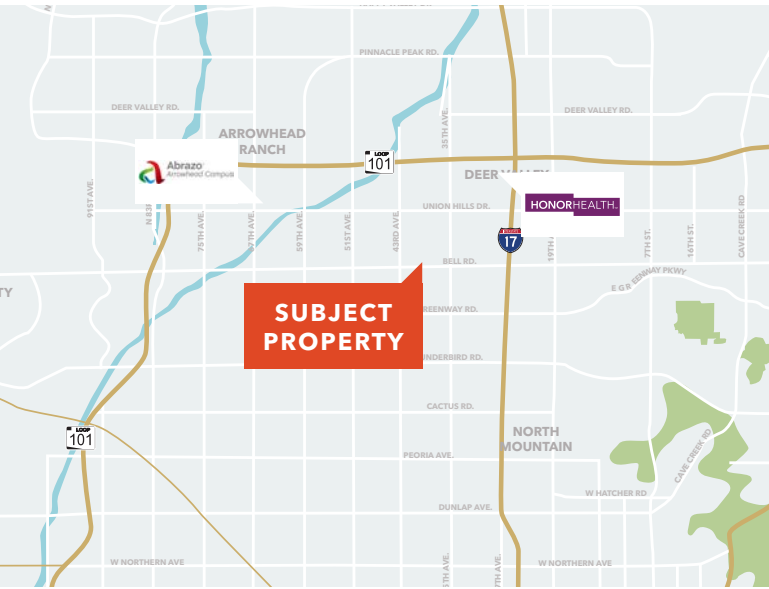
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FOR LEASE

West Bell Plaza

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Medical Office Space For Lease

PROPERTY FEATURES

NEAR Abrazo Arrowhead, Banner Thunderbird and Honor Health Deer Valley Hospitals

COURTYARD with water feature

FRONTAGE on Bell road

ELECTRONIC rotating monument signage on Bell Road

EASY access from two major freeways

PARKING ratio of 6.3/1,000

AVAILABLE SUITES

| | | |
|----------------------|----------|------------|
| SUITE 2 | 1,565 SF | \$19.95/MG |
| SUITE 14 (Dental) | 1,352 SF | \$19.95/MG |
| SUITE 15-16 | 2,020 SF | \$19.95/MG |
| SUITE 17-18 (Dental) | 2,400 SF | \$19.95/MG |
| SUITE 22 | 1,390 SF | \$19.95/MG |

RACHAEL THOMPSON

Vice President

602.513.5122

rachael.thompson@kidder.com

MICHAEL DUPUY

Senior Vice President

602.513.5123

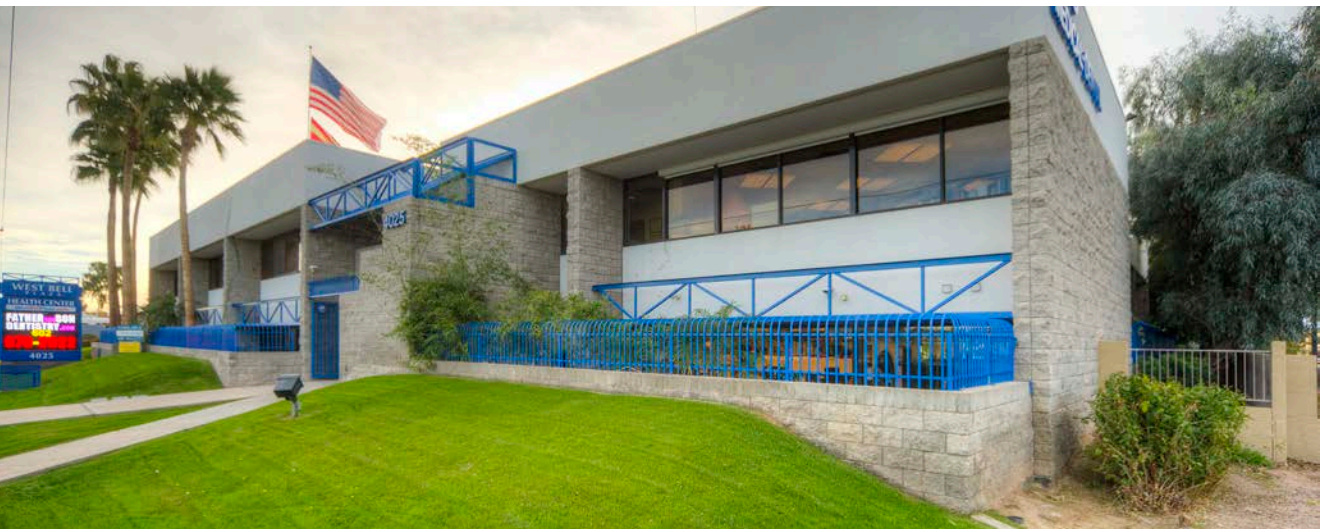
michael.dupuy@kidder.com

TYLER SMITH

Senior Vice President

602.513.5136

tyler.smith@kidder.com



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