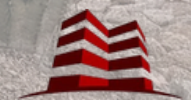


13253 LA MONTANA DRIVE



MOATS
OFFICE PROPERTIES

13253 LA MONTANA DRIVE AT-A-GLANCE

**815 SF - 7,203 SF
Available for Lease**

Parking: 17 Surface Spots

Class B Professional/Medical

Building Signage Available

Monument Signage Available

2-Story Building - 12,013 SF

Year Built/Renovated: 1987/2026

**LOCATED IN THE HEART OF
DOWNTOWN FOUNTAIN HILLS**

LA MONTANA DRIVE

13253

GROCERY, RESTAURANTS & RETAIL

MAIN ENTRANCE

MONUMENT SIGNAGE AVAILABLE

E PALISADES BOULEVARD

LA MONTANA DRIVE

RESTAURANTS & RETAIL

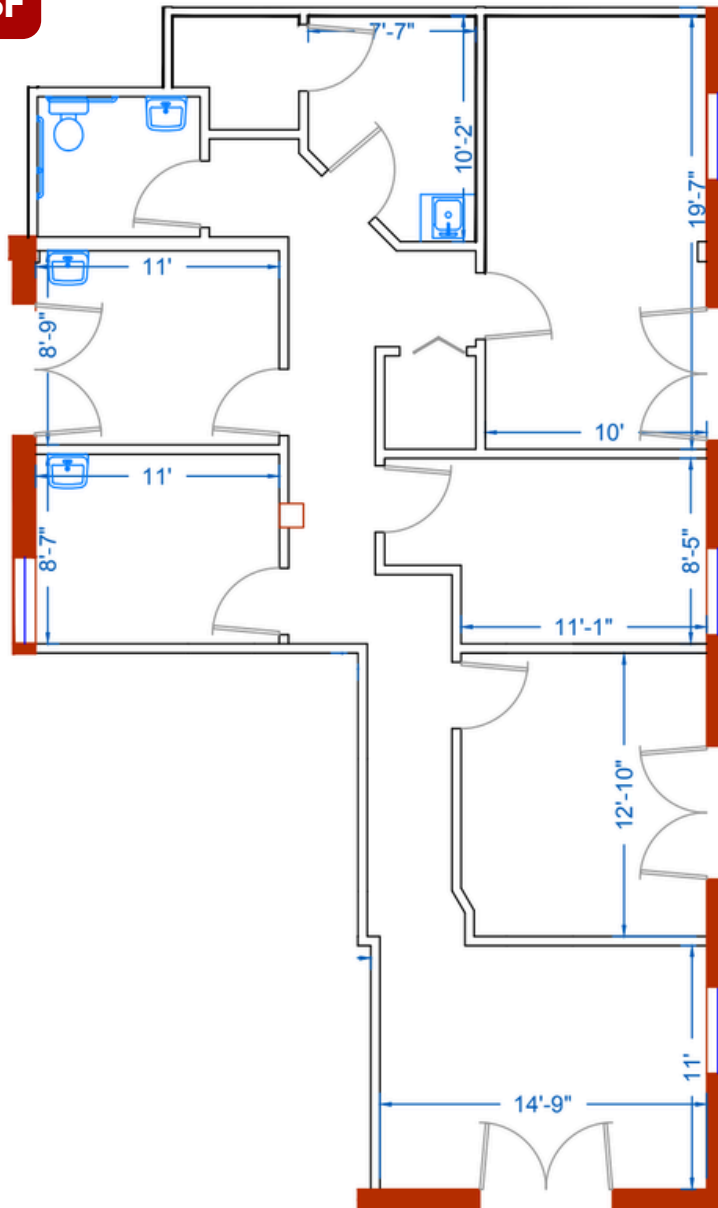
FOUNTAIN PARK



**MOATS
OFFICE PROPERTIES**

FLOORPLAN AVAILABLE

SUITE 101 | 1,362 RSF

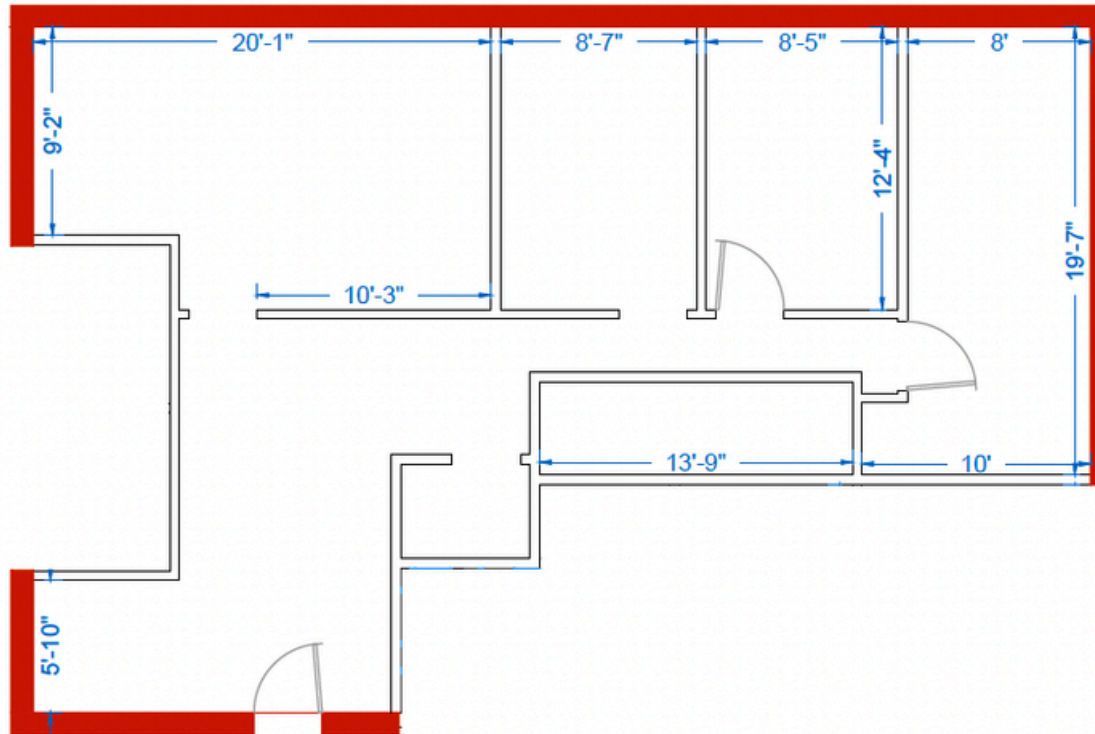


TURNKEY MEDICAL OFFICE

- FULLY BUILT OUT AS A MEDICAL OFFICE
- FIRST FLOOR, COURTYARD
- RECEPTION & WAITING AREA
- MULTIPLE PRIVATE & CLIENT ENTRANCES
- PRIVATE RESTROOM
- STORAGE ROOM
- 3 EXAM ROOMS WITH SINKS
- 3 EXAM ROOMS / PRIVATE OFFICES

