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# FOUNTAIN HILLS

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PROFESSIONAL CENTER

13620 N Saguaro Blvd. | Fountain Hills, AZ 85268

FOR LEASE | MEDICAL OFFICE









CBRE

# PROPERTY OVERVIEW

**Fountain Hills Professional Center** is a one-story, garden-style building spanning approximately 20,194 square feet, suitable for both medical and general office use. The property features ample parking and is surrounded by various amenities, including restaurants and retail shops. Fountain Hills Professional Center is centrally located, only minutes from the Town Center and Fountain Park.

# PROPERTY HIGHLIGHTS

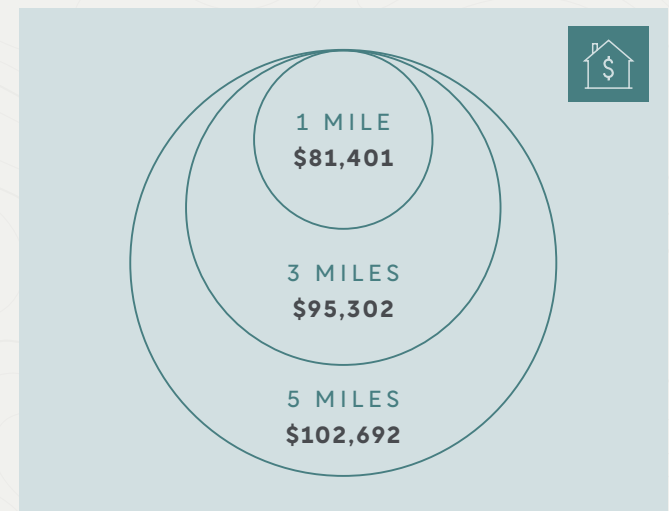
-  Healthcare Tenant Synergy
-  Prominent Monument Signage
-  Generous Tenant Improvements
-  Excellent Visibility Fronting N Saguaro Blvd.
-  Convenient Surface & Covered Parking Available
-  Close to Established Retail and Dining

# DEMOGRAPHICS

## POPULATION



## MEDIAN HH INCOME



SOURCE: ESRI



# PROPERTY SUMMARY

TYPE:

Multi-tenant medical office building

BUILDING SF:

±20,194 SF

AVAILABLE SF:

Suite 50: ±2,519 SF

Suite 60: ±1,496 SF

Suite 90: ±1,520 SF

Suite 95: ±4,349 SF

SUITES 60, 90, 95  
ARE CONTIGUOUS  
FOR UP TO ±7,365 SF

RATE:

\$14.00/SF NNN

YEAR OF  
CONSTRUCTION:

2000

SIZE AREA:

2.26 AC

ZONING:

