

STAND-ALONE MEDICAL OFFICE FOR LEASE OR SALE

9831 EAST BELL ROAD - SCOTTSDALE, ARIZONA 85260



VIRTUAL TOUR



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ORION
INVESTMENT REAL ESTATE

PROPERTY SUMMARY

STAND-ALONE NORTH SCOTSDALE
MEDICAL OFFICE FOR LEASE OR SALE



6,512 SF demisable to **3,256 SF**



Move in ready & renovated in 2018 with high-quality finishes



Located just off the 101 freeway near multiple medical campuses and retail amenities



5 plumbed exams, 1 lab, 13 offices, 5 restrooms, 2 conference rooms, breakroom and reception



Surrounded by a high demographic area

SALE PRICE:

\$2,399,000 (\$368 PSF)

LEASE RATE:

\$25-\$28 NNN
Suite 100: 3,512 SF
Suite 101: 3,512 SF

PARKING:

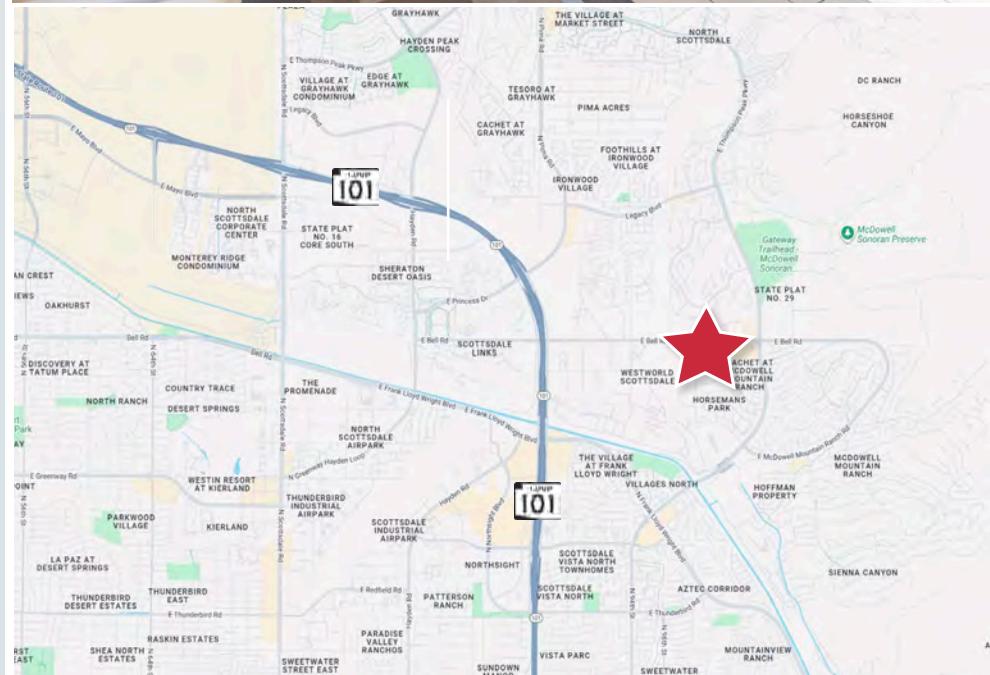
5/1,000
+ 7 covered and reserved spaces

YEAR BUILT/RENOVATED:

2005/2018

HOA FEE:

