



PHOENIX WEST
COMMERCIAL

CONTACT

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BELL TOWER VILLAGE

OFFICE SPACE FOR LEASE



4915 W BELL ROAD, GLENDALE, AZ 85308

PROPERTY OVERVIEW

Phoenix West Commercial is pleased to present Bell Tower Village's office spaces for lease. This is a rare opportunity for small office users seeking a professional, amenity-rich environment in one of the Northwest Valley's most established commercial corridors. Located on the SEC of Bell Road and 51st, the project is a large neighborhood center situated along one of the highest traffic count arterial roadways in the West Valley. The second-floor office suites, place tenants above the retail, and deliver a quiet, professional environment. The availabilities are second-generation office suites that are immediately available. Both spaces are move-in ready, allowing for quick and easy occupancy with minimal buildout requirements. Thus, creating an ideal setting for a boutique professional services firm, a medical practice seeking administrative office, a financial advisory firm, or a corporate satellite location.



PROPERTY SUMMARY



Available SF	1,230-1,320 SF	Year Built	1994
Building Size	24,705 RSF	Zoning	C-2, City of Glendale
Lease Rate	\$26-\$28/RSF Modified Gross, net of janitorial.	Signage	Eyebrow Available

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

- Mixed-Use Environment
- Exceptional Freeway Access
- Large Daytime Amenity Base
- Immediately Available 2nd Generation Space
- Small, Easily-Accessible Suite Sizes





AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
Suite F-203	1,320 RSF	Negotiable	\$26.00/RSF Full Service	Office	2 nd Gen	Immediately
Suite F-205	1,230 RSF	Negotiable	\$28.00/RSF Full Service	Office	2 nd Gen	Immediately









AERIAL MAP



= SITE



= RETAIL/GROCERY



= DINING



= MEDICAL

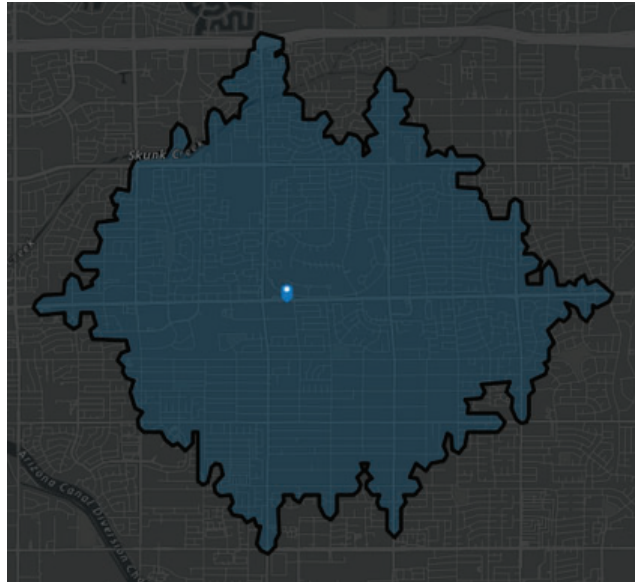


SCHOOL



DEMOGRAPHICS

DRIVE TIME OF 5 MINUTES



KEY FACTS

38,233

Population

40.0

Median Age



14,573

Households

\$76,151

Median Disposable Income

INCOME



\$93,048

Median Household Income



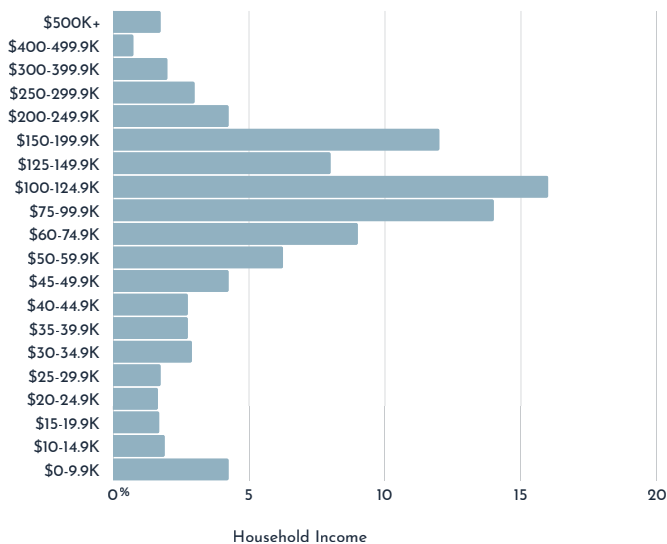
\$41,430

Per Capita Income



\$308,314

Median Net Worth



EDUCATION

6.2%

No High School Diploma



28.7%
High School Graduate



36.4%
Some College/
Associate's Degree



28.8%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

65.8%



Blue Collar

18.3%



Services

15.9%

3.3%
Unemployment Rate



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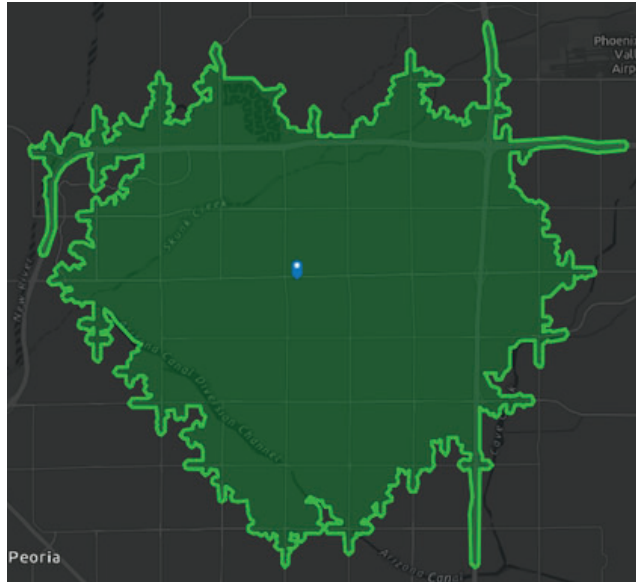
chris@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338

