

OFFICE SUITE
FOR LEASE

Contact us:

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FOR LEASE | 12515 W. Bell Road, Surprise, Arizona

Crossroads Office Plaza

Located in Northwest Phoenix in Surprise on Bell Road, the main east-west corridor, Crossroads Office Plaza caters to high net worth individuals in the greater Surprise and Sun City communities. Excellent access to Loop 101, Loop 303 and I-10.

Colliers International
2390 E. Camelback Rd. | Suite 100
Phoenix, AZ 85016
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FOR LEASE | 12515 W. Bell Road, Surprise | AZ

AREA DEMOGRAPHICS*

Office Suite For Lease

SPECIFICATIONS

Building Size	15,863 SF
Zoning	SHD-CO (Surprise Heritage District – Commercial Office)
Parking Ratio	4.4/1,000
Additional Features	Highly visible professional office building on West Bell Road Monument Sign
APN	501-81-238A
Tenants Include	Wells Fargo Advisors, First Financial Equity Corporation

AVAILABLE SPACE

Size	3,333 RSF Build to suit
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Current
Population
94,866



Workforce
Population
24,849



Total Housing
Units
39,833



Average Household
Income
\$60,878



Traffic Count W Bell
& N Village Dr W (2018)
41,817 VPD

*2019 Estimates per CoStar
3 mile radius



STATE FARM
STADIUM



Crossroads Office Plaza

FEATURES

- Very attractive professional building
- Visible location with great access and monument signage
- Nicely landscaped & well maintained
- Ample covered & uncovered parking
- Landlord will demise
- Close to sports venues, shopping, restaurants
- Professional property management





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