



FOR LEASE
HIGH END FLEX/INDUSTRIAL CONDO

9170 E BAHIA DRIVE | SUITE 107 | Scottsdale, AZ 85260

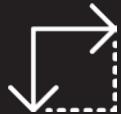
LEVROSE
COMMERCIAL REAL ESTATE

TCN
WEALTH MANAGEMENT

OFFERING DETAILS



\$1.65/SF (NNN)
Lease Rate



±4,938 SF
Total Availability



1st Floor: ±3,189 SF
2nd Floor: ±1,749 SF
Suite Breakdown



20'
Clear Height



217-13-338
Parcel Number



2003
Year Built



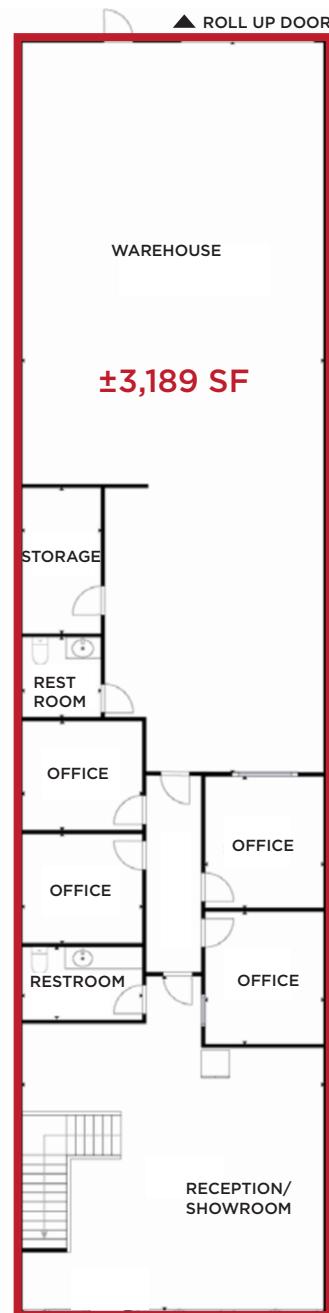
I-1, City of Scottsdale
Zoning

PROPERTY HIGHLIGHTS

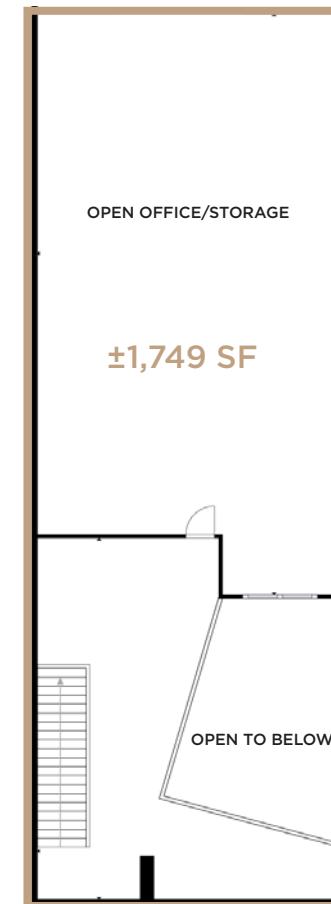
- Perfect for Car Storage, Contractor, and other Service Businesses
- 100% A/C Warehouse
- Effortless Pull-Up Parking Directly In Front of the Suite
- Prominent Building Signage Fronting Bahia Drive
- Highly Desirable Location with Direct Access to the Loop 101, Premier Shopping & Restaurants



FLOOR PLAN **±4,938 SF**

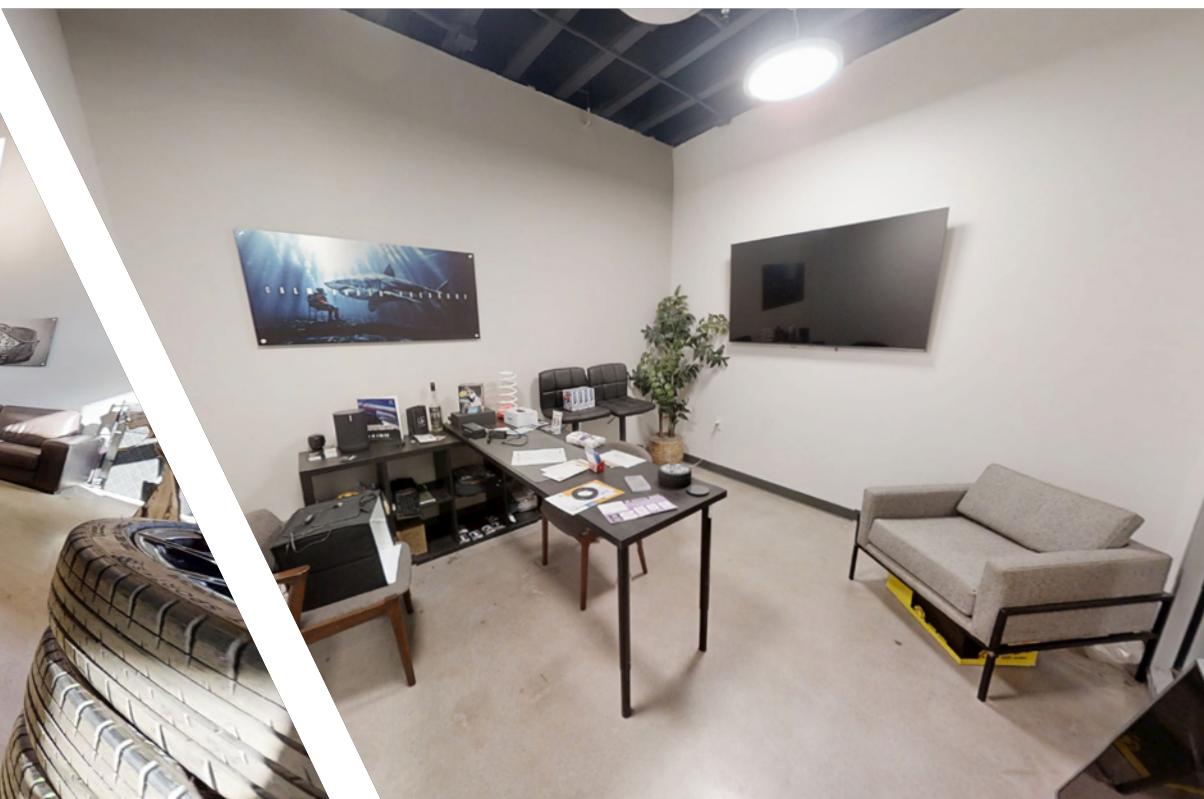


1ST FLOOR



2ND FLOOR

INTERIOR PHOTOS



AERIAL OVERVIEW





LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO
LOOP 101 FREEWAY



40+ RESTAURANTS &
5+ GROCERY STORES
WITHIN 1 MILE



30+ RETAIL STORES
WITHIN 1 MILE



STEPS AWAY FROM
SCOTTSDALE AIRPORT



Personal Gourmet

Zak Kottler

Partner

480.294.6003

zkottler@levrose.com

Joe Cosgrove

Partner

480.294.6013

jcosgrove@levrose.com

Hunter Chasse

Vice President

480.289.4225

hchasse@levrose.com

Billy Cowan

Advisor

480.294.6001

bcowan@levrose.com

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.