FLOORPLAN AVAILABLE

SUITE 102 | 1,171 RSF

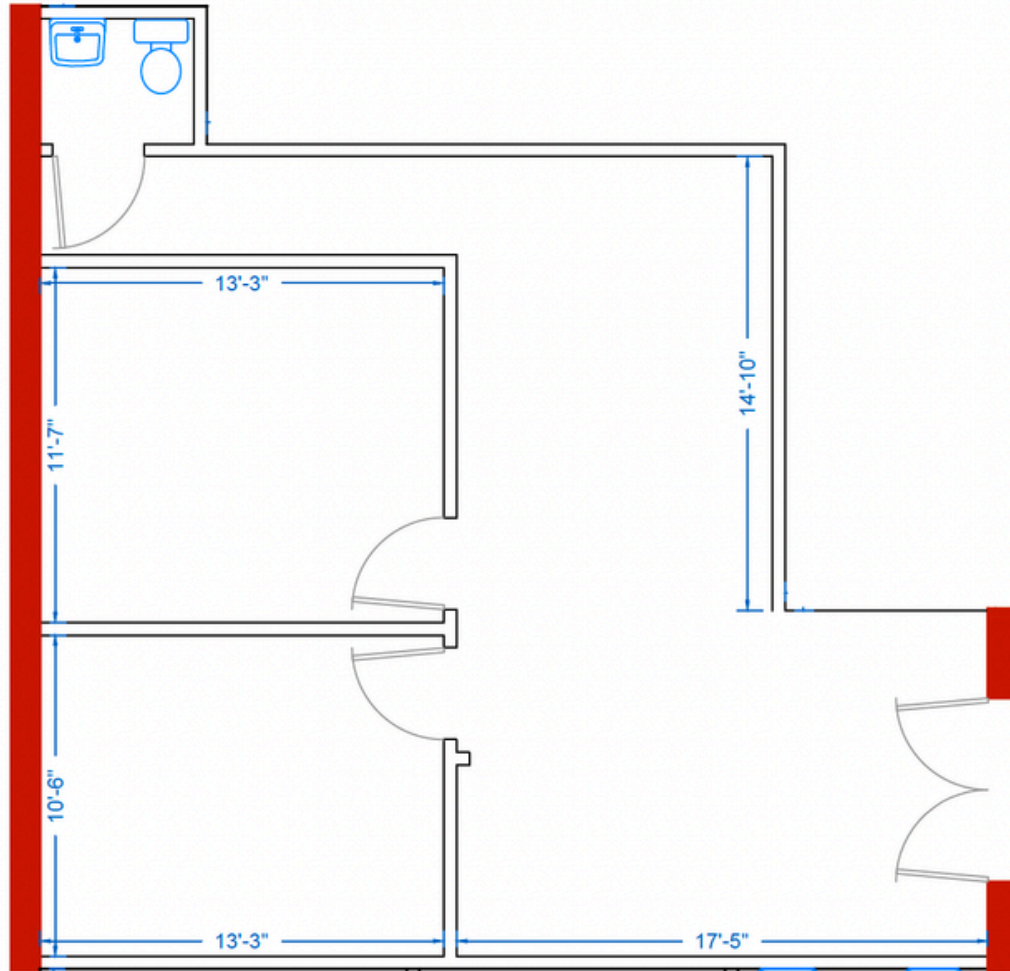


TURNKEY PROFESSIONAL OFFICE

- FULLY BUILT OUT AS A PROFESSIONAL OFFICE
- FIRST FLOOR, COURTYARD
- RECEPTION & WAITING AREA
- PRIVATE ENTRANCE
- STORAGE ROOM
- 4 PRIVATE OFFICES

