

FOR SALE OR LEASE > OFFICE & MEDICAL/DENTAL SPACE

Crossroads Lakes Professional Offices



12647, 12665, 12691 W. SMOKEY DR. SURPRISE, AZ 85374
SOUTH OF SEC OF BELL RD. & RH JOHNSON BLVD.



Building Features

- > Three brand new Class A buildings totaling $\pm 22,035$ SF
- > Four planned Class A buildings totaling $\pm 28,394$ SF
- > Suites sizes from $\pm 1,000$ SF to $\pm 9,317$ 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

Seven building project designed specifically for office and medical/dental professionals.

Own for less than leasing!



Developed by:

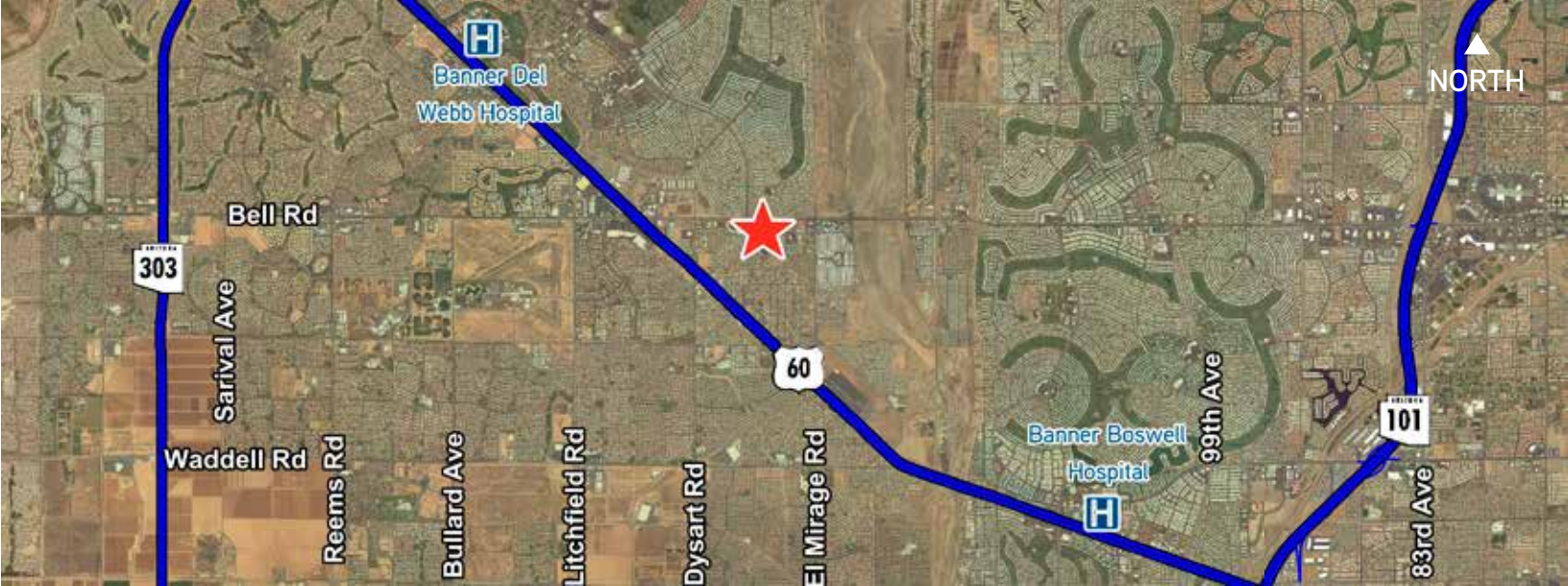


Building & Area Highlights

- > 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
 - Retail establishments

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Leased: Audiology



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