



OFFICE/RETAIL SPACE FOR LEASE

2841 E. BELL ROAD
PHOENIX, AZ 85032

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OFFERING SUMMARY

Available SF:	980 - 990 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Lot Size:	0.32 Acres
Renovated:	2020
Zoning:	C-2
Submarket:	Phoenix

PROPERTY OVERVIEW

The subject property is a mixed-use off/retail freestanding building, located along Bell Road. Available spaces include ground-level storefront retail, office space, and live-work opportunities. The existing tenant mix features, auto sales, staffing agency, hair salon, and a psychic. The building is ideal for a general office user, and or retail storefront users. Most of the available spaces feature full bathrooms (w/ shower).

LOCATION OVERVIEW

The subject property is located along Bell Road, west of 32nd Street. The property has immediate access to the SR-51 Freeway. There are numerous amenities in the immediate area, including Paradise Valley Community College, less than 1 mile to the northeast. This suburban location is also surrounded by strong school systems and prestigious golf courses. There are nearly 45,000 vehicles per day traveling along Bell Road.

LEASE HIGHLIGHTS

- Mixed-Use Property w/ Office and Retail Space Available
- Storefront Availability along Bell Road
- Recently Upgraded Suites w/ Higher End Finishes
- Smaller and Larger Suites for Lease
- 2020 Roof Upgrades
- Storefront Doors Rebuilt
- Interior Suite Renovations
- HVAC Repairs
- Full Bathrooms in each suite
- High Traffic Counts Along Bell Road
- Restaurants and Retail in Immediate Area
- Paradise Valley Community College in Immediate Area
- SR-51 Freeway Located in Close Proximity

