

**FOR SALE OR LEASE**



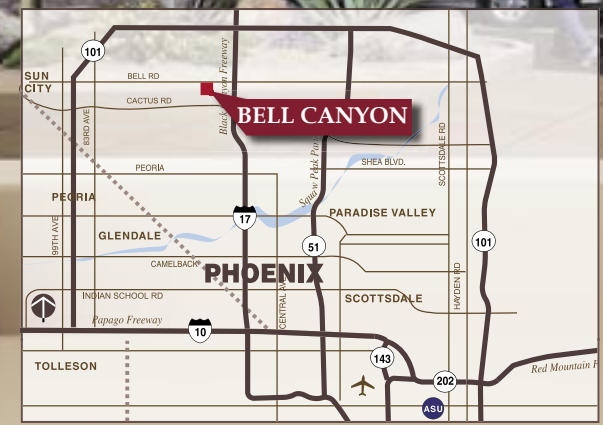
# BELL CANYON OFFICES

## PROFESSIONAL MEDICAL & OFFICE CONDOMINIUMS

Located near the SEC of 31st Ave. and Bell Rd. • Phoenix, AZ

Bell Canyon Offices provides professional and affordable office condominium units specifically designed for the small business professional.

- Project Size: ±29,150 SF
- Parking Ratio: 5.26:1,000 SF
- Suites Available from 1,200 SF to 5,500 SF
- Covered Reserved Parking Available
- Building Signage
- Client Parking at Your Door
- Unique Architecture
- Free Initial Space Planning



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[www.cavancommercial.com](http://www.cavancommercial.com)

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# BELL CANYON

## O F F I C E S

### Area Amenities

- Convenient Access to I-17 and Loop 101
- Area Businesses Include Honeywell, American Express, Midwestern University, John C. Lincoln Hospital and Arrowhead Community Hospital
- Abundant Restaurants and Shopping Along Bell Road

### Own for Less than Leasing!

- Pride of Ownership
- Custom Office Planning & Layout
- Real Estate Appreciation
- Tax Advantages
- Built-in Retirement
- Up to 100% Financing Available
- 1031 Investment Opportunity



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