FLOORPLAN AVAILABLE

SUITE 104 | 815 RSF

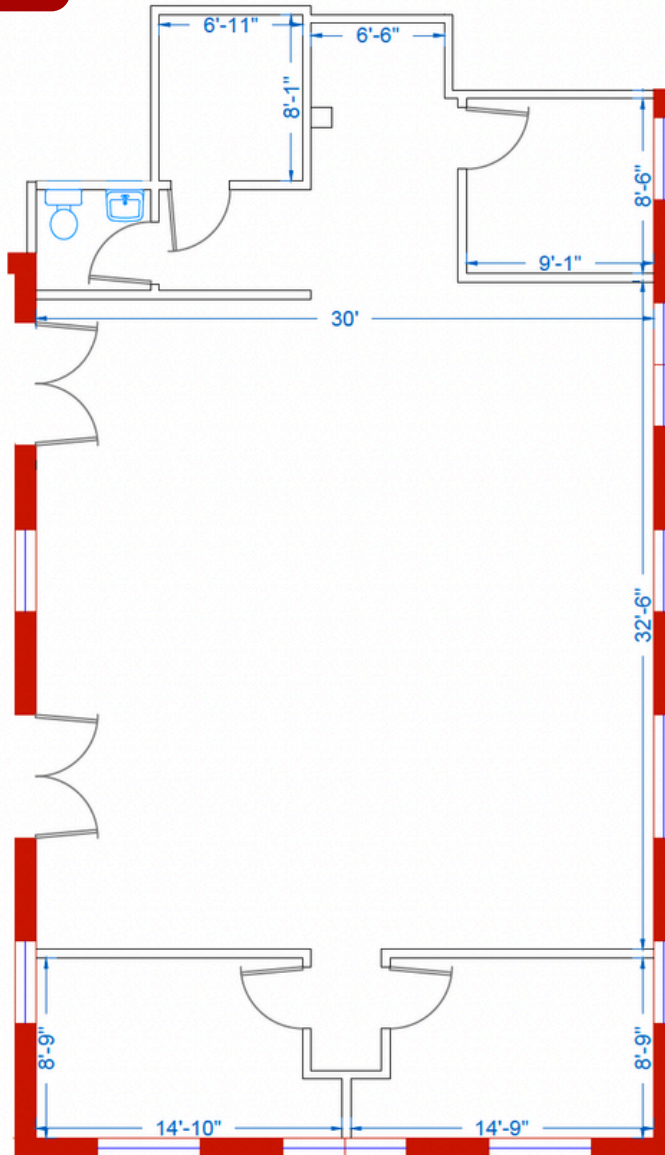


TURNKEY PROFESSIONAL OFFICE

- FIRST FLOOR, COURTYARD
- PRIVATE SUITE
- PRIVATE COURTYARD ENTRANCE
- PRIVATE RESTROOM
- 2 PRIVATE OFFICES

FLOORPLAN AVAILABLE