C-2, Fountain Hills

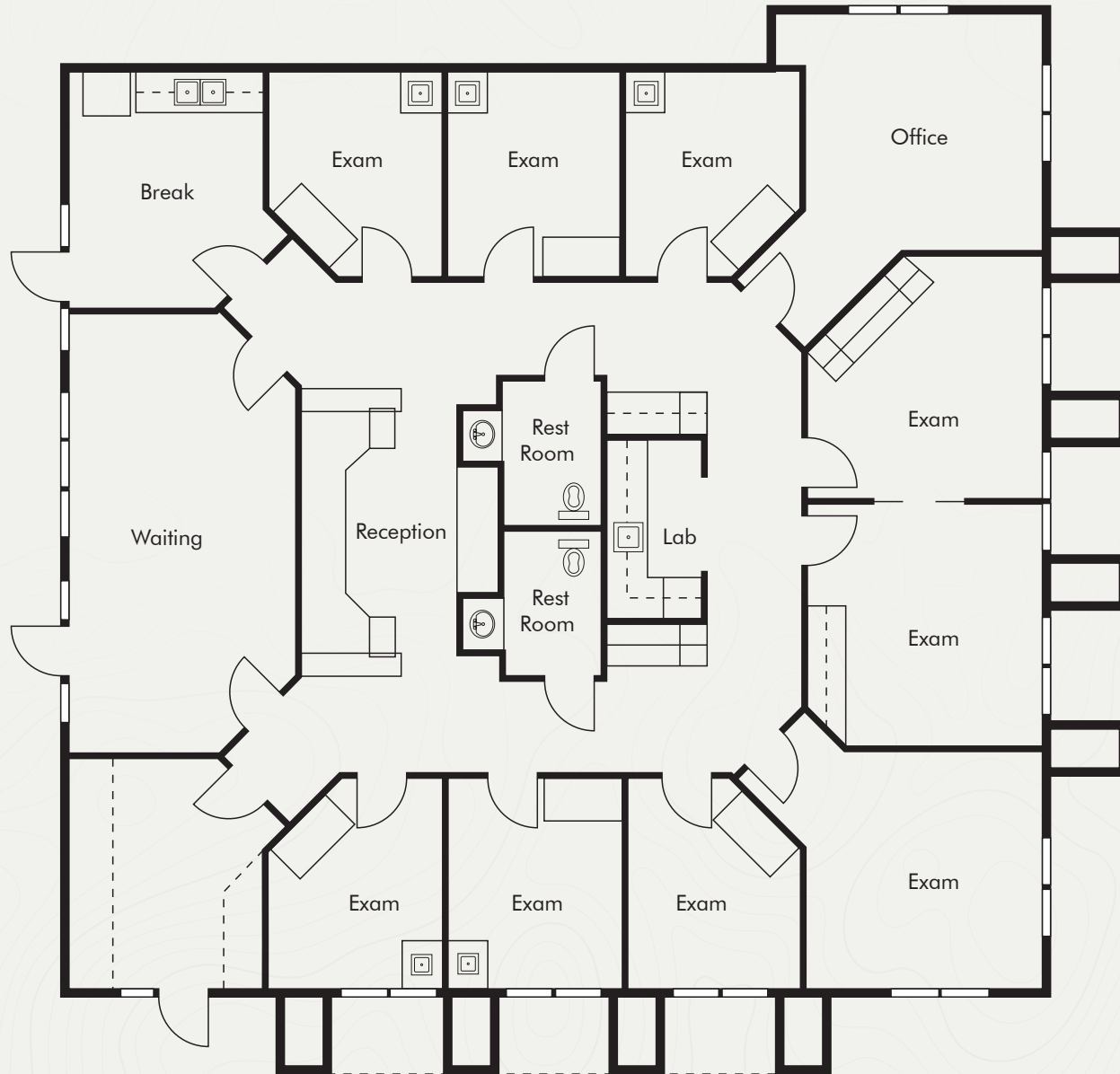
PARKING RATIO:

