

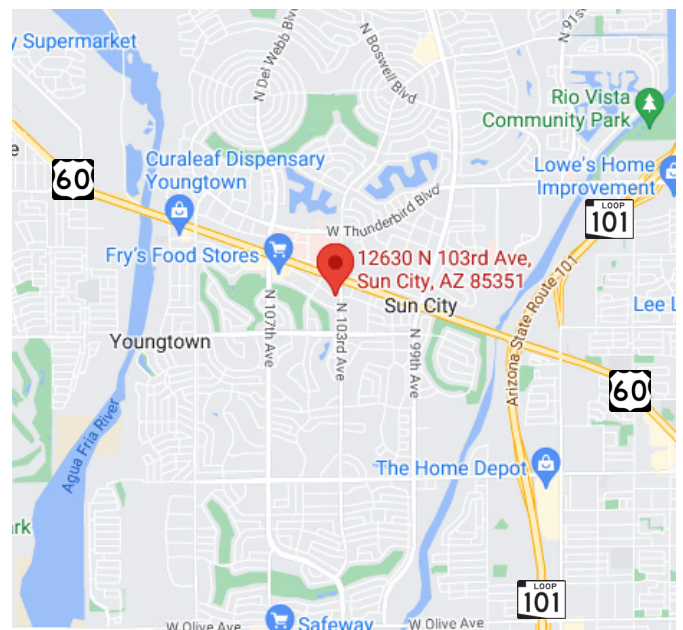


12630 N 103rd Avenue

Sun City, Arizona 85351

Property Features

- Monument signage available
- Uncovered + reserved, covered parking
- Flexible lease terms
- Low monthly electric fee
- Small suites with aggressive rental rates
- Large interior courtyard
- Easy access to US-60 (Grand Ave)
- C-3 Zoning
- Two-story, common restrooms, elevator
- One (1) block south of US-60 (Grand Ave)
- Close proximity to Loop 101



Suite	Size (SF)	Monthly Rate	Electric Fee Monthly
111	306 SF	\$750.00	\$50.00
113	805 SF	\$1,677.00	\$100.00

*Modified Gross (MG) = tenant pays an electric fee and is responsible for its own suite janitorial

Demographics	1 Mile	3 Miles	5 Miles
Average Age:	38.3	32.8	31.7
Population:	21,056	200,082	525,239
Average HH Income:	\$51,181	\$51,250	\$53,298

Traffic Counts	VPD
W Northern Ave	25,795
N 51st Ave	16,171

306 - 805 SF Suites Available

Matt Harper, CCIM

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For Lease
Sun City Professional Bldg
Two Suites Available

Photos



East facade + parking



Monument signage



West facade + parking



Courtyard

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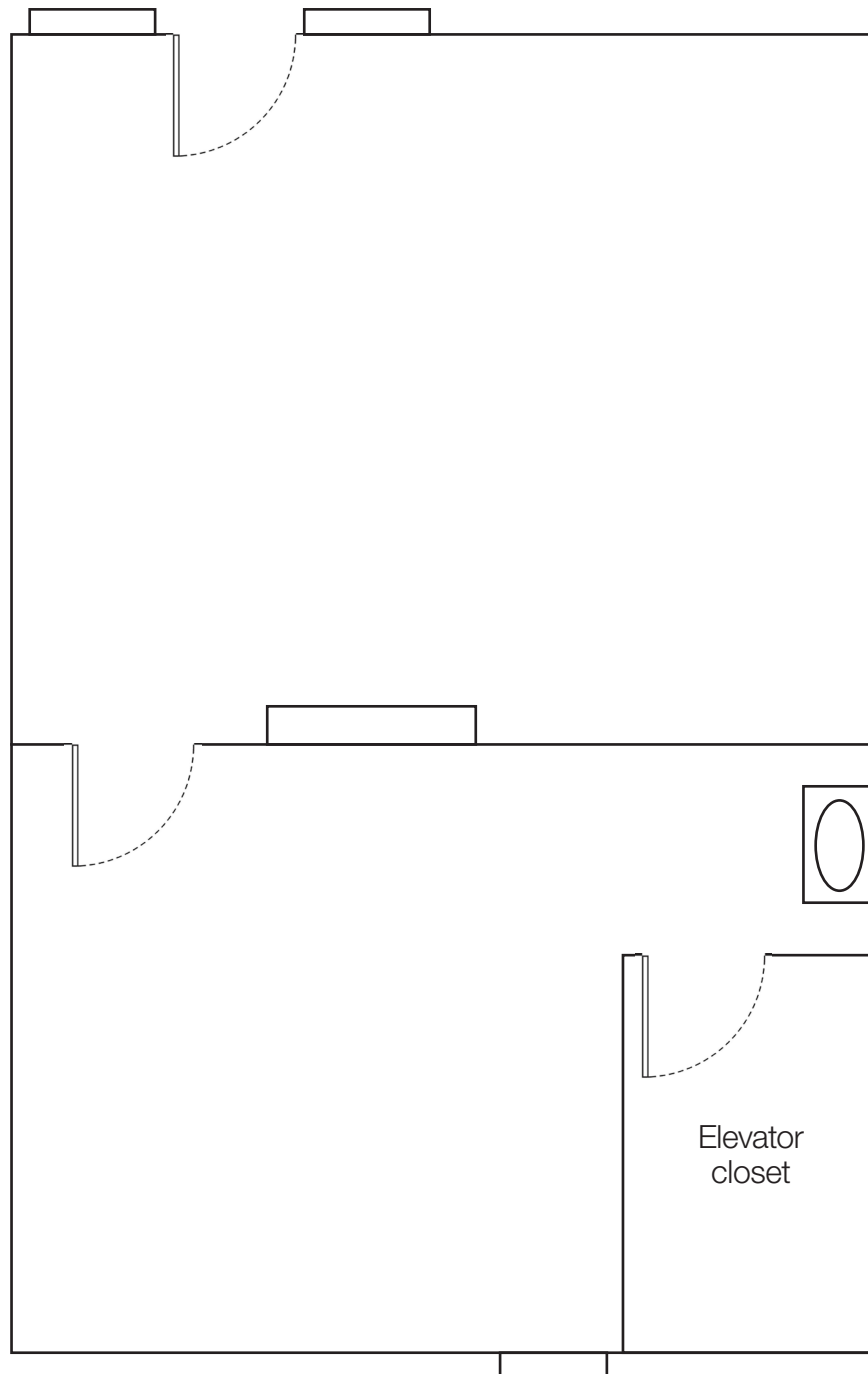
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Floor Plans

