



The Fields of Surprise For Lease

15015 W. Bell Road
Surprise, AZ

Suites 101 and 102

- Each Suite +/- 2,000 Square Feet
- Class A Condominium Site
- Mediterranean Style Architecture



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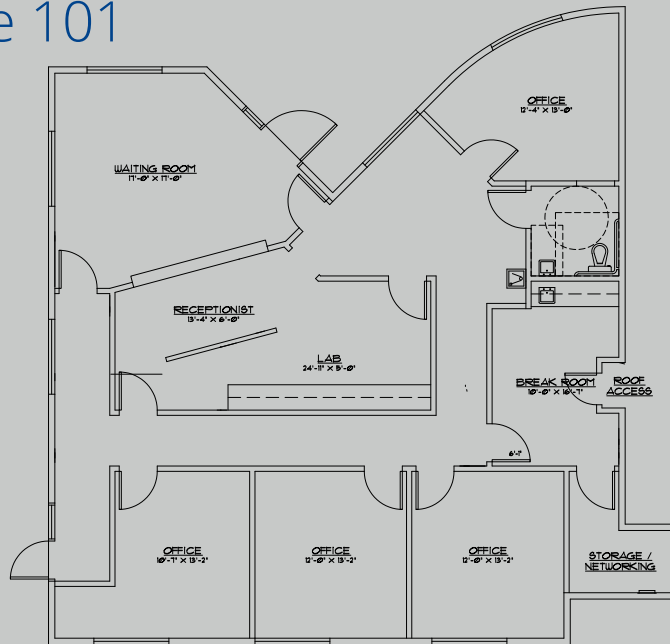
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Suite 101



The Fields of Surprise

This Class A medical and professional office park in Surprise, Arizona on Bell Road is surrounded by neighborhoods and schools, the busy USPS office, Surprise Stadium where the Kansas City Royals and Texas Rangers train, and many retail businesses. The property is ideally located between Loop 303 and U.S. 60 (Grand Avenue) on Bell Road.

The Fields of Surprise Condominiums are attractively landscaped with Mediterranean-style architecture. Occupancy rates are historically high and the visibility of The Fields makes the location easy for patients and clients to find.

Surprise has experienced a 400% population growth since the year 2000 and is among the Top 100 Fastest Growing Cities in the United States and among the Top 10 Safest Cities in Arizona (City of Surprise website Community Overview 20191203). The 5-mile radius population is 201,928.

Suite 102



Suite 101

An audiology or general office, Suite 101 is approximately 2,000 square feet and is expected to be available 3Q-4Q 2021. An audiology or general office is designed with a waiting/reception room, receptionist, 4 private offices, breakroom, storage/ IT room, restroom and central lab area or copy room.

Suite 102

A former dental suite is now available for a new tenant. An attractive entrance opens to a reception area and reception desk. There are five (5) dental operatories, a central lab area, an x-ray room and ample supply room. One or two large private office(s) and a small breakroom and IT room. The dental operatories and lab area are in vanilla shell condition. Plumbing and electrical are in place. Suite 101 is approximately 2,000 square feet.

Property Overview

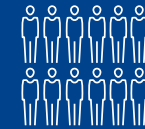
Address	15015 W. Bell Road, Surprise, AZ 85374
Subdivision	Fields of Surprise Office Condominiums
Area	Suite 101: +/- 2,000 Square Feet Suite 102: +/- 2,000 Square Feet
Zoning	PAD
Current Usage	Suite 101: General / Medical Office Suite 102: Dental / Medical
Parking	5.5/1,000
Signage	Building signage. Monument signage on Bell Road and Young Street from Parkview Place.

