

For Lease

Class A Buildings

2,000 SF - 6,713 SF

**\$50 Gift Card
for Every
Qualified Tour!**



Crossroads Lakes Professional Offices

12647-12691 W Smokey Dr, Surprise, Arizona 85378

Property Features

- **Spec suite ready for occupancy**
- Three new Class A buildings totaling $\pm 22,035$ SF
- Four planned Class A buildings totaling $\pm 28,394$ SF
- Suites sizes from $\pm 2,000$ SF to $\pm 6,713$ SF
- Parking ratio: 5:1,000 SF; 1.46:1,000 SF covered parking
- Elaborate architecture with contemporary design and lush landscaping with a lake
- Building and monument signage available
- Client parking at your door
- Strong ownership
- Easy access to the Loop 101, Loop 303, and Grand Avenue
- Located at the main entrance to Sun CityWest
- Near numerous amenities including: Banner Del Webb Hospital, Banner Boswell Hospital and Retail establishments



For Lease: \$18.00 SF/yr (NNN)

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Property Availability

Availabilities

Bldg B - 12665 W Smokey Dr
3,993 RSF
Shell

Bldg D - 12691 W Smokey Dr Suite 127
3,200 RSF

Bldg F - 12647 W Smokey Dr
2,000-6,713 RSF
Shell



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Additional Photos



Building F



Monument Sign

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NAI Horizon