Suite 111



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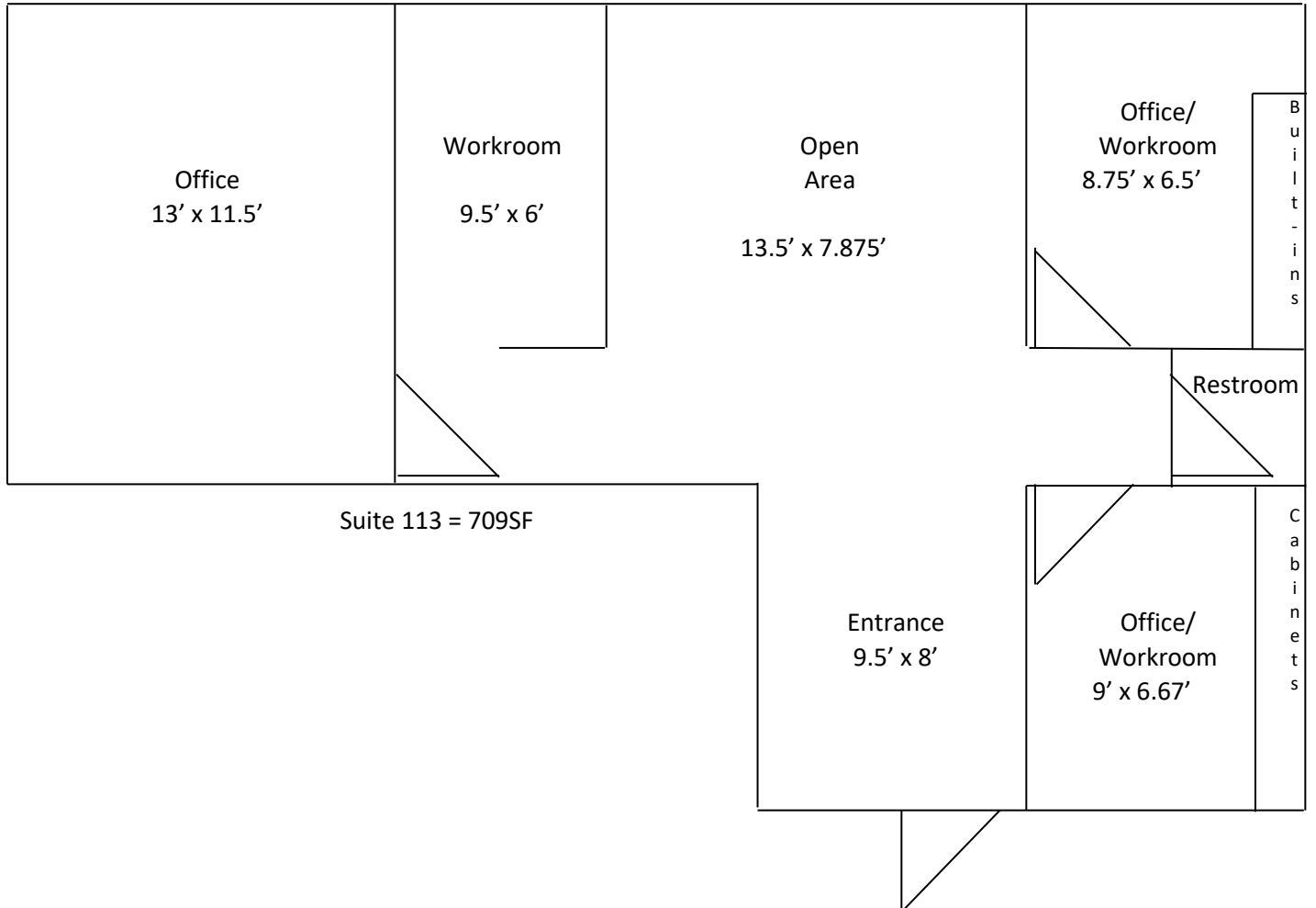
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Floor Plans

Suite 113



Built In Cabinets 17" Deep, Length of Office

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