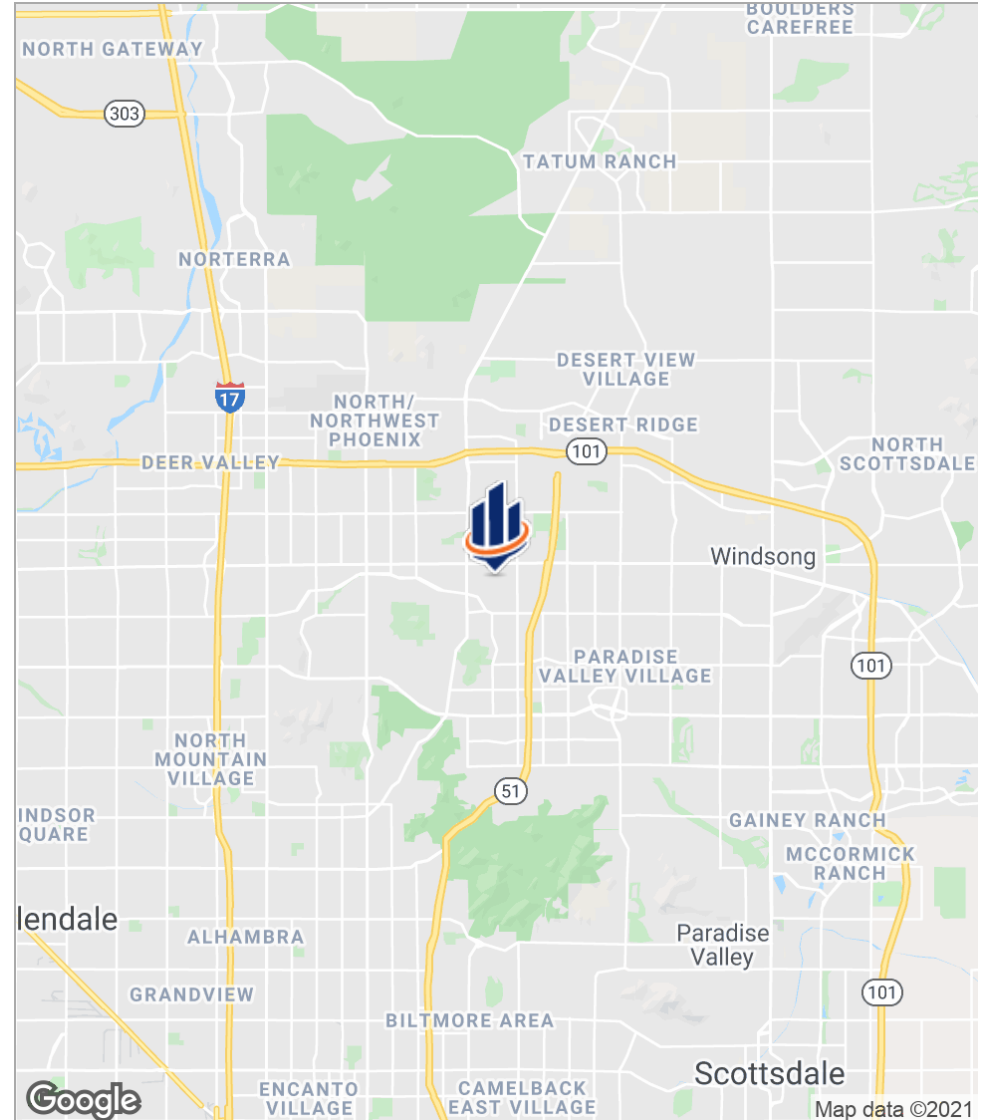
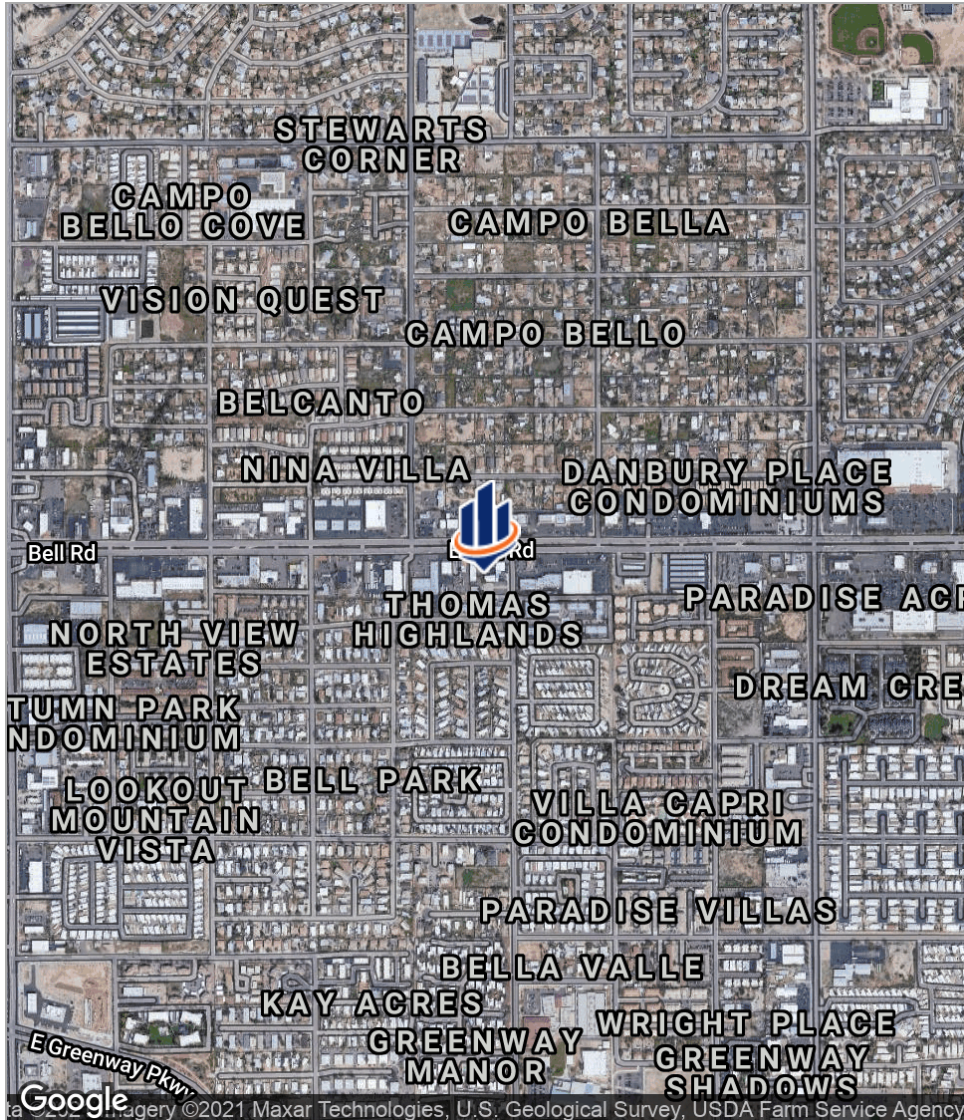