Photos



Demographics*

1 / 3 / 5 Mile Radius



2020 Population

12,186 / 103,036 / 201,928



Median Age

41.70 / 46.70 / 44.70



Education Attainment

High School: 24.8% / 25.7% / 26.1%

Some College: 36.4% / 35.5% / 35.6%

Associate Degree: 6.0% / 4.2% / 4.2%

Bachelor + Degree: 24.6% / 27.6% / 26.1%



Average HH Income

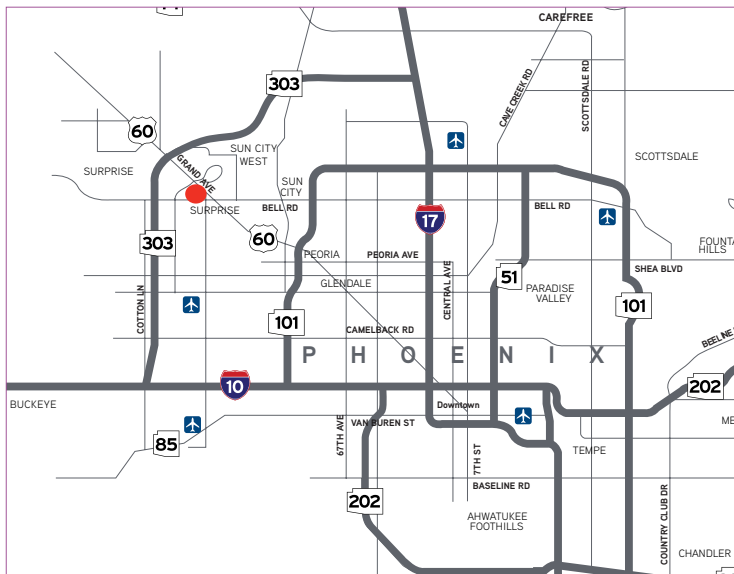
\$69,822 / \$78,071 / \$76,880



Median Home Value

\$225,980 / \$252,080 / \$251,278

Property Location



Traffic Count*

Street	Cross Street	Avg Daily Volume
W Bell Rd	N Woodrose Ave	28,325
W Bell Rd	N Parkview Pl	35,570
N Bullard Ave	W Bell Rd	7,953
W Bell Rd	N Bullard Ave	39,119

*Source: Costar

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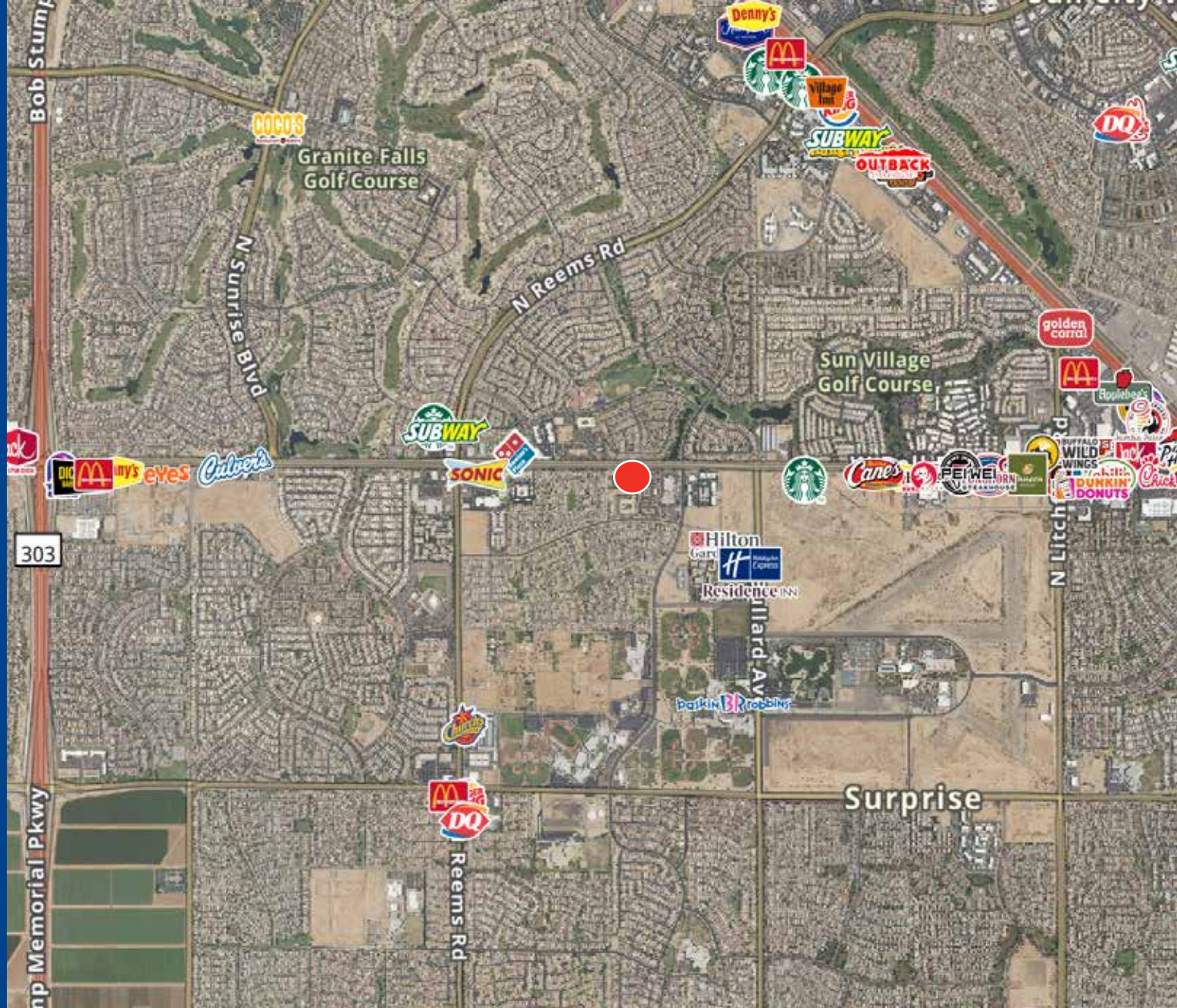
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