



SUN CITY MEDICAL BUILDING

MEDICAL OFFICE
FOR LEASE

12611 NORTH 103RD AVENUE, SUN CITY, AZ 85351

PROPERTY OVERVIEW

Phoenix West Commercial is pleased to offer Suite A at Sun City Medical Building, a recently renovated, single-story medical office building located on N 103rd Avenue in the heart of Sun City. The move-in ready, second-generation suite features two classrooms, six therapy rooms, one private restroom and a reception area, well suited to counseling, therapy or outpatient medical users. The building offers ample on-site parking at 4.05 spaces per 1,000 square feet and eyebrow signage for strong visibility along N 103rd Avenue. Positioned less than half a mile from Banner Boswell Medical Center, the property benefits from an established healthcare corridor in an area well served by medical and outpatient providers.



PROPERTY SUMMARY



Available SF **2,050 RSF**

Lease Rate **\$33.00/RSF**
Modified Gross

Building Size **9,377 SF**

Year Build **1971**
Renovated in 2025

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Recently Renovated, Single-Story Medical Building (2025)
- Move-In Ready, 2nd Generation Medical Counseling Space
- 2 Classrooms, 6 Therapy Rooms, 1 Private Restroom, 1 Reception Area
- Ample On-Site Parking at 4.05/1,000 SF
- Building Eyebrow Signage Available
- Less Than Half a Mile from Banner Boswell Medical Center



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700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
Suite A	±2,050 RSF	Negotiable	\$33.00/RSF + Mod. Gross	Medical Office	2 nd Gen	Immediately



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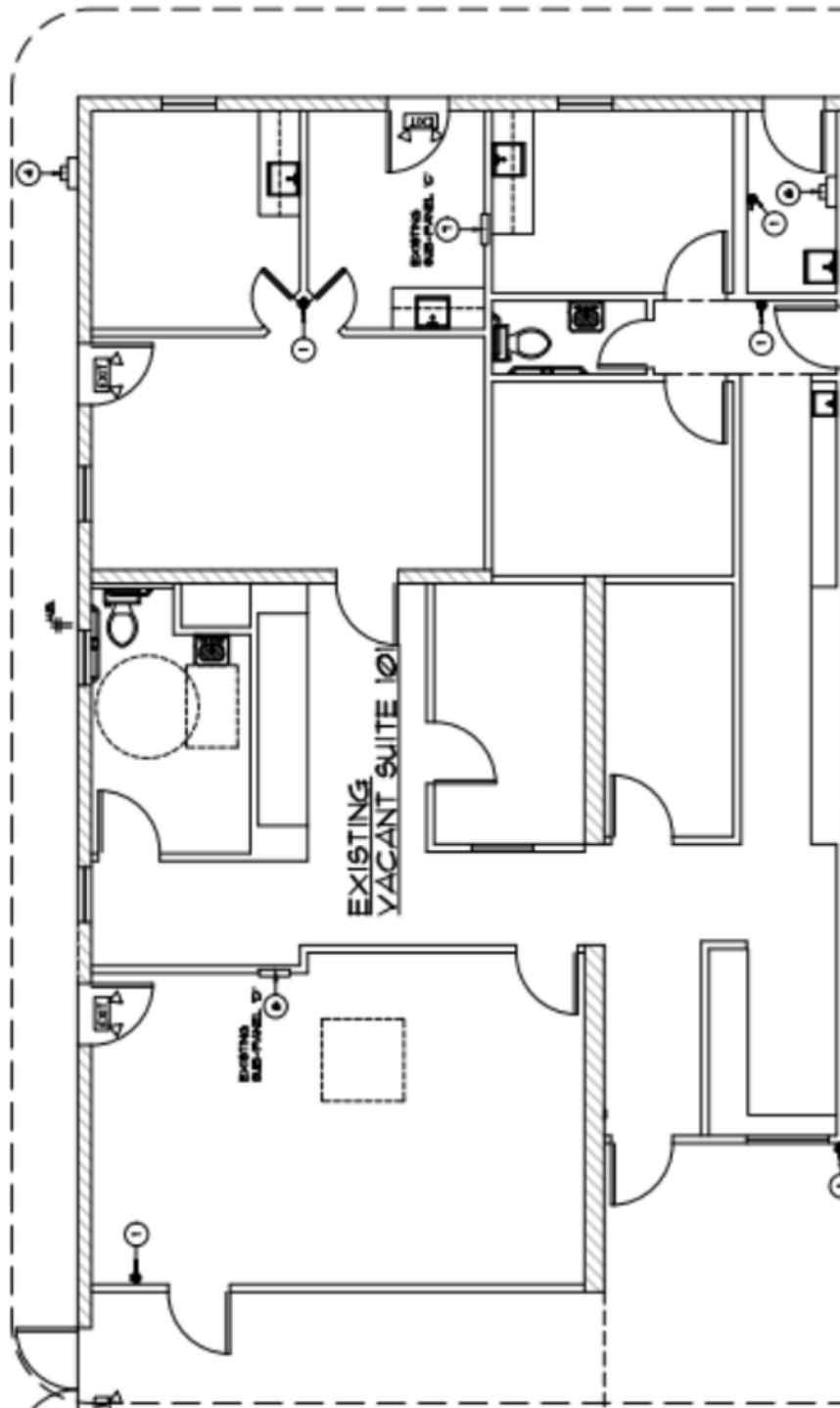


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FLOORPLAN



SUITE A



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AERIAL MAP



DRIVE TIME $\approx$ 4 MINUTES



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