Additional Interior Photos

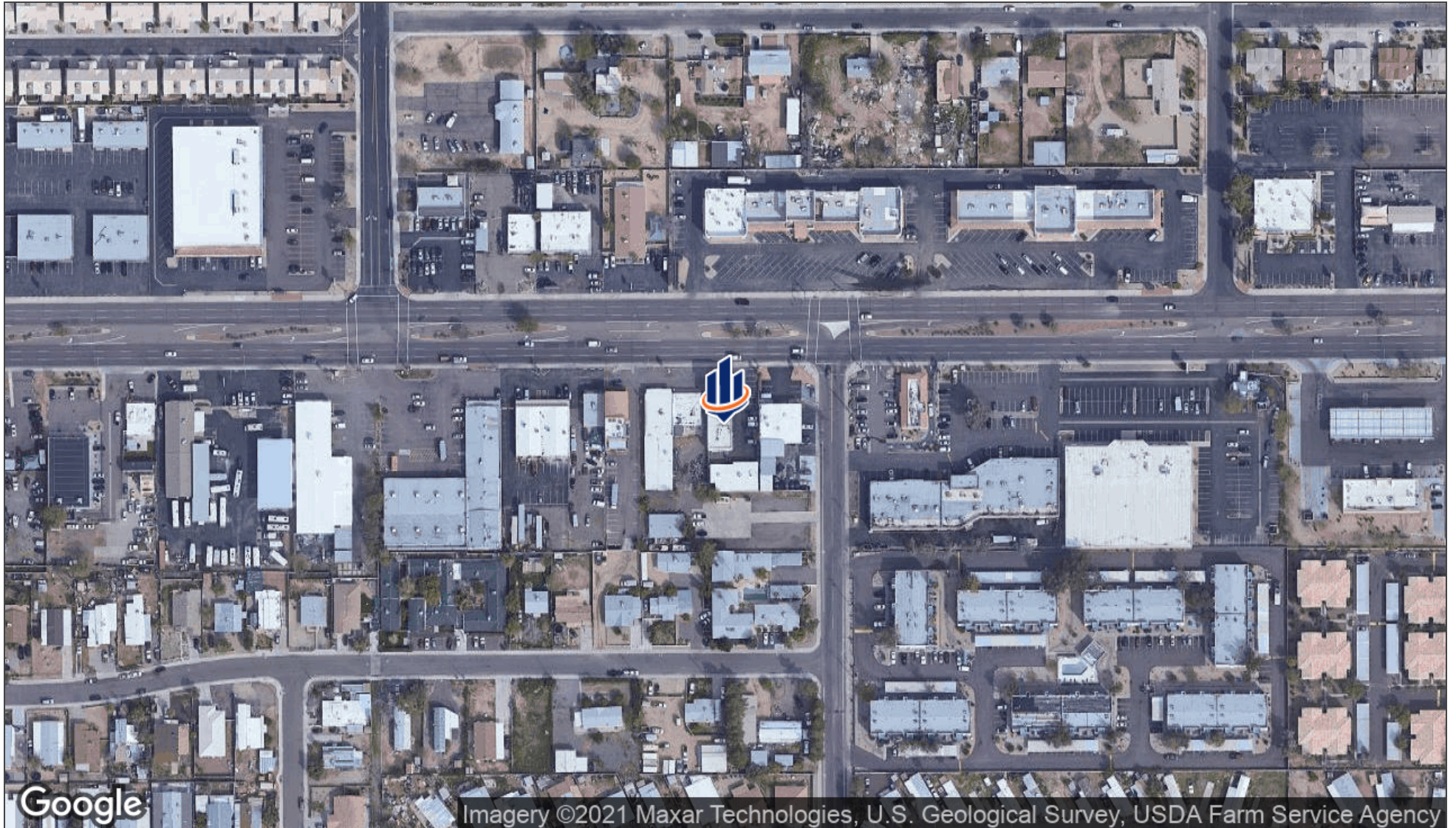


Area Amenities





Aerial Map



Available Spaces



LEASE RATE: \$13.50 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 980 - 990 SF

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 101	Office/Retail	\$13.50 SF/yr	NNN	980 SF	Negotiable	NNN's ±\$2.00 PSF
Suite 204	Office/Retail	\$13.50 SF/yr	NNN	990 SF	Negotiable	NNN's ±\$2.00 PSF



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