



For Sublease: Medical Office

**14506 W Granite Valley Drive
Suite 100**

SUN CITY WEST, AZ 85375

PRESENTED BY:

ELIJAH STEPHENS

O: 480.425.5513

elijah.stephens@svn.com

AZ #SA693314000

JONATHAN LEVY

O: 480.425.5538

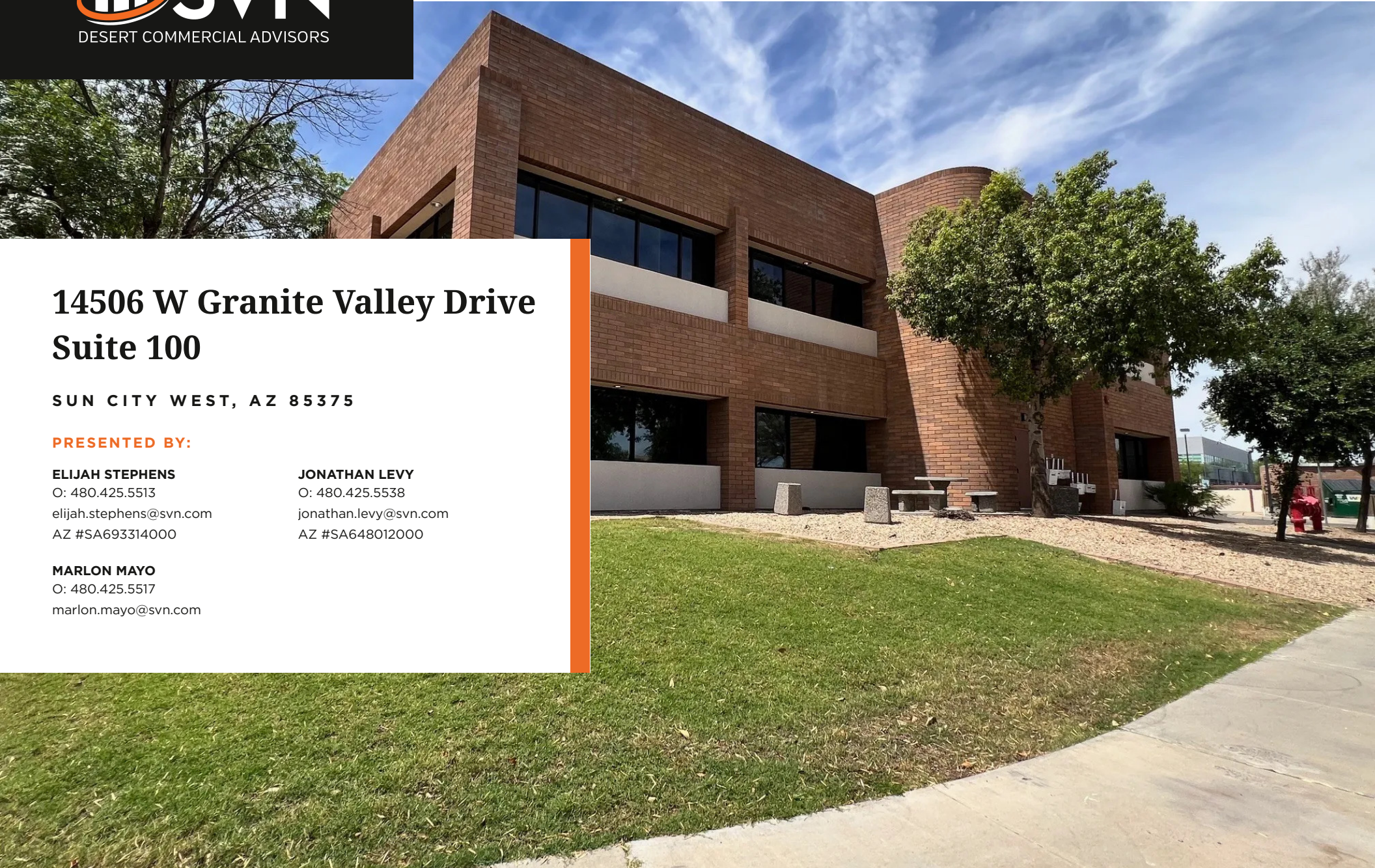
jonathan.levy@svn.com

AZ #SA648012000

MARLON MAYO

O: 480.425.5517

marlon.mayo@svn.com



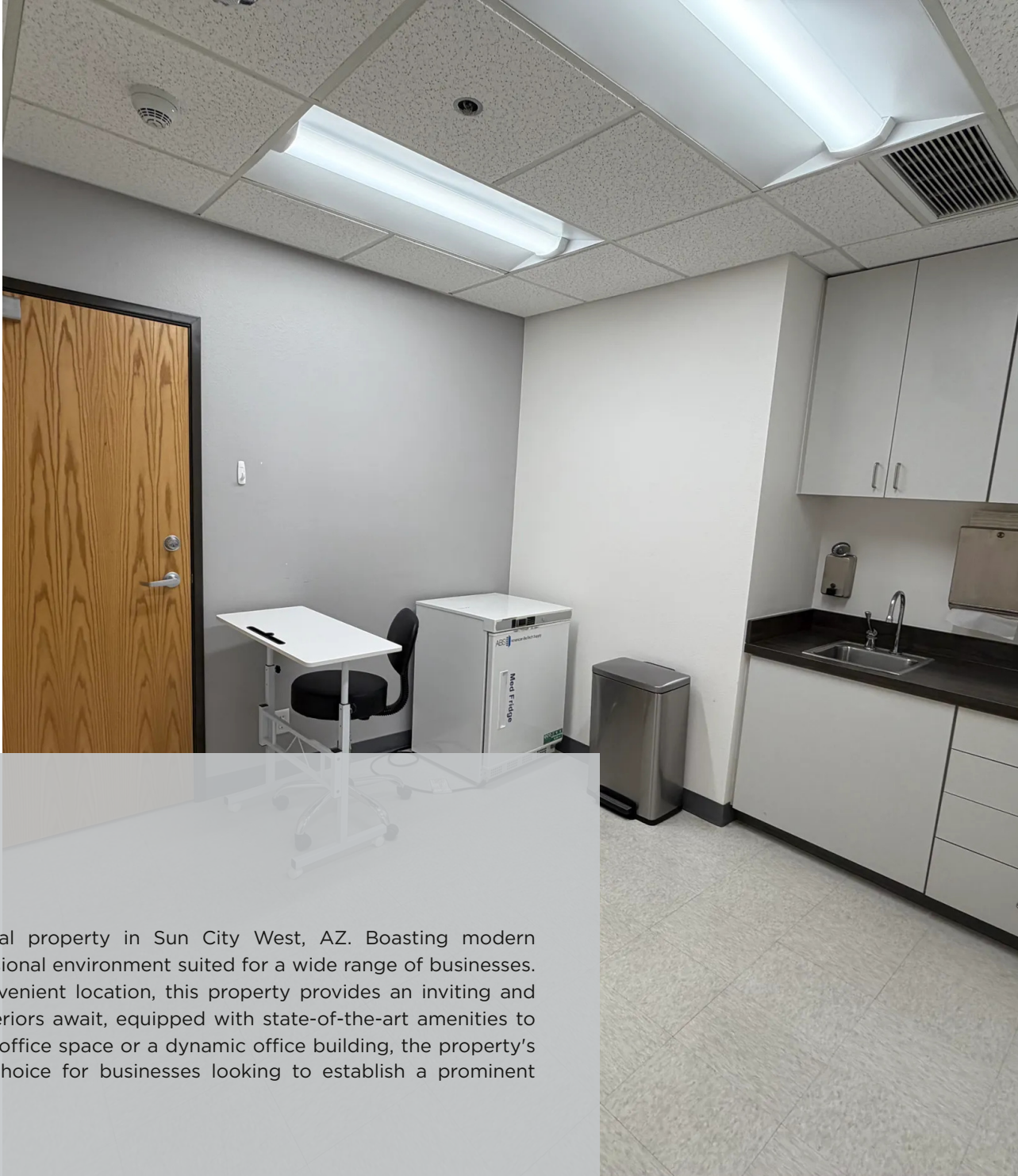
PROPERTY SUMMARY

14506 W GRANITE VALLEY DRIVE
SUITE 100
SUN CITY WEST, AZ 85375

OFFERING SUMMARY	
REDUCED SUBLEASE RATE:	\$15.20 SF/yr (Full Service)
AVAILABLE SF:	±1,611 SF
BUILDING SIZE:	39,671 SF
SUBLEASE EXPIRATION:	March 31st, 2030

PROPERTY SUMMARY

Introducing the prime opportunity to lease this exceptional property in Sun City West, AZ. Boasting modern architecture and versatile spaces, the property offers a professional environment suited for a wide range of businesses. With ample parking, well-maintained landscaping, and a convenient location, this property provides an inviting and functional setting for tenants. Inside, bright and spacious interiors await, equipped with state-of-the-art amenities to enhance productivity and efficiency. Whether seeking a sleek office space or a dynamic office building, the property's adaptable layout and attention to detail make it an ideal choice for businesses looking to establish a prominent presence in the area.



