

STUNNING MEDICAL OFFICES

FOR LEASE

STADIUM VILLAGE

14815 & 14823 W BELL RD | SURPRISE, AZ 85374



CONTACT US:

PHILIP WURTH, CCIM
+1 602 369 9261
philip.wurth@cbre.com

ETHAN DIEDRICHSEN
+1 402 389 3895
ethan.diedrichsen@cbre.com

CBRE







PROJECT OVERVIEW

Stadium Village Plaza is a ±97,000 SF Class A medical/professional office park in the heart of the entertainment district of Surprise, Arizona. The modern architecture, ease of access and drive-up parking create an accommodating and alluring environment for staff and patients. Stadium Village offers tremendous medical synergy with other medical practices in the project including: Ironwood Physicians, SimonMed, Truecare Physical Therapy, Fixingfeet, pediatrics and dental.

14815 & 14823 W BELL RD | SURPRISE, AZ 85374

PROPERTY HIGHLIGHTS

-  Move-in ready medical office
-  Convenient access to the US 60 Fwy
-  Ideally located 1 mile from Dignity Health and 2.5 miles from Abrazo Surprise Hospital
-  Building signage available

PROPERTY SUMMARY

- **Project:** ±97,000 SF
- **Year Built:** 2008
- **Parking:** 5/1,000 SF covered and reserved
- **Availability:**
 - Suite 200 | ±6,783 SF
- **Lease Rate:** \$28.00/SF/YR NNN
- **NNN Expenses:** \$4.06/SF/YR

JOIN THESE SUCCESSFUL MEDICAL PRACTICES:

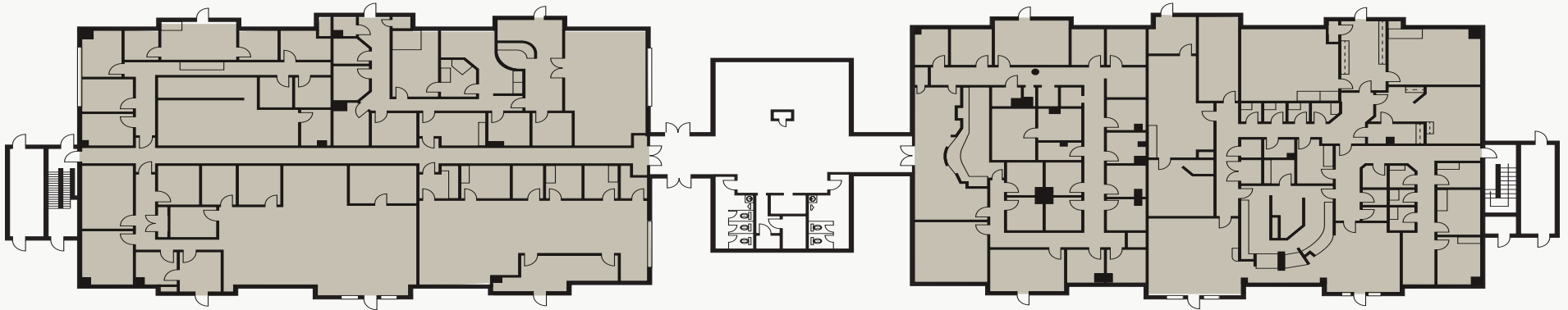
- Arizona Kids Pediatrics
- SimonMed
- Fixing Feet Institute
- Dental Arts of Surprise
- Dallas J Paul, DMD
- Desert Home Premiere
- Ironwood Physicians
- Palm Valley Pediatric
- Dentistry & Orthodontics
- Karla Munoz Balderas, PA
- Regency Dermatology
- Debra Mescher, PA
- James Osborne, DO
- FACOOS
- West Valley Care

