

NAI Horizon

MATT HARPER, CCIM

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FOR LEASE

12630 N 103rd Ave
Space Available

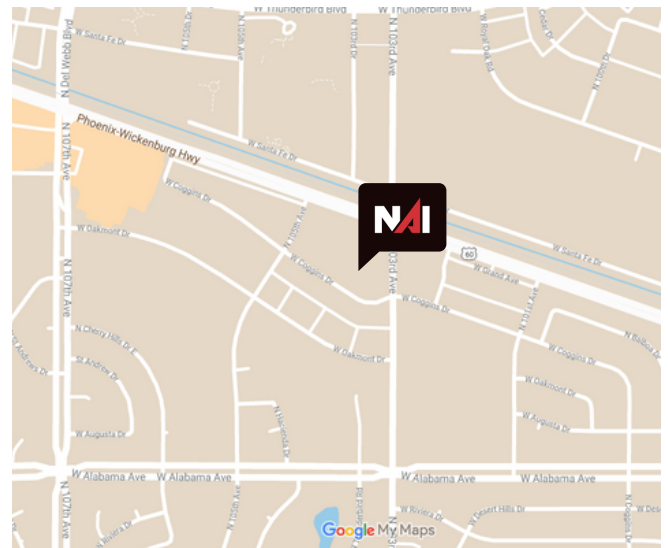


Sun City Professional Building

12630 N 103rd Avenue, Sun City, AZ 85351

Property & Location Highlights

- Monument signage available
- Uncovered and reserved covered parking
- Flexible lease terms
- Low monthly electric fee
- Small suites
- Aggressive rental rates
- Large interior courtyard
- Easy access to US 60 (Grand Ave)
- C-3 zoning
- Two-story, common restrooms, elevator
- 1 block south of US 60 (Grand Ave)
- Close Proximity to Loop 101



**Multiple Small
Office Suites Available**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Additional Photos

FOR LEASE
12630 N 103rd Ave



East facade & parking



Monument signage



West facade & parking



Courtyard

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Availability

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SUITE	SIZE	MONTHLY RATE	RATE TYPE	UTILITY
145	251 SF	\$650	Modified Gross	\$50
215	420 SF	\$800	Modified Gross	\$50
224	529 SF	\$1,100	Modified Gross	\$75

Note: Modified Gross - Tenant pays an electric fee and is responsible for it's own suite janitorial.



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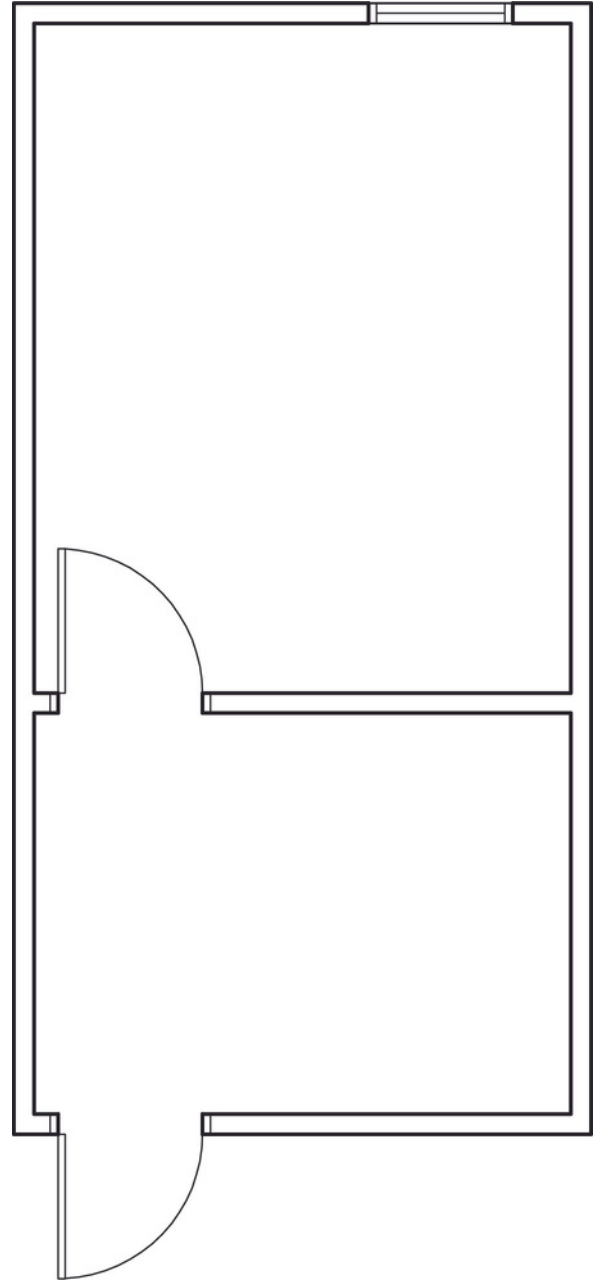
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Suite 145

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251 square feet | \$650 month | \$50 utility | Modified Gross

Note: not to scale but provided for the general layout only.



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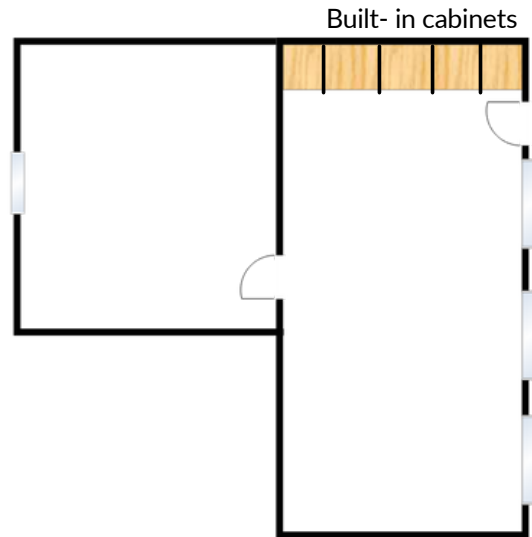
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Suite 215

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420 square feet | \$800 month | \$50 utility | Modified Gross



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Suite 224

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529 square feet | \$1,100 month | \$50 utility | Modified Gross



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