SUITE 202 | 1,402 RSF

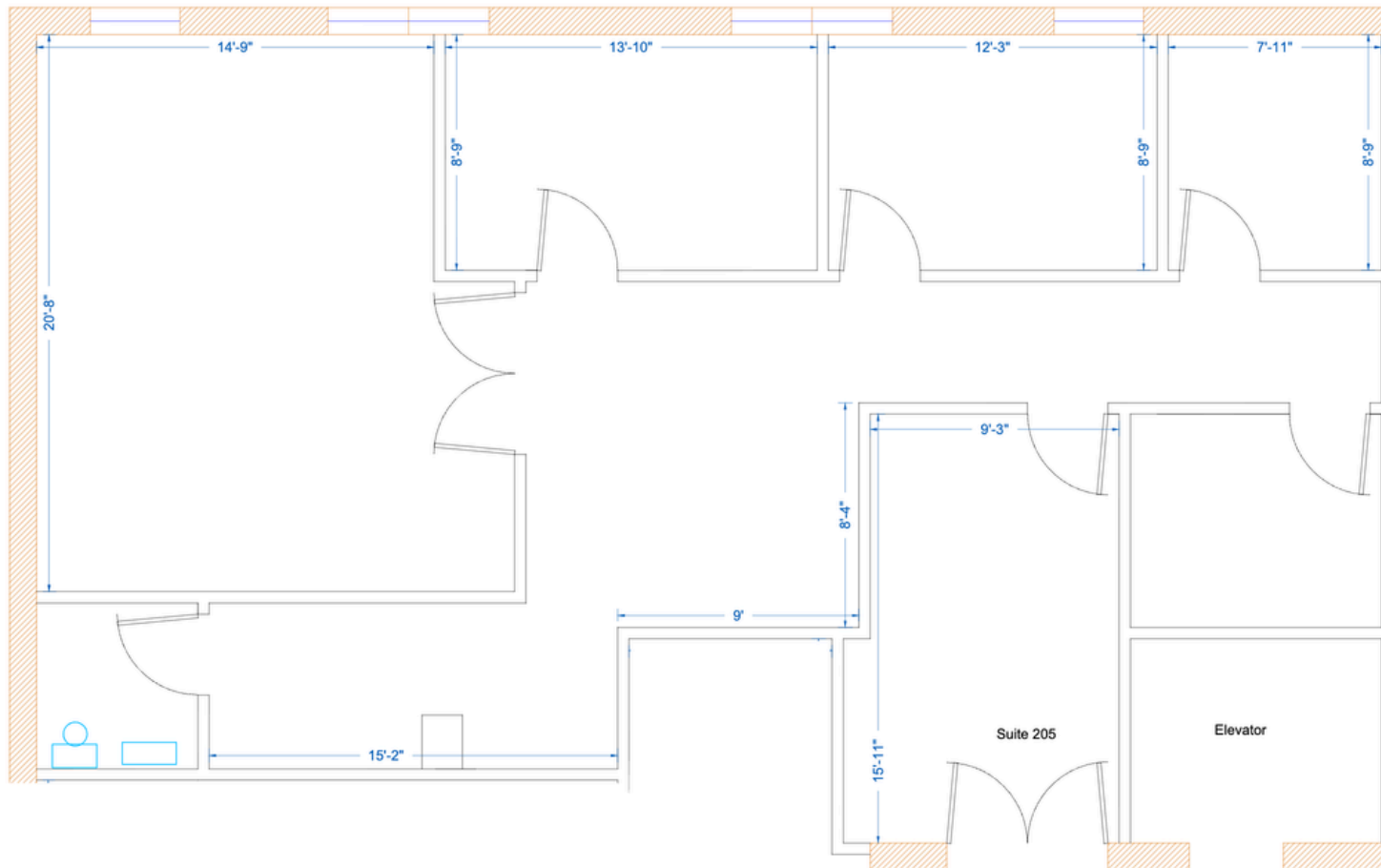


TURNKEY PROFESSIONAL OFFICE

- SECOND FLOOR, COURTYARD
- PRIVATE SUITE
- PRIVATE ENTRANCE
- PRIVATE RESTROOM
- 2 PRIVATE OFFICES
- STORAGE ROOM
- AMPLE OPEN FLOOR PLAN!