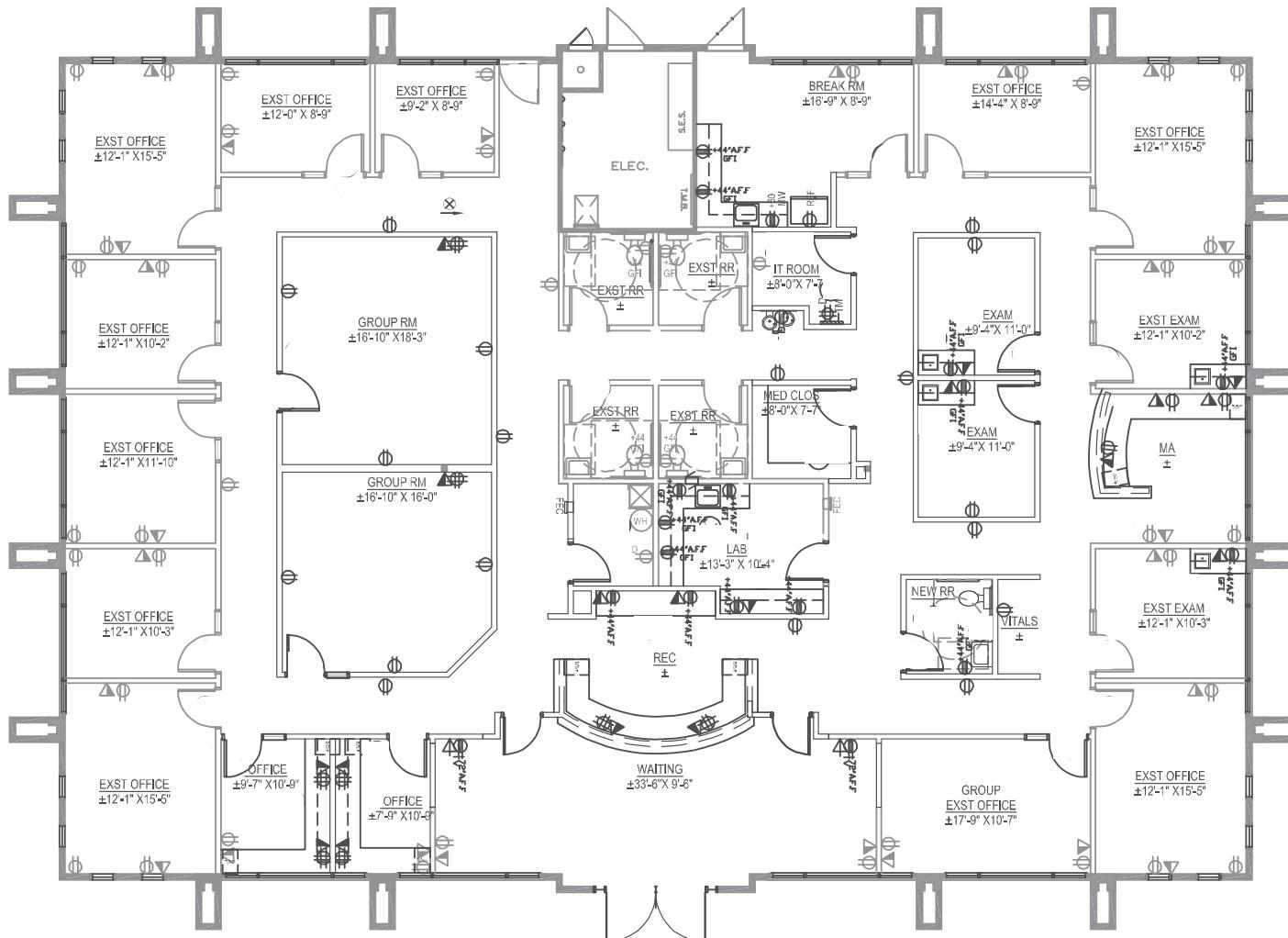
± 2.80 PSF



FLOOR PLAN & VIRTUAL TOUR

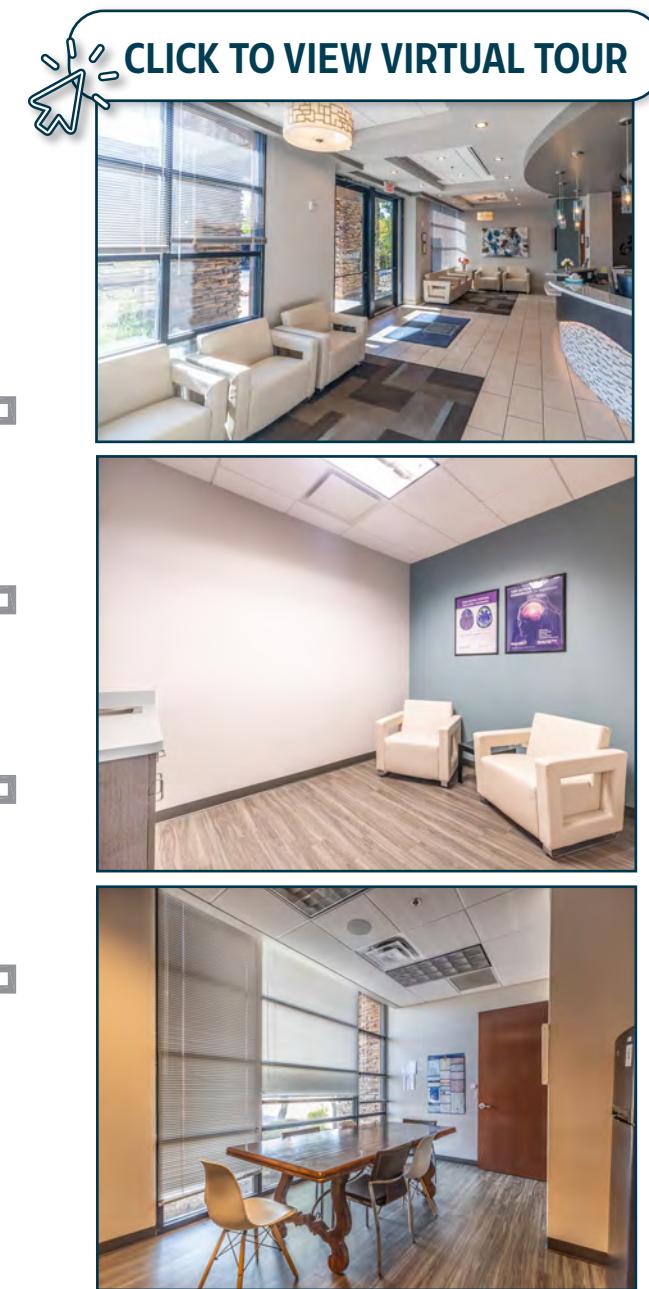
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SUITE 100