5.20:1,000 SF

Covered, reserved available

# SPACE PLAN

**SUITE 50**  
±2,519 SF



NOT TO SCALE

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# FLOOR PLAN

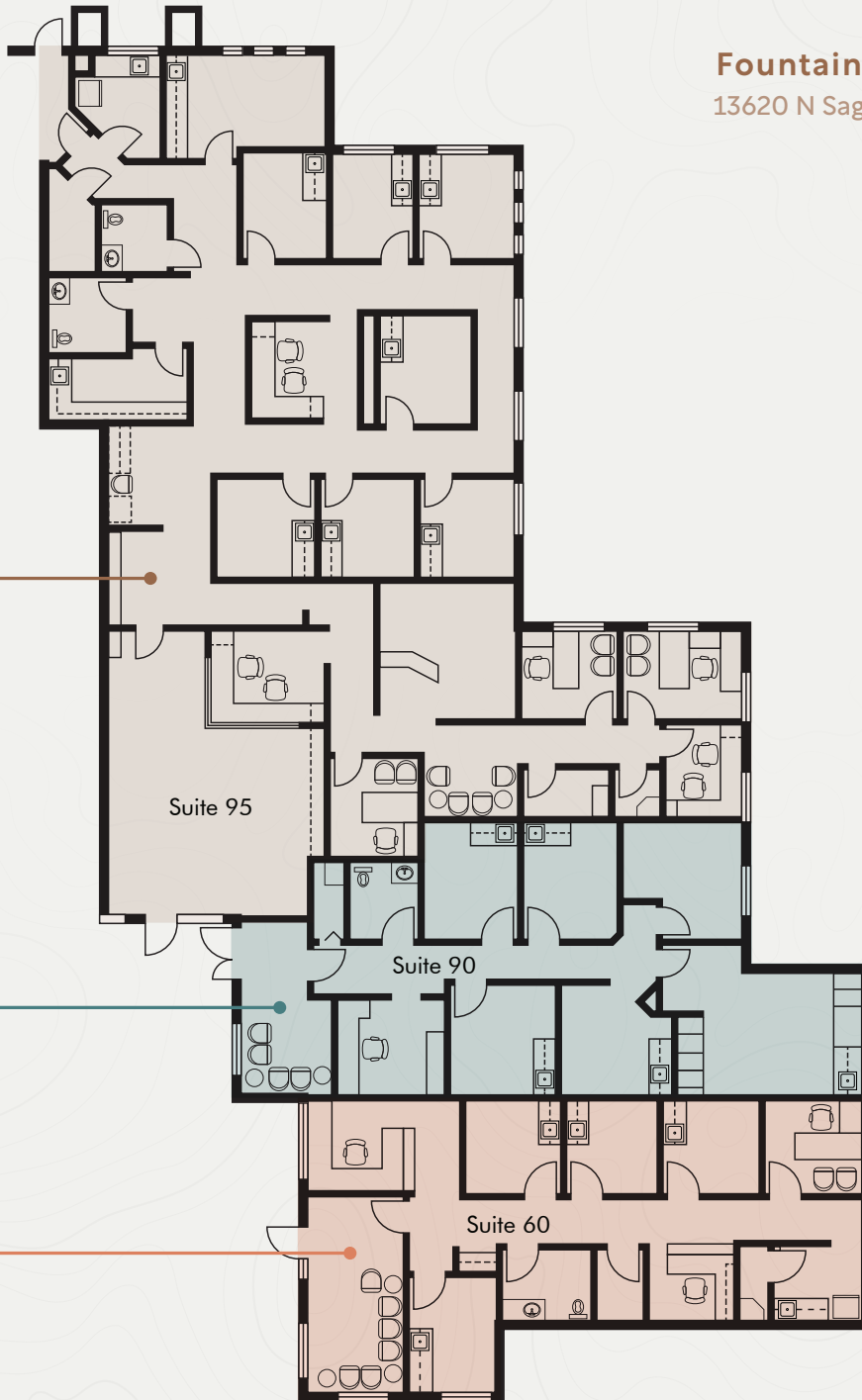
**SUITES 60, 90, 95**  
±7,365 SF