FLOORPLAN AVAILABLE

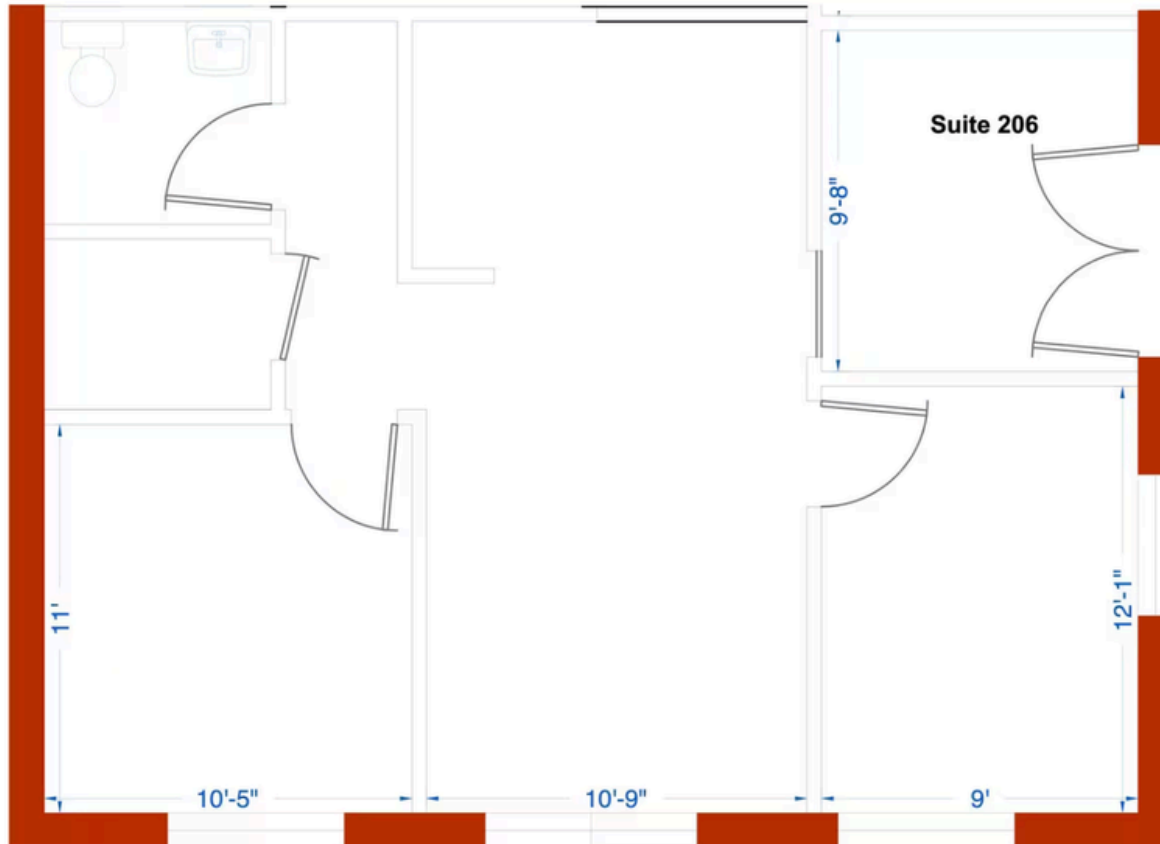
SUITE 205 | 1,545 RSF



- TURNKEY
PROFESSIONAL OFFICE**
- SECOND FLOOR, COURTYARD
 - PRIVATE SUITE
 - PRIVATE ENTRANCE
 - PRIVATE RESTROOM
 - RECEPTION AREA
 - 4 PRIVATE OFFICES
 - CONFERENCE ROOM
 - AMPLE OPEN FLOOR PLAN!