SUITE 101



AERIAL VIEW

STAND-ALONE NORTH SCOTTSDALE
MEDICAL OFFICE FOR LEASE OR SALE



SUBJECT PROPERTY



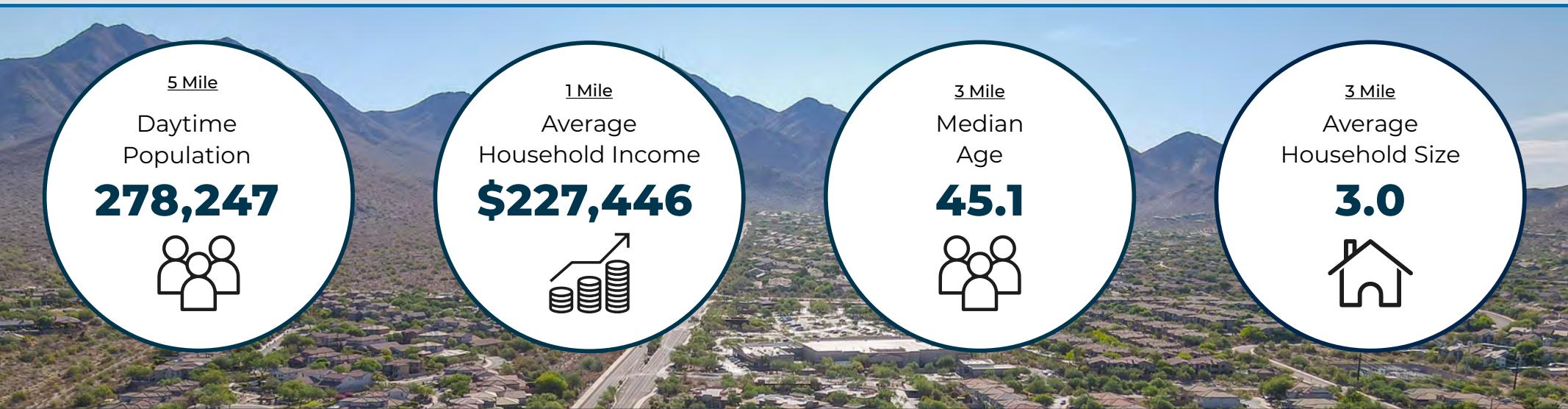
AERIAL MAP

STAND-ALONE NORTH SCOTTSDALE
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DEMOGRAPHICS

STAND-ALONE NORTH SCOTTSDALE
MEDICAL OFFICE FOR LEASE OR SALE



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	14,091	122,005	278,247
Estimated Population:	8,422	52,893	134,956
Total Households:	3,688	24,220	63,490
Average Household Income:	\$227,446	\$200,662	\$190,192
Median Age:	42.3	45.1	46.4
Average Household Size:	3.0	3.0	2.9
Housing Units:	4,053	26,706	70,181
Total Businesses:	825	7,011	16,881
Total Employees:	5,669	69,112	143,291

