

AQUILA AT MCDOWELL MOUNTAIN



FOR LEASE

*±6,400 SF Office condominium for lease in upscale
McDowell Mountain Ranch*

9937 E BELL RD, SCOTTSDALE, AZ 85260

Exclusively listed by

BRET ISBELL
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Property Overview

ADDRESS	9937 E Bell Rd Scottsdale, AZ 85260
TYPE	Office condominium
SIZE	±6,400 SF
LEASE RATE	\$19/SF Net Assoc/Elec/Janitorial
ASSOC DUES	\$2.41/SF
YEAR BUILT	2006

Just east of the 101 freeway. This high-end office condo is move-in ready with first-class finishes. The subject property features high-end finishes and technology, well maintained by the owner, including a full kitchen and coffee bar, a large conference room, lots of built-ins, and custom glass panel doors. The layout offers three large executive offices (one with a private bathroom and shower), four regular offices, and a large multi-function space. Separate HVAC units for each office. Hirsch Electronic touch pad entry on all exterior doors. Additional features include CCTV (closed circuit television monitoring), corner space, high ceilings, abundant natural light, and a print/copy room.

The McDowell Mountains serve as a beautiful backdrop for this professionally managed office condominium in the Aquila at McDowell Mountain office condo complex, with numerous retail and restaurant amenities nearby.

FLOOR PLAN

±6,400 SF

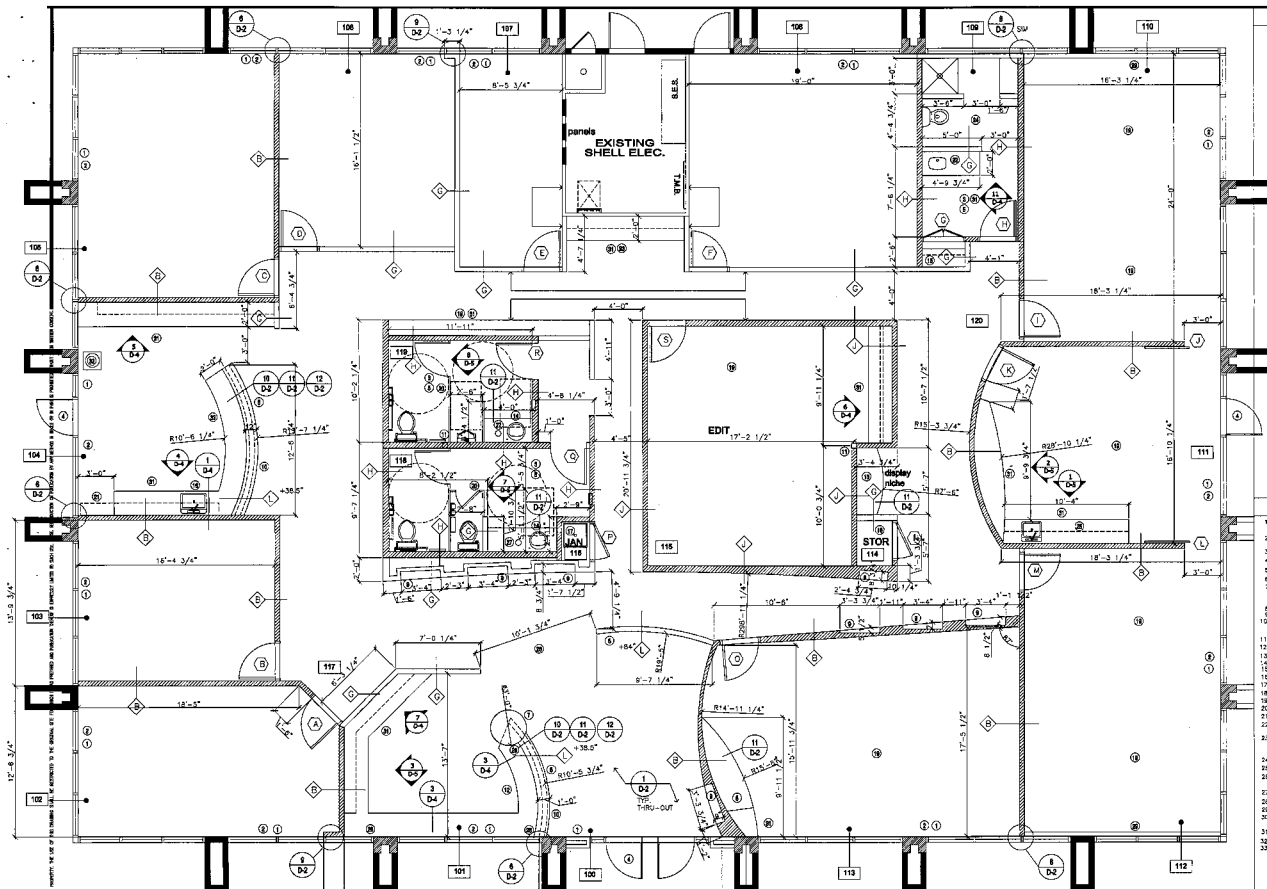
AVAILABLE

\$19.00

LEASE RATE (NET ASSOC/ELEC/JAN)