FLOORPLAN AVAILABLE

SUITE 206 | 807 RSF

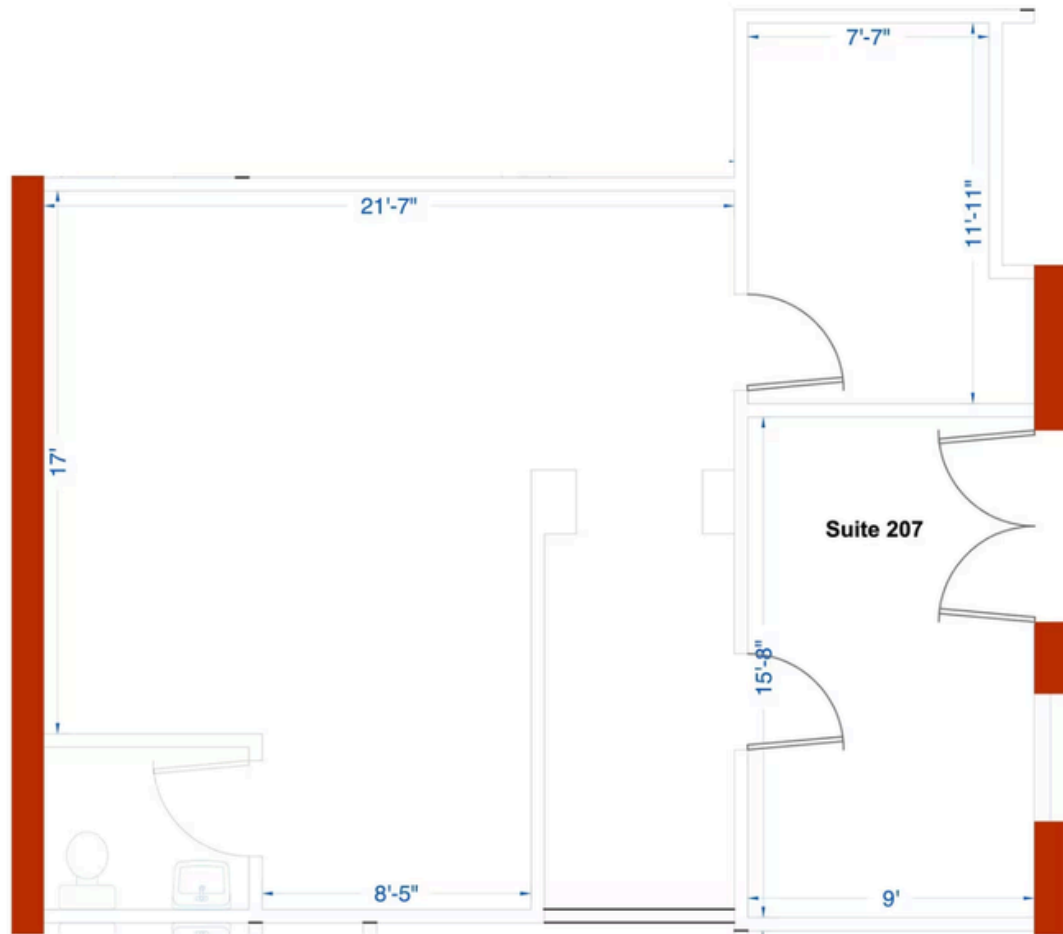


TURNKEY PROFESSIONAL OFFICE

- SECOND FLOOR, COURTYARD
- PRIVATE SUITE
- PRIVATE ENTRANCE
- PRIVATE RESTROOM
- 2 PRIVATE OFFICES
- RECEPTION AREA
- STORAGE ROOM
- AMPLE OPEN FLOOR PLAN!