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SUITE 95

SUITE 90

SUITE 60

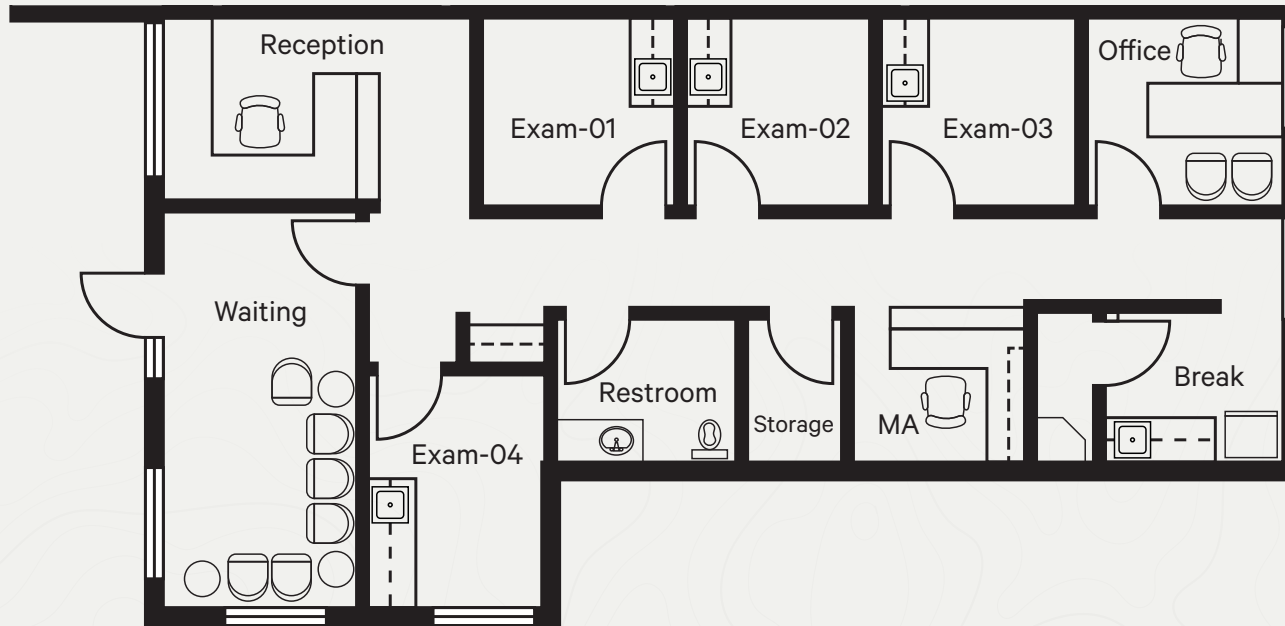


NOT TO SCALE

# SPACE PLAN

**SUITE 60**

±1,496 SF



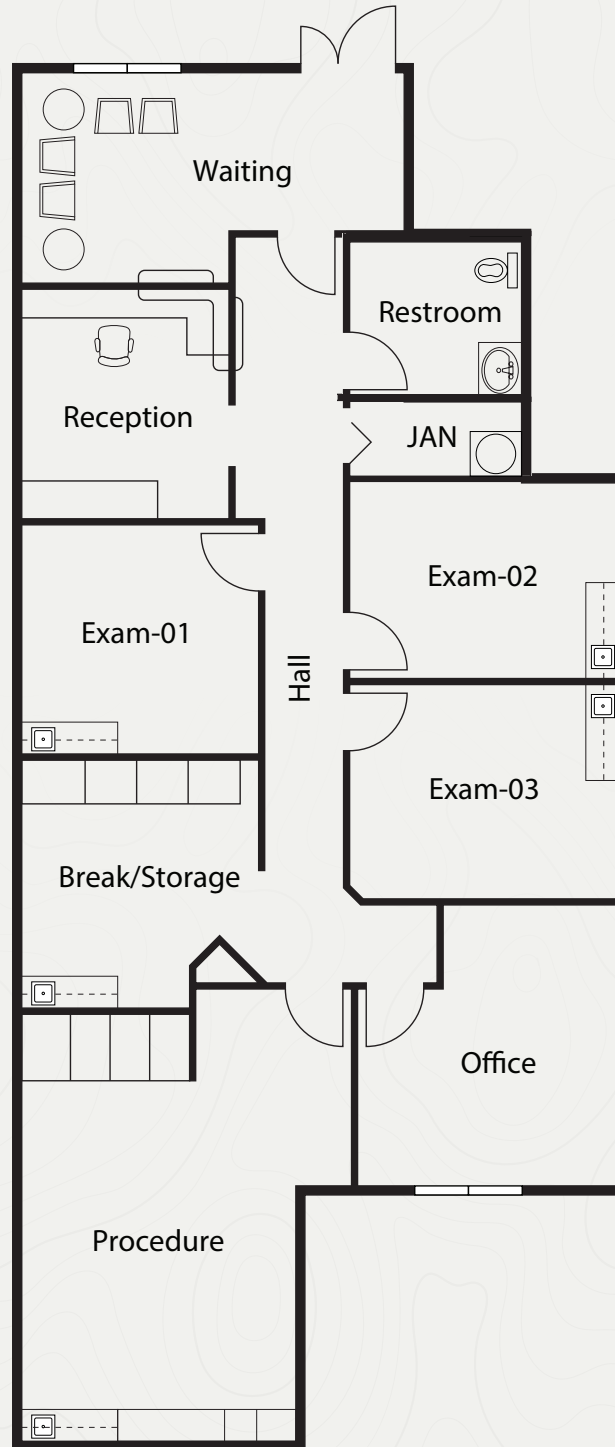
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# SPACE PLAN

**SUITE 90**

±1,520 SF



NOT TO SCALE

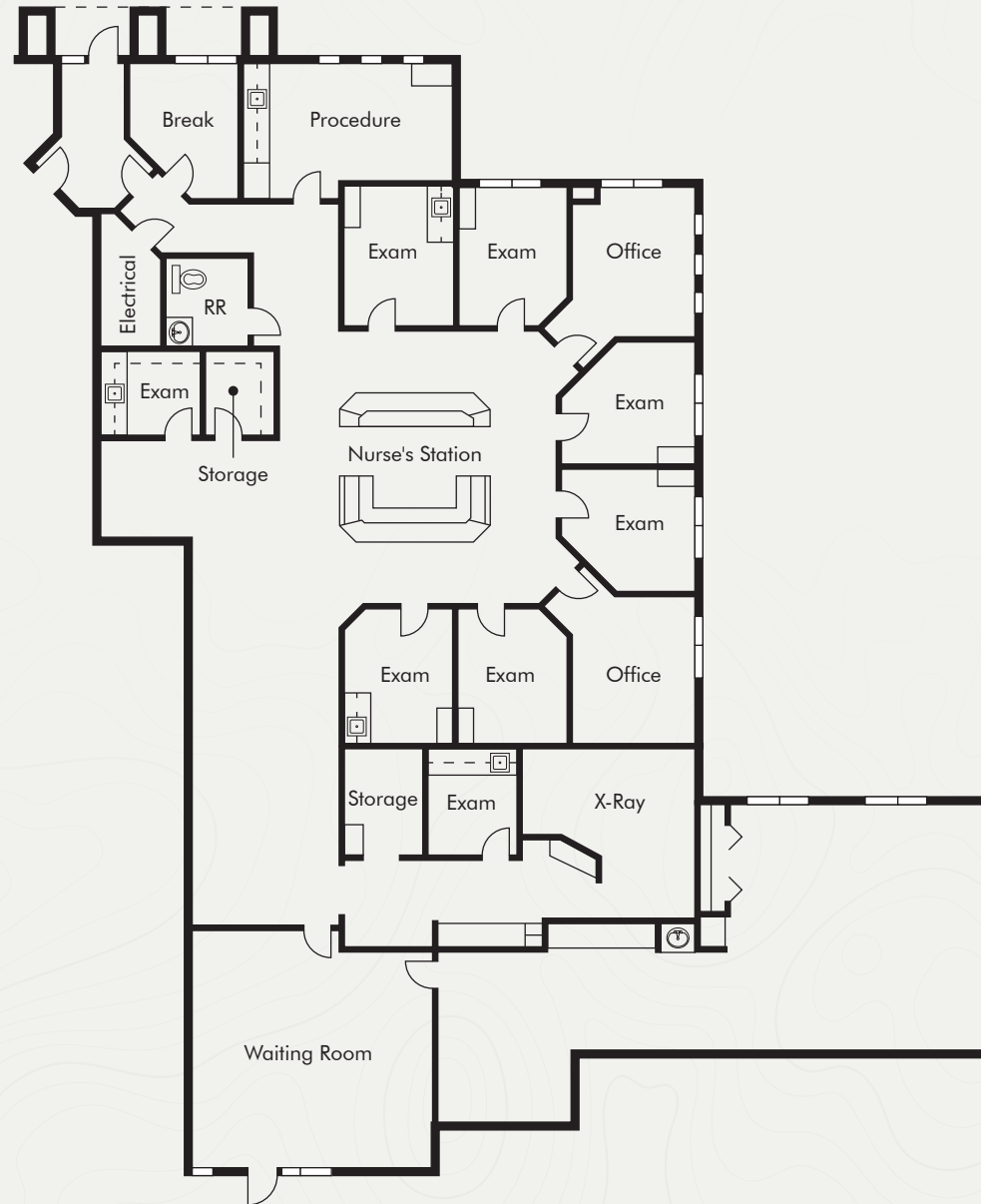
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# SPACE PLAN

## SUITE 95

±4,349 SF

### CURRENT PLAN



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