

MEDICAL / OFFICE SPACE

FOR LEASE

THE OFFICES AT SUNDOWN RANCH

A turnkey medical suite on the Shea Boulevard corridor

8404 E. SHEA BLVD., SUITE 105 • SCOTTSDALE, ARIZONA 85260

2,121 SF

AVAILABLE

\$27.00/SF

NNN LEASE RATE

Medical

FULL BUILD-OUT

30 Days

AVAILABILITY



Offered Exclusively By

Marc Rigau

TerraFirma Commercial Real Estate



THE SPACE

Property *Summary*

Terraforma Commercial Real Estate presents Suite 105 at 8404 E. Shea Blvd., a 2,121 SF former optometry office in the Palo Brea Court professional condominiums at Sundown Ranch. The suite delivers a complete medical build-out in excellent condition with frontage and suite signage on Shea Boulevard.

PROPERTY DETAIL

Suite	105
Size	2,121 SF
Rate	\$27.00/SF NNN
Term	Negotiable
Use	Medical / Office
Building	Single-story, built 2001
Parking	12 surface, 3 covered

HIGHLIGHTS

Turnkey build-out

Reception, waiting room, optical display, exam rooms, and private office in place

Shea Blvd. frontage

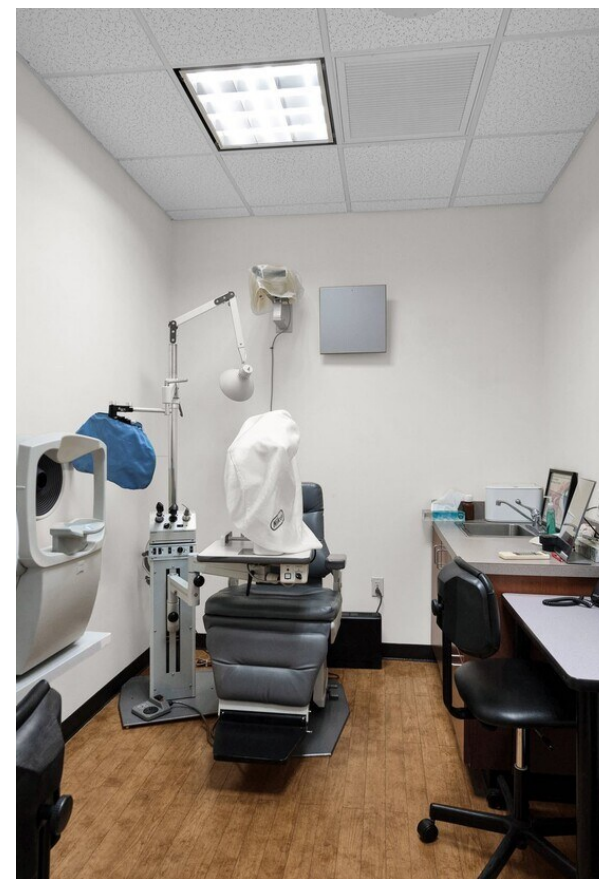
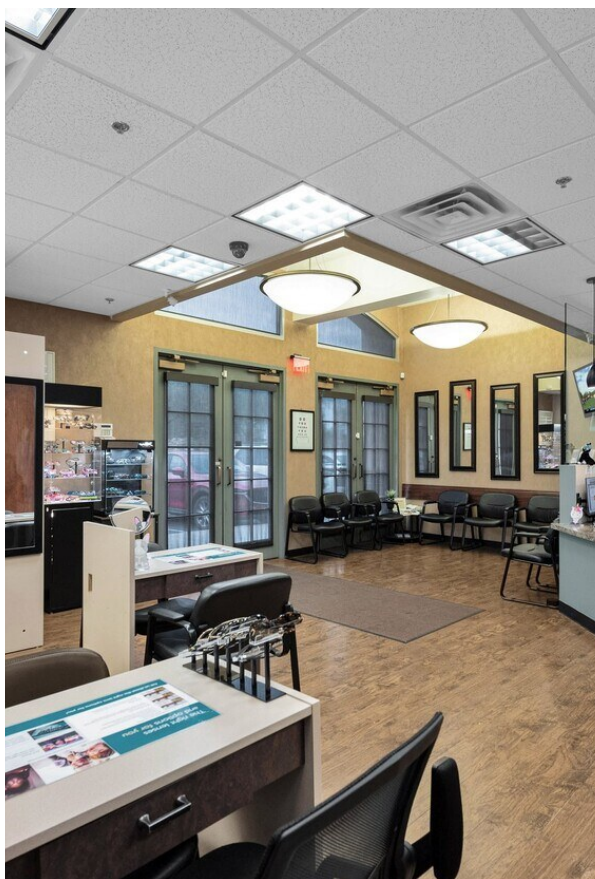
Suite signage on Scottsdale's primary medical corridor, minutes from HonorHealth Shea

Medical co-tenancy

Shree Physicians, Hugh Gruhn PLLC, and other established practices

Floor plan and 3D tour available upon request.

Turnkey *Build-Out*



The suite was purpose-built for an optometry practice and has been professionally maintained: a bright reception and optical retail area, a multi-station front desk, and fully finished exam rooms with plumbing and data in place. *A new medical or professional user can occupy with minimal improvement cost and downtime.*

Suited to optometry, dental, dermatology, med spa, or general practice.

LOCATION & CONTACT

Shea *Boulevard*



Palo Brea Court, The Offices at Sundown Ranch · Shea Blvd. & 84th St. · 1.5 miles to HonorHealth Scottsdale Shea · 3 miles to Loop 101

FOR MORE INFORMATION

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