

FOR LEASE > OFFICE SPACE

Surprise Office Center



14239 W. BELL RD. SURPRISE, AZ 85374



Surprise Office Center > Office Space

Project size:
Two-story ±54,731 SF building

Parking ratio:
5:1,000 SF

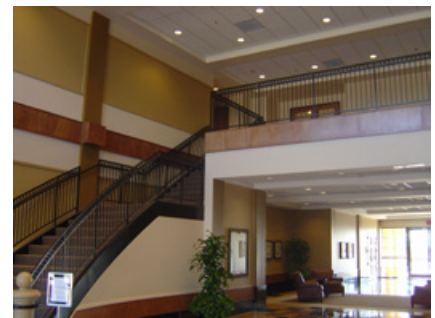
Suite sizes:
±1,238 SF – ±4,060 SF

Suites Available

- > Suite 106 – ±2,021 RSF
- > Suite 201 – ±2,623 RSF
- > Suite 209 – ±1,238 RSF
- > Suite 219 – ±4,060 RSF

Project Features

- > Cox Communications available
- > Move-in-ready “spec suites”
- > Surprise’s only Class “A” office building
- > High profile Bell Road address
- > Monument signage available on Bell Road
- > Most desirable location to office in Surprise, AZ
- > Covered parking available
- > Numerous retail amenities



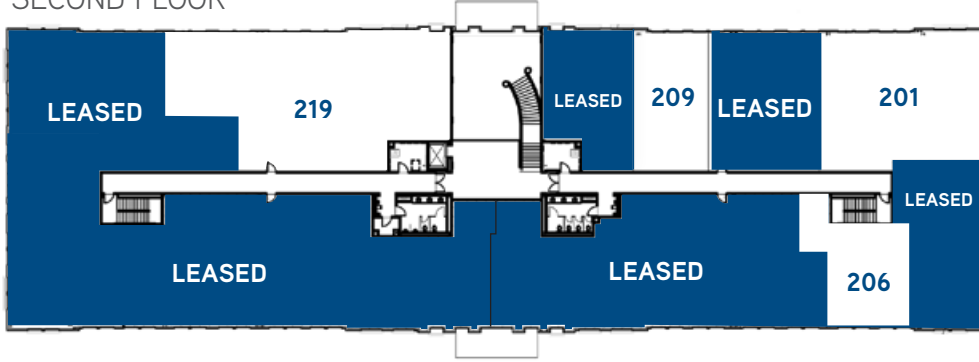
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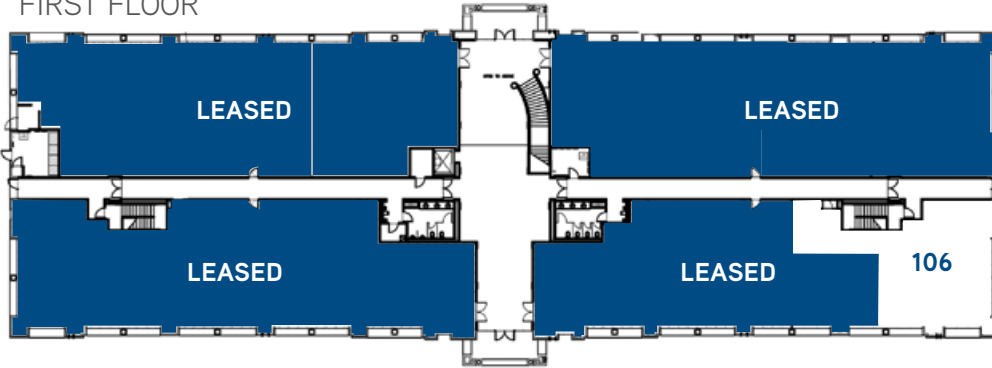
Surprise Office Center > For Lease



SECOND FLOOR



FIRST FLOOR



Available

Leased



Contact Us

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Area Highlights

- > Surprise is home to the Major League Baseball Spring Training Facilities for both the Kansas City Royals and Texas Rangers.
- > Gateway to the ±735 acre downtown - THE CITY at Surprise that houses ±250,000 SF of City facilities and ±150,000 SF of County facilities including eight County Courts, the City of Surprise Town Hall and Civic Center, a public library, a new Aquatics Center and a Tennis center.
- > Trade Area: population of 250,000 consisting of new family communities and the adult communities of Sun City West
- > Retail within walking distance:

Alltel	Cold Stone	Pei Wei
Buffalo Wild Wings	Creamery	Red Robin
Caramba	El Paso BBQ	Rio Mirage Cafe
Carrabba's	FedEx	Sprouts
Chili's	Kohl's	Verizon Wireless
Chipotle	NYPD Pizza	
Coffee Bean	Paradise Bakery	

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