FLOOR PLANS

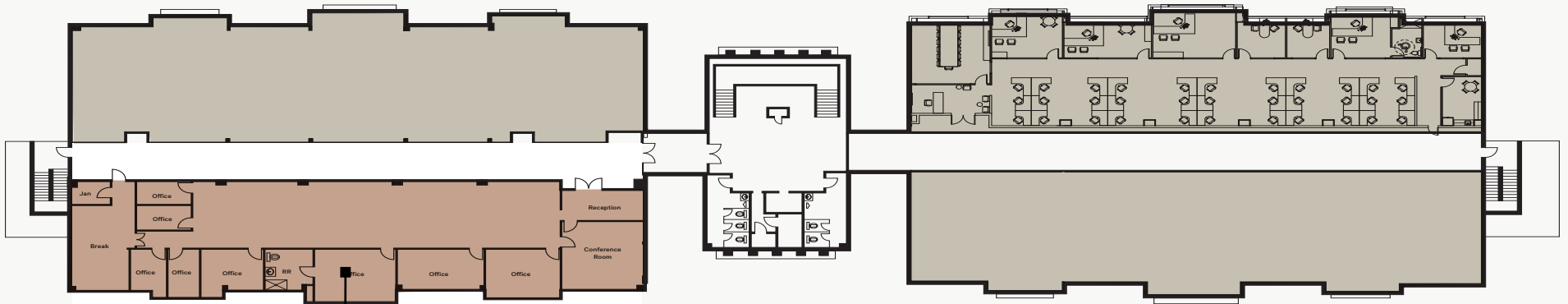
AVAILABLE

LEASED

1ST FLOOR



2ND FLOOR

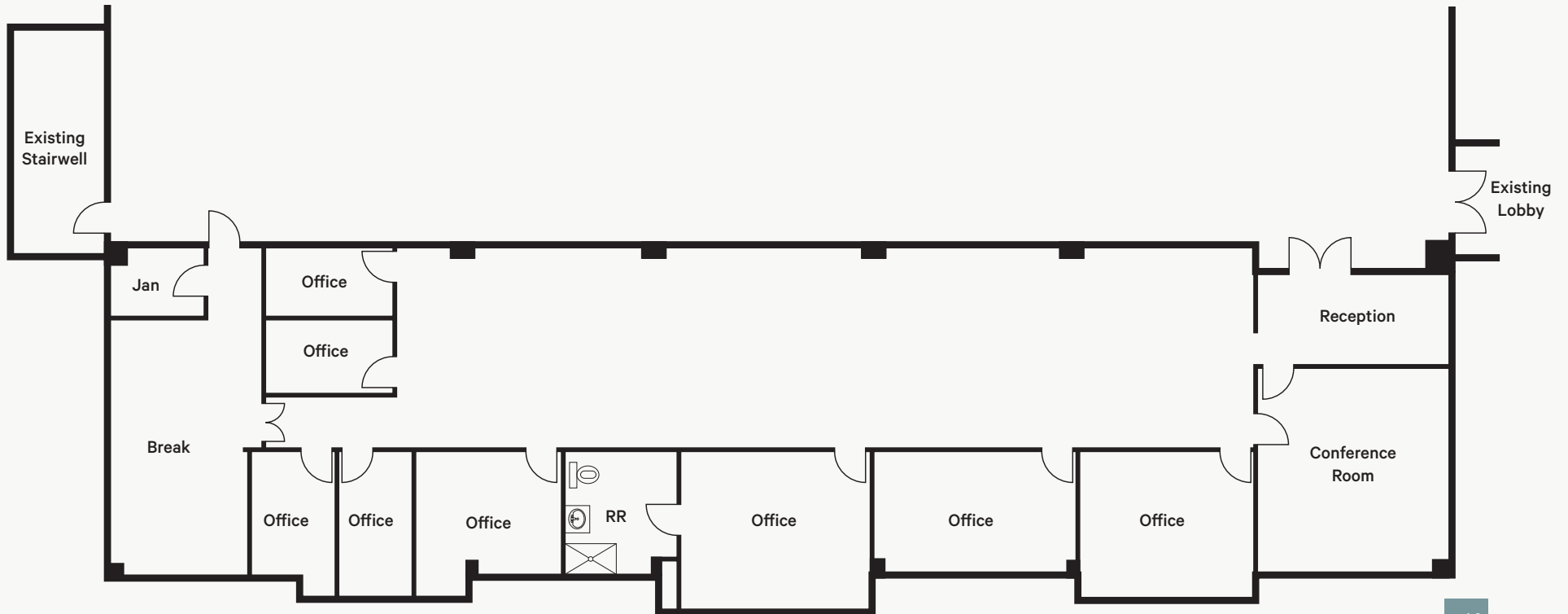
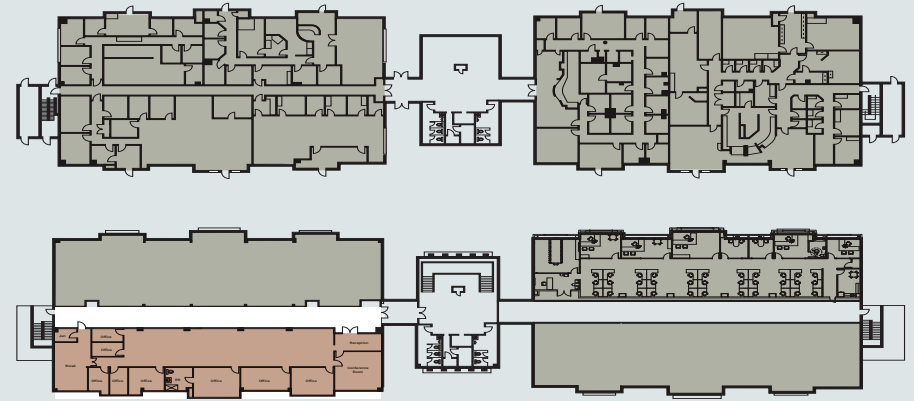


Suite 200 ±6,783 SF

← N
NOT TO
SCALE

SUITE 200

±6,783 SF



▶ N
NOT TO
SCALE

DEMOGRAPHICS

±5 MILES



CURRENT POPULATION

220,349



2025 AVERAGE HOUSEHOLD INCOME

\$109,878



AVERAGE HOUSEHOLDS

84,457



2025 MEDIAN HOME VALUE

\$443,857



2030 POPULATION

233,644



TRAFFIC COUNT

±44,180 Bell Rd
±8,120 Bullard Ave

Source: ESRI



CONTACT US:



PHILIP WURTH, CCIM
+1 602 369 9261
philip.wurth@cbre.com



ETHAN DIEDRICHSEN
+1 402 389 3895
ethan.diedrichsen@cbre.com

