



SURPRISE CITY CENTER

For Lease

- Multi-Use Development with Office
- Pre-Leasing Required
- SE Corner of Bell Road & Bullard Avenue | Surprise, AZ

DEVELOPED BY
SIMON
CRE

 **JLL**



Property Summary

- Office Phase I will consist of a Two-Story, $\pm 40,000$ RSF, Class A Office Building
- Mixed-Use Development with Office, Retail, Hospitality, and Future Residential
- Pre-Leasing Required

Location Highlights

- Excellent walkability with over 50 dining and retail amenities within a 1 mile radius
- Conveniently located 1 mile from Grand Ave and 3 miles from AZ-303
- Located within 1 mile from Surprise Town Hall and municipal complex, home to the Spring Training facilities for the KC Royals & Texas Rangers
- 3 hotels located within $\frac{1}{2}$ mile from Surprise City Center



Amenities

Amenities



Renderings

North Elevation



West Elevation



South Elevation



East Elevation



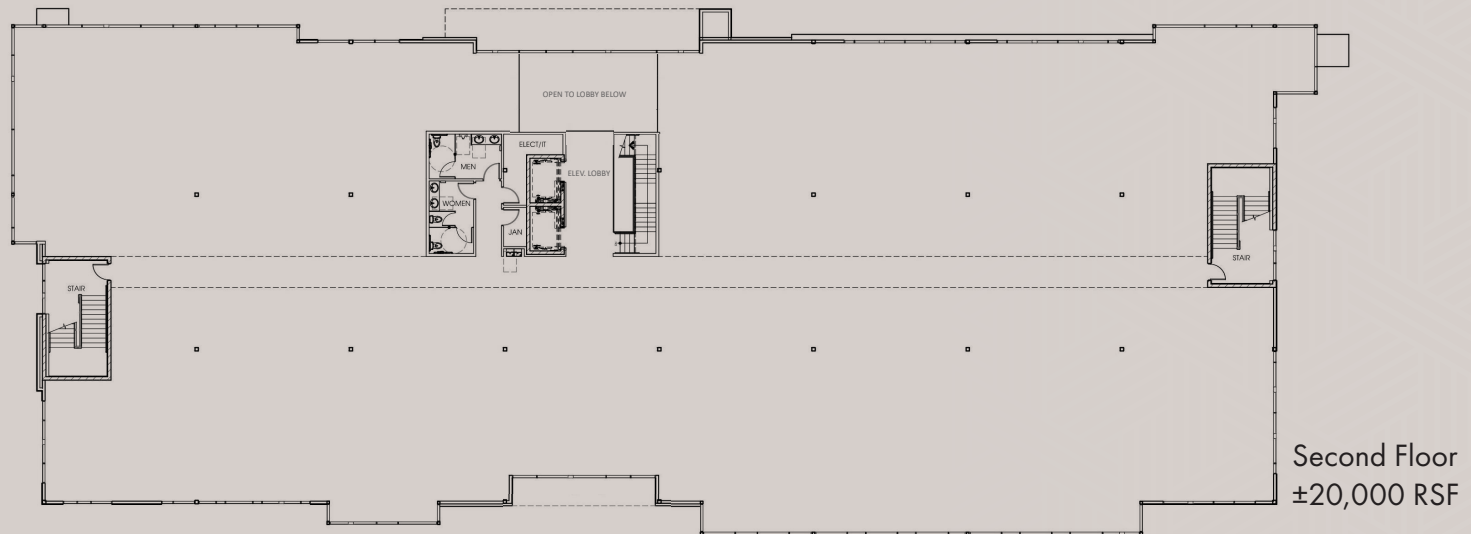
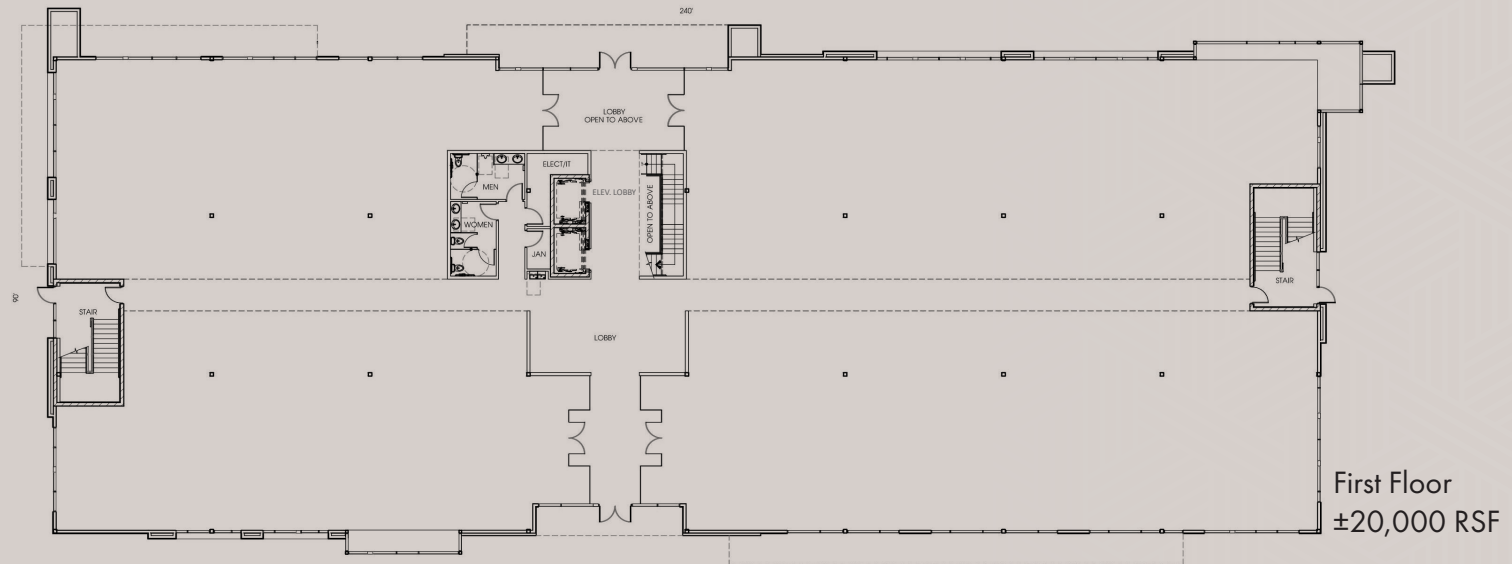
Site Plan



TENANT	SF	TENANT	SF	TENANT	SF	TENANT	SF
PAD 1	2,500	PAD 4	6,000	SHOPS B1	8,700	FAMILY ENTERTAINMENT	48,000
CAFE ZUPA'S	3,136	MISSION BBQ	4,800	SHOPS B2	8,500	SHOPS	6,800
PAD 3	2,400	SHOPS A	12,900	SHOPS C	12,750	OFFICE (2 STORY)	40,000

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NORTH

Floor Plan



SURPRISE CITY CENTER



For leasing, contact:

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