DEMOGRAPHICS

DRIVE TIME OF 10 MINUTES



KEY FACTS

184,669

Population

38.7

Median Age



70,625

Households

\$69,852

Median Disposable Income

INCOME



\$85,413

Median Household Income



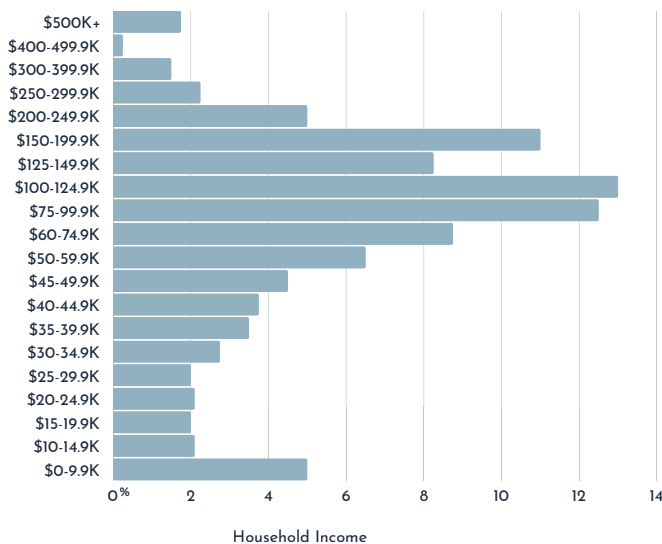
\$40,752

Per Capita Income



\$239,750

Median Net Worth



EDUCATION

8.0%

No High School Diploma



25.7%
High School Graduate



35.0%
Some College/
Associate's Degree



31.4%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

64.0%



Blue Collar

20.1%



Services

16.0%

3.4%
Unemployment Rate



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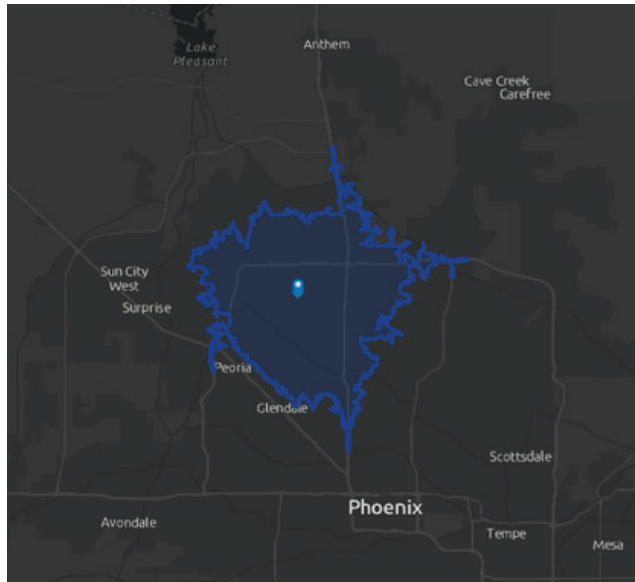
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DEMOGRAPHICS

DRIVE TIME OF 15 MINUTES



KEY FACTS

522,455

Population

38.4

Median Age



202,875

Households

\$66,906

Median Disposable Income

INCOME



\$82,010

Median Household Income



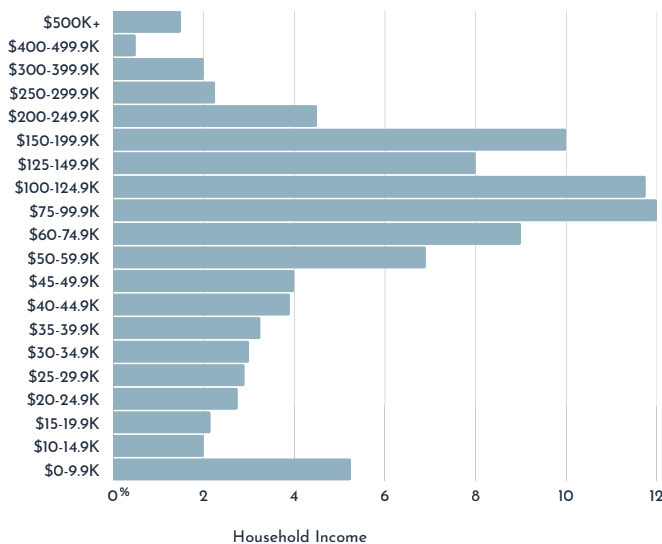
\$41,223

Per Capita Income



\$210,757

Median Net Worth



EDUCATION

9.1%

No High School Diploma



25.4%
High School Graduate



34.0%
Some College/
Associate's Degree



31.5%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

63.5%



Blue Collar

20.0%



Services

16.5%

3.7%
Unemployment Rate





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