NOW

AVAILABLE



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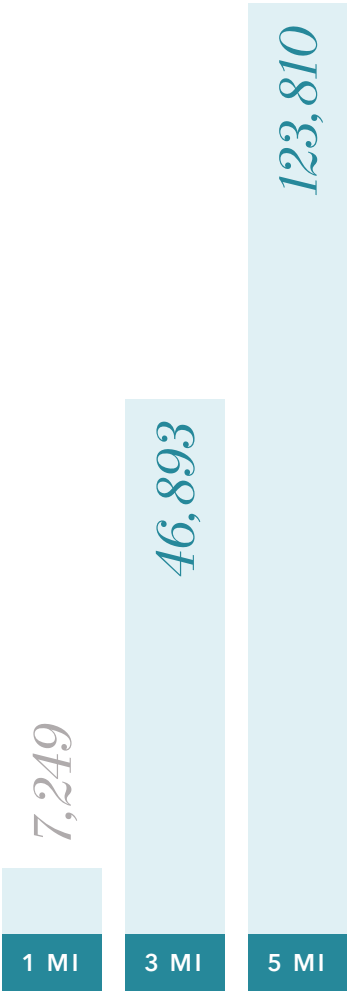


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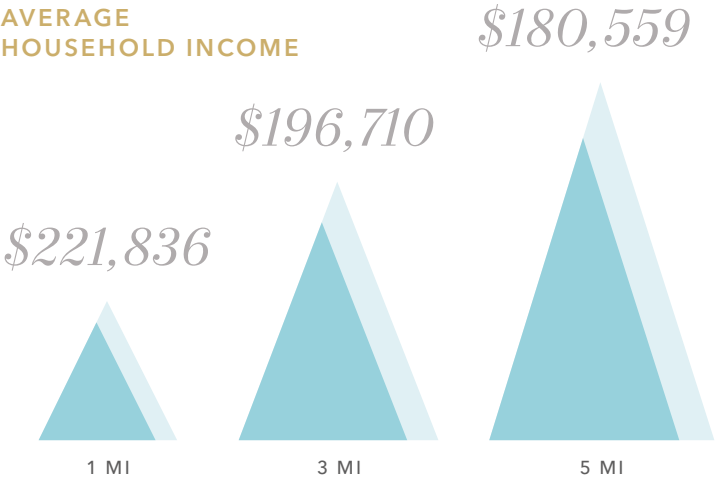
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DEMOGRAPHICS

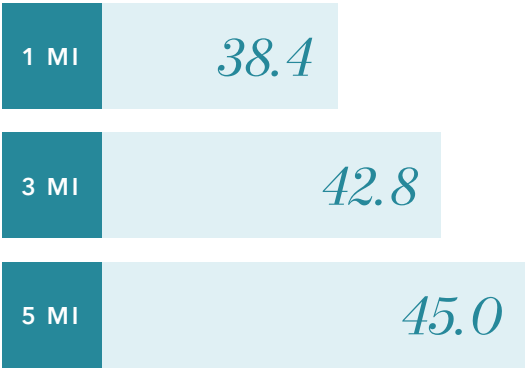
POPULATION



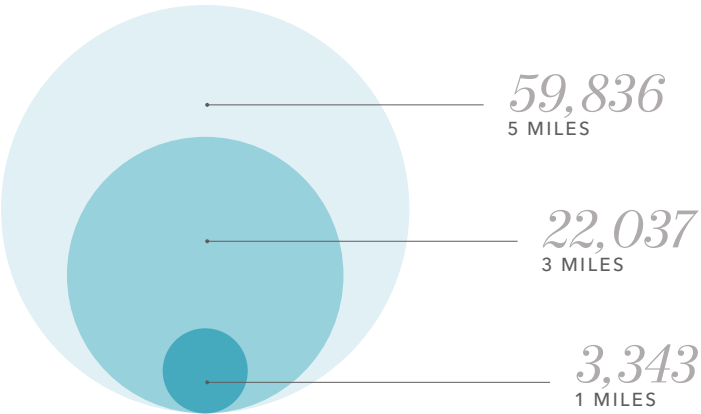
AVERAGE HOUSEHOLD INCOME



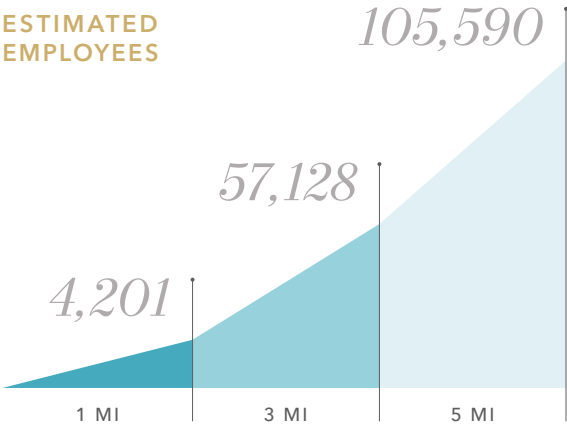
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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*For more information on
this property, please contact*

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