

FOR LEASE

BELL PLAZA

*Multi-tenant office building for lease
located strategically between the three
main regional hospitals in Sun City, AZ*

10451 W PALMERAS DR & 17220 N BOSWELL BLVD
SUN CITY, AZ 85373



KIDDER.COM

km Kidder
Mathews



Strategically located between three West Valley hospitals this location is a perfect satellite office for auxiliary services for most providers.



**±98,884
TOTAL RSF**



**STRONG
OWNERSHIP**



**BRAND NEW
BUILDING
IMPROVEMENTS**



**SPEC SUITES
AVAILABLE**

Two buildings totaling ±98,884 RSF

\$28.00 full service lease rate for office suites

\$32.50 full service lease rate for medical suites

Easy access to Loop 101, Loop 303, and Hwy 60

Covered parking available

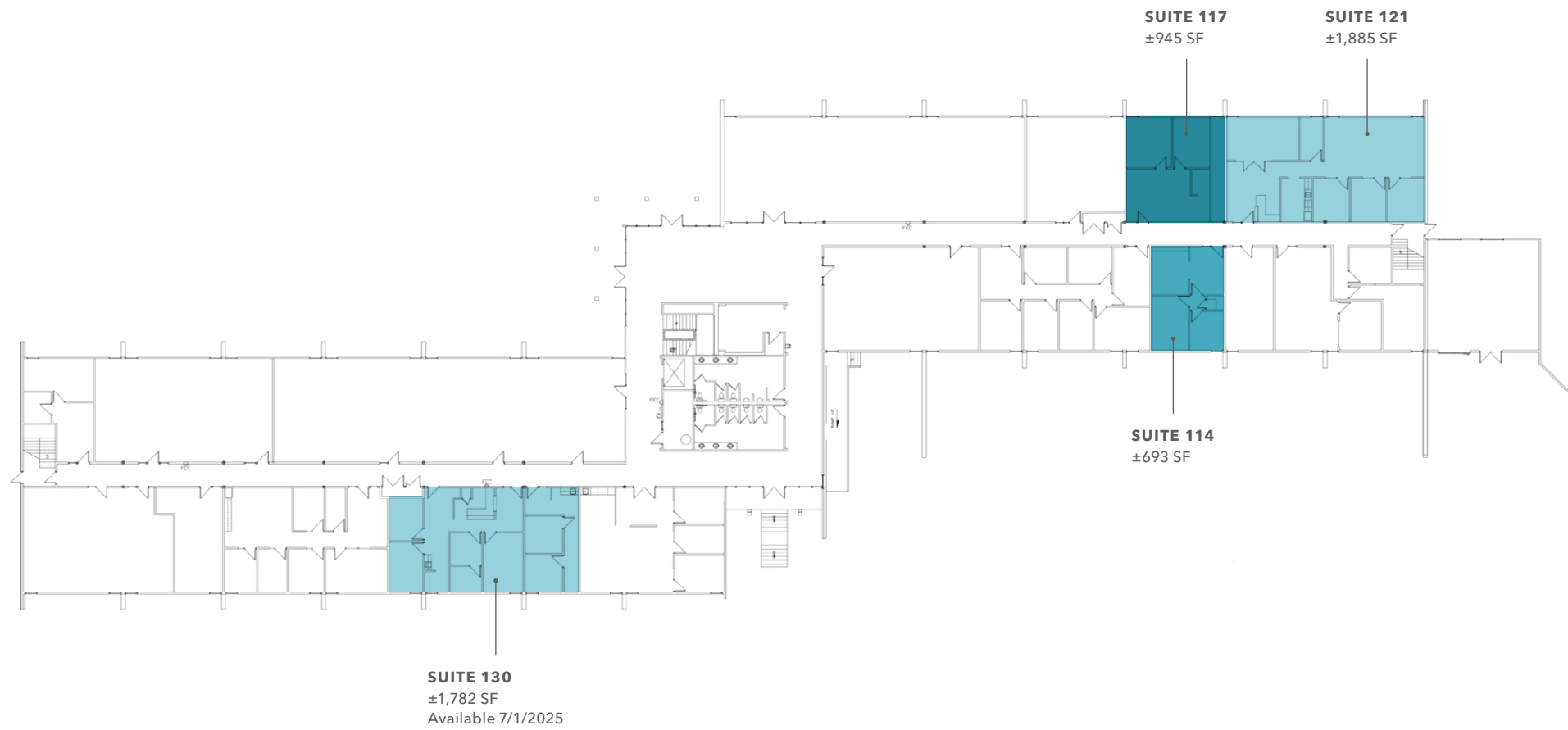
Abundant parking at 6.67:1,000

Turnkey spec suites available for immediate occupancy

Brand new building improvements: new roof, exterior paint, electronic directories, parking lot restoration, and landscaping