PROPERTY HIGHLIGHTS

- Medical Office Space for Sublease
- 12 Month Heavily Reduced Lease Rate Of Only \$15.00/SF FS
- Rate Steps Up to Full Rent in Year 2 (\$30.39/SF), with 3% Annual Increases
- Ground Floor Space Which Offers 24-hour access
- Five Exam Rooms + One Private Office
- Parking Ratio of 4.92/1,000 SF
- Located in the Heart of Sun City West's Business Core
- Close Proximity to US-60 Grand Ave and Loop 303 Freeways
- Close Proximity to Surprise, AZ and its Retail/Entertainment District



Class A Office

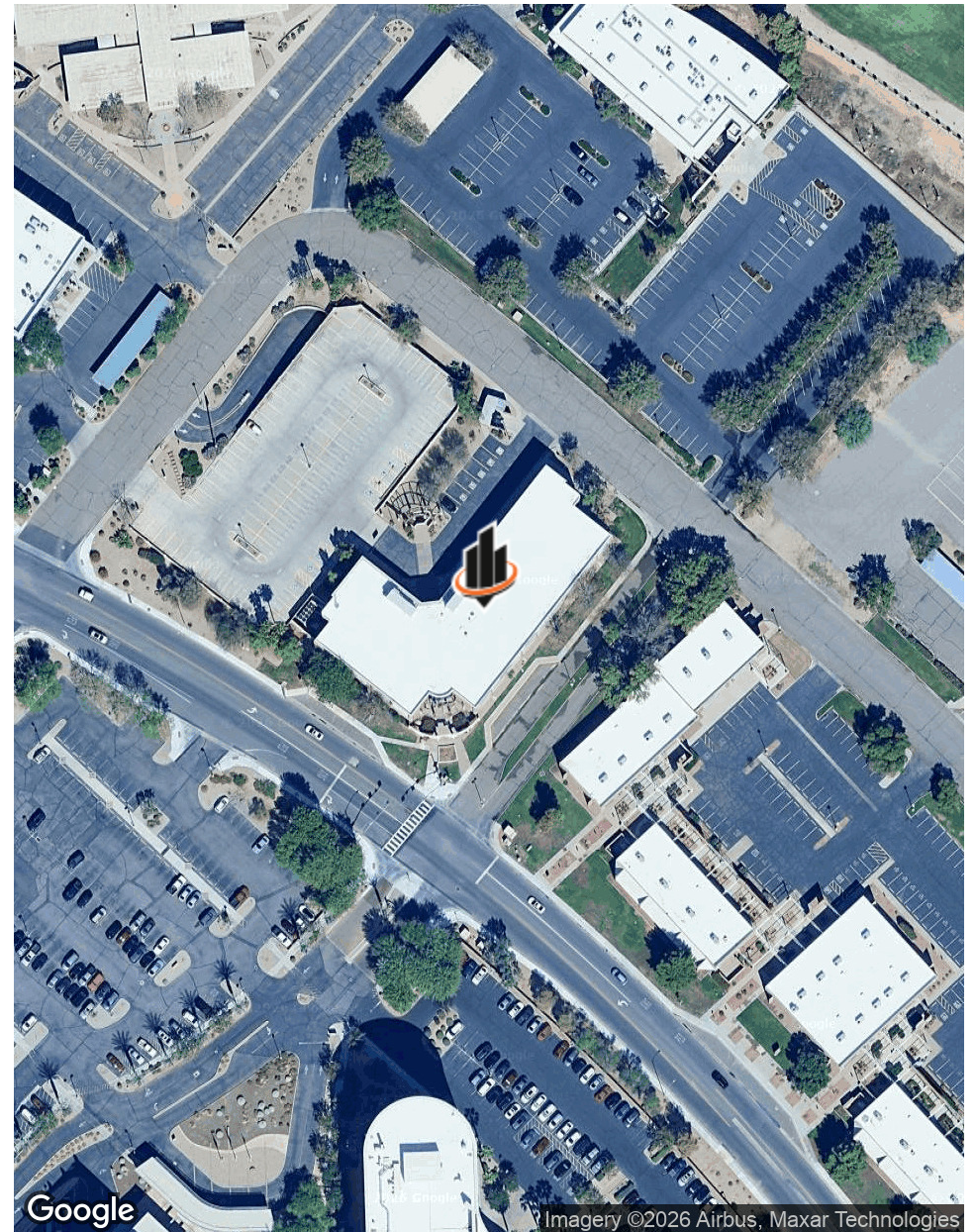


Exam Rooms

PROPERTY PHOTOS



AERIAL MAP

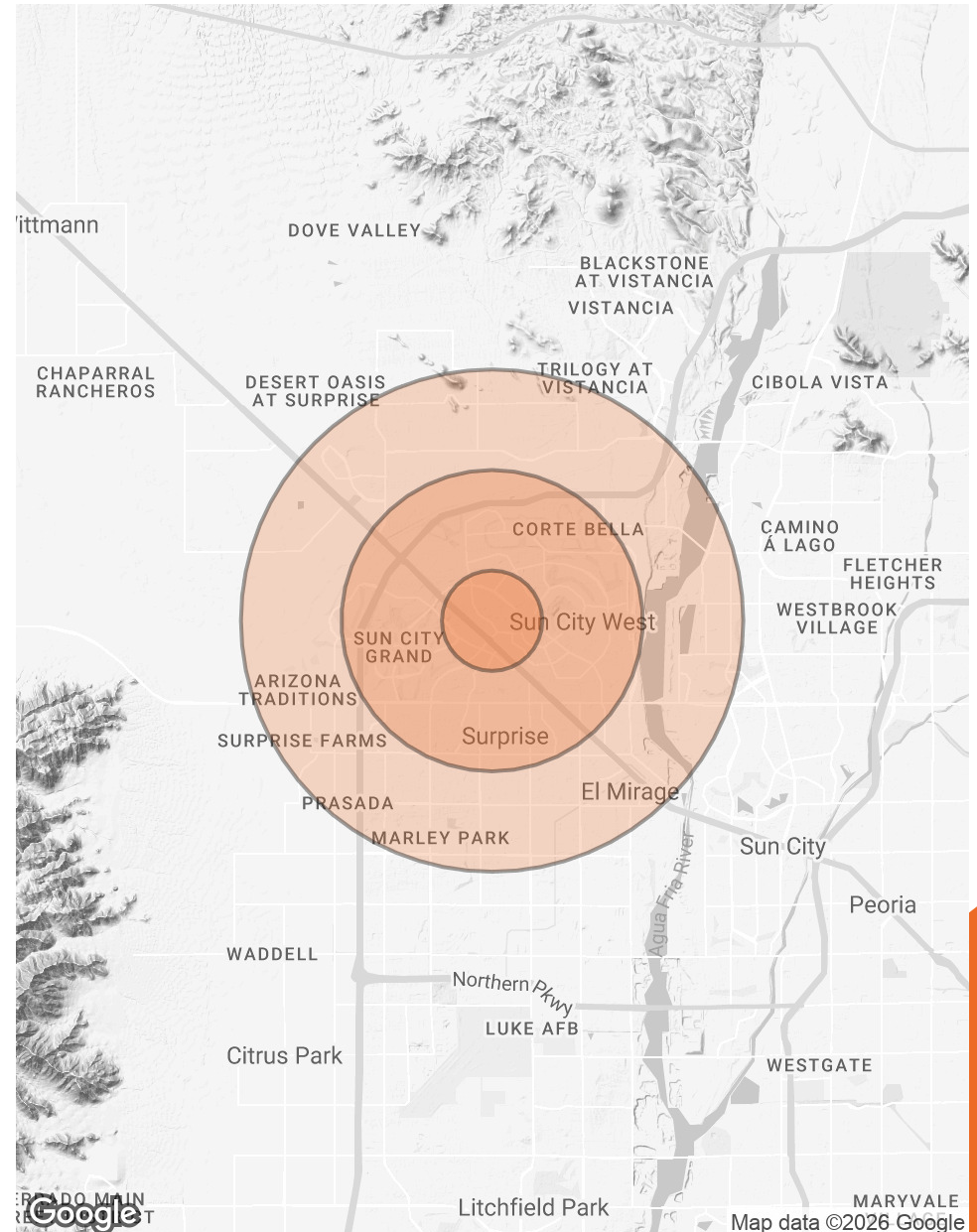


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,967	64,969	188,030
AVERAGE AGE	71.9	61.1	46.9
AVERAGE AGE (MALE)	70.7	60.3	46.4
AVERAGE AGE (FEMALE)	72.6	61.6	47.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,434	33,106	75,832
# OF PERSONS PER HH	1.8	2.0	2.5
AVERAGE HH INCOME	\$87,258	\$89,744	\$97,362
AVERAGE HOUSE VALUE	\$345,639	\$388,084	\$390,925

2023 American Community Survey (ACS)



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

FOR MORE INFORMATION:



Jonathan Levy

Office: 480.425.5538

Cell: 623.556.6420

jonathan.levy@svn.com



Elijah Stephens

Office: 480.425.5513

Cell: 602.384.4550

elijah.stephens@svn.com