FLOORPLAN AVAILABLE

SUITE 207 | 825 RSF

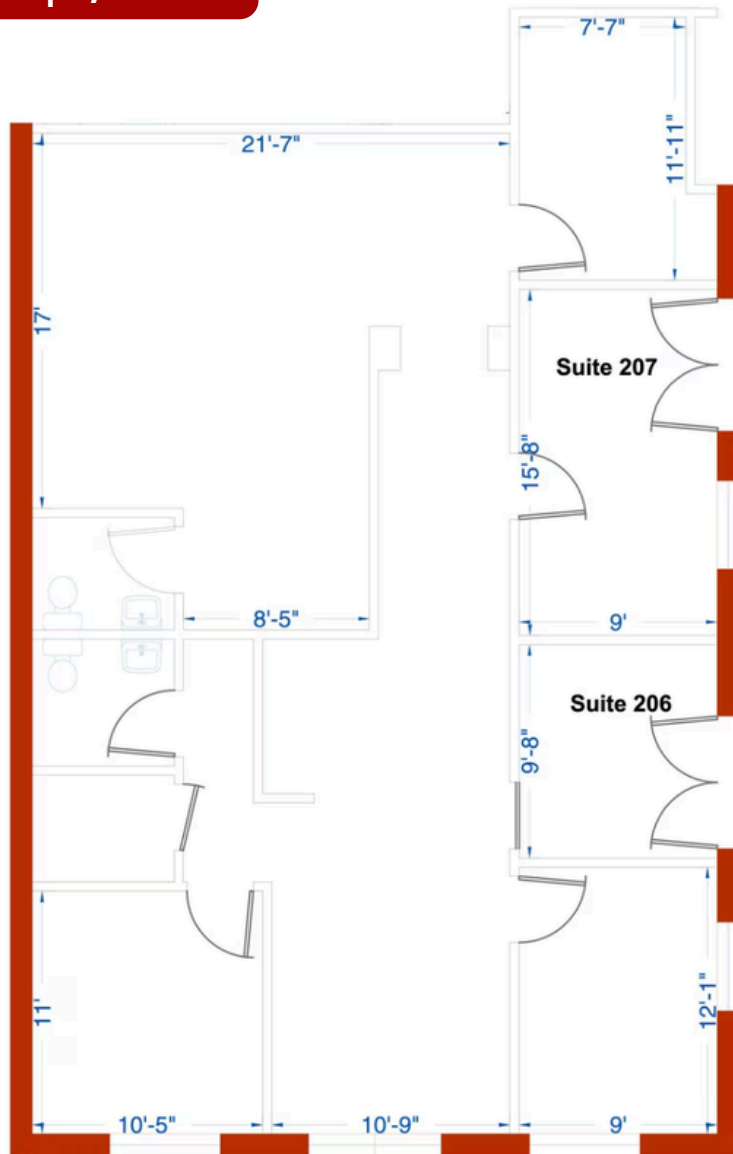


TURNKEY PROFESSIONAL OFFICE

- SECOND FLOOR, COURTYARD
- PRIVATE SUITE
- PRIVATE ENTRANCE
- PRIVATE RESTROOM
- PRIVATE OFFICE
- RECEPTION AREA
- AMPLE OPEN FLOOR PLAN!

FLOORPLAN AVAILABLE

SUITE 206-207 | 1,632 RSF



TURNKEY PROFESSIONAL OFFICE

- SECOND FLOOR, COURTYARD
- PRIVATE SUITE
- MULTIPLE PRIVATE ENTRANCES
- 2 PRIVATE RESTROOMS
- 3 PRIVATE OFFICES
- CONFERENCE AREA
- STORAGE ROOM
- MULTIPLE RECEPTION AREAS
- AMPLE OPEN FLOOR PLAN!

BUILDING SUMMARY

Value Drivers

- **Well-maintained professional and medical office building** totaling ~12,013 SF in Fountain Hills.
- **Charming Santa Fe-style architecture** with **strong street presence** and **high curb appeal**.
- Prominent frontage on La Montana Drive in the Fountain Hills business district, **offering excellent daily visibility**.
- **Flexible, turn-key suites** ranging from ~815 SF to ~1,742 SF, suitable for medical, professional, and service-oriented tenants.
- Central **Saltillo-clay tiled courtyard** and **attractive landscaped grounds** enhance tenant environment.
- Recently **seal-coated parking lot containing 17 surface spots** provides safe and seamless access.
- **Recent and planned capital improvements** include a newly seal-coated parking lot and Q1 2026 exterior upgrades with interior upgrades in available spaces.
- **Tenant-controlled HVAC** and high-speed internet available in most suites.
- **Private in-suite restrooms** in many configurations for comfort and convenience.
- Across from Basha's Grocery with a **strong mix of retail, dining, and services nearby**, improving walkability and daily convenience.



ABOUT US

For over 32 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs, Northwest Michigan, and Central Arizona.

We are a family owned and operated business and strive for the best in customer satisfaction.

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TO LEARN MORE, VISIT OUR
WEBSITE OR SCAN OUR QR CODE:

