

# BELL CANYON OFFICES

16841 N. 31<sup>st</sup> Avenue, Suite 123 | Phoenix, Arizona



## OFFICE SUITE FOR SALE

SUITE SIZE: ±2,231 SF  
PRICE: \$255/SF  
PARKING: 5.26:1,000 SF; 2 covered spaces  
ZONING: C-O  
CONSTRUCTION: *Ready to move-in!*

For more information contact:

**ROSS GUTTLE**

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## SUITE & PROJECT HIGHLIGHTS:

- Building signage available
- 2 double door entries to suite
- Suite includes kitchen area, restrooms, 4 offices, conference room, large workspace and copier room
- Stone veneer/masonry construction
- Lush landscaping

## AREA HIGHLIGHTS:

- Only 1/2 mile from I-17 and 2 miles from the Loop 101
- Directly adjacent to numerous restaurant and shopping locations along Bell Road



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