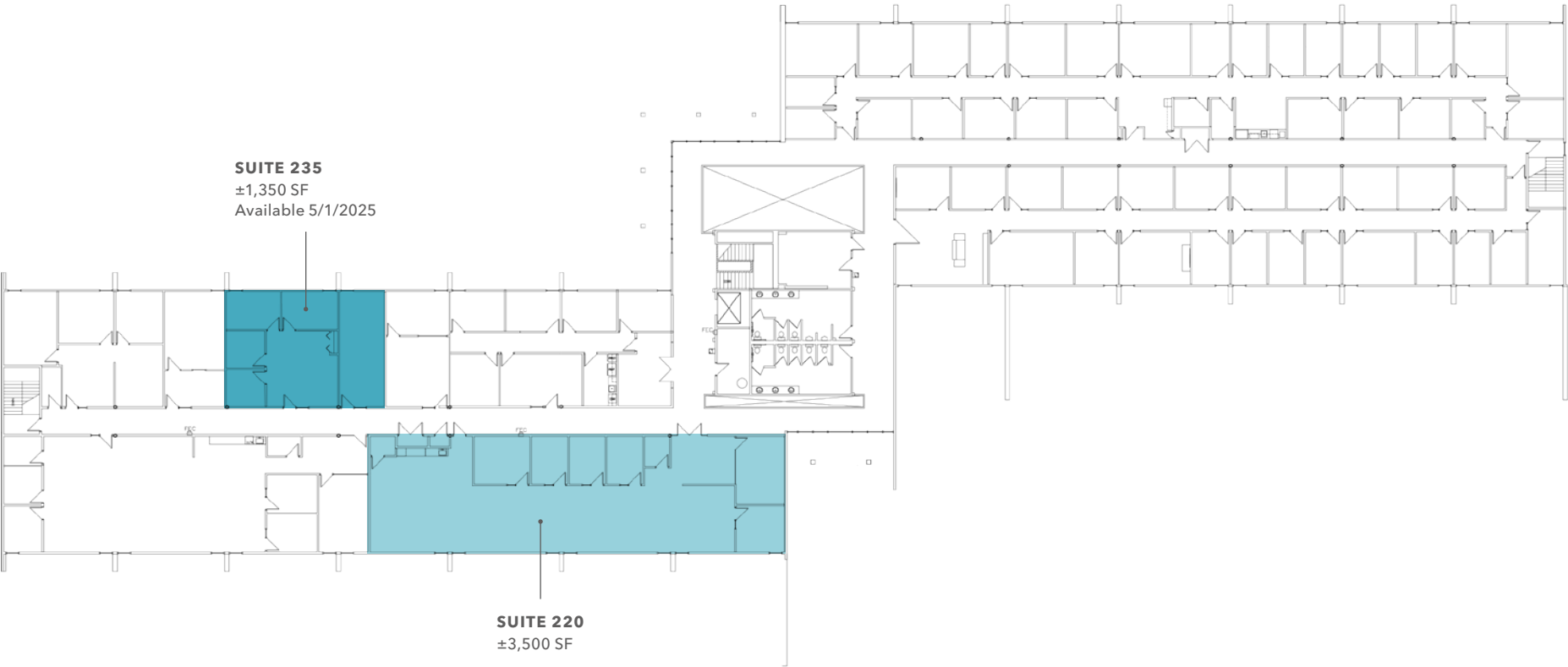
NORTH BUILDING FIRST FLOOR PLATE

10451 WEST PALMERAS DRIVE, SUN CITY, ARIZONA



NORTH BUILDING SECOND FLOOR PLATE

10451 WEST PALMERAS DRIVE, SUN CITY, ARIZONA



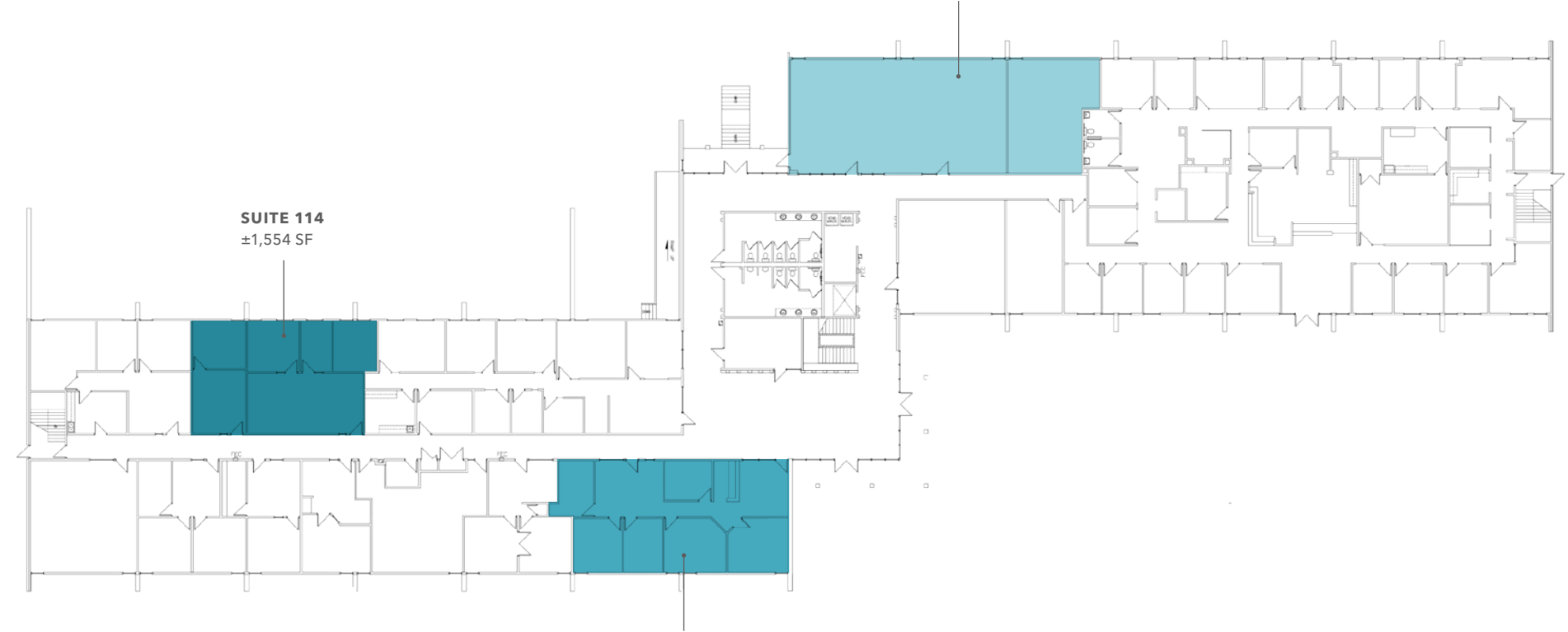
SOUTH BUILDING FIRST FLOOR PLATE

17220 NORTH BOSWELL BOULEVARD, SUN CITY, ARIZONA

SUITE 126
±2,444 SF
Available 5/1/2025

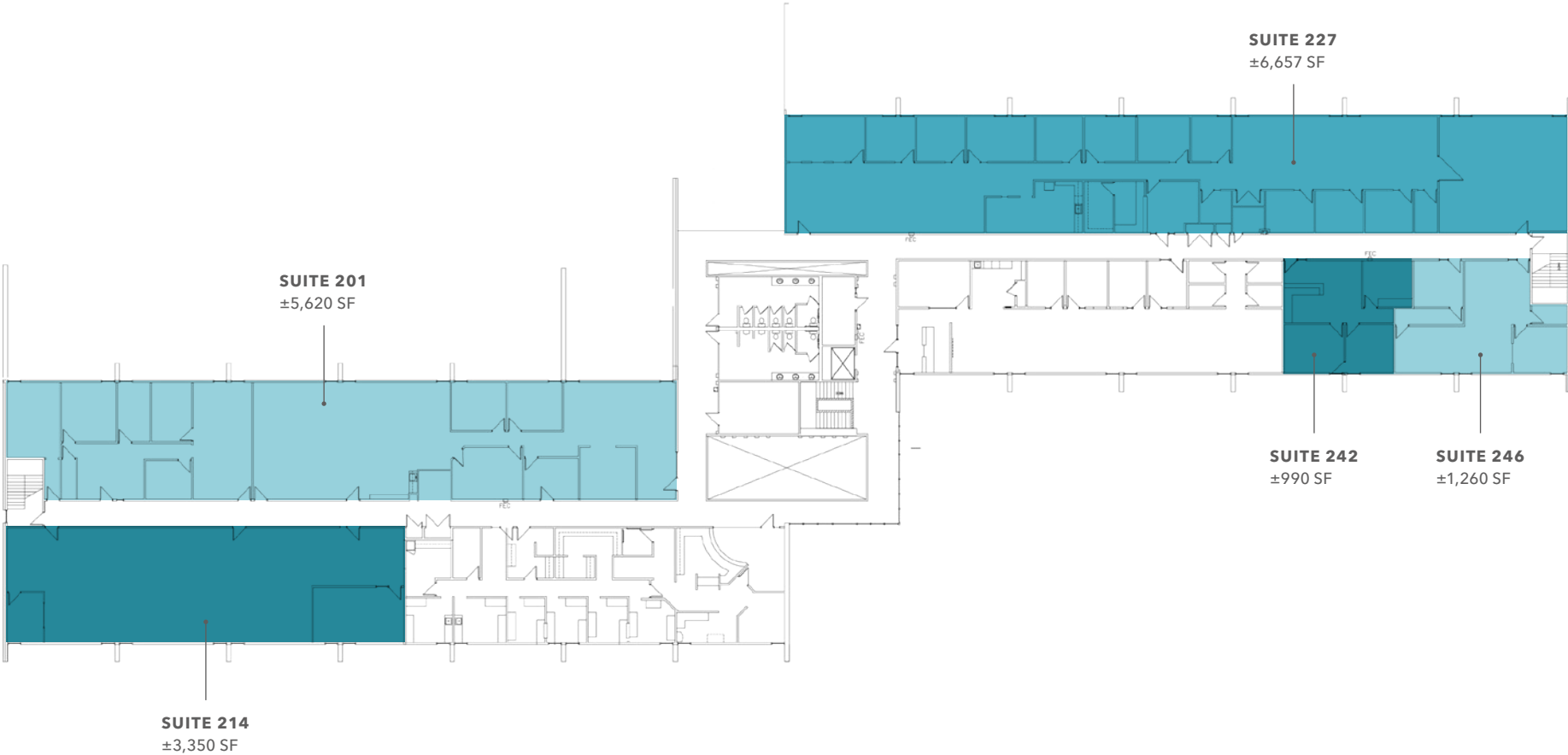
SUITE 114
±1,554 SF

SUITE 101
±1,965 SF



SOUTH BUILDING SECOND FLOOR PLATE

17220 NORTH BOSWELL BOULEVARD, SUN CITY, ARIZONA







BELL PLAZA

*For more information on
this property, please contact*

TYLER SMITH
602.513.5136
tyler.smith@kidder.com

KURT KERNER
602.513.5171
kurt.kerner@kidder.com

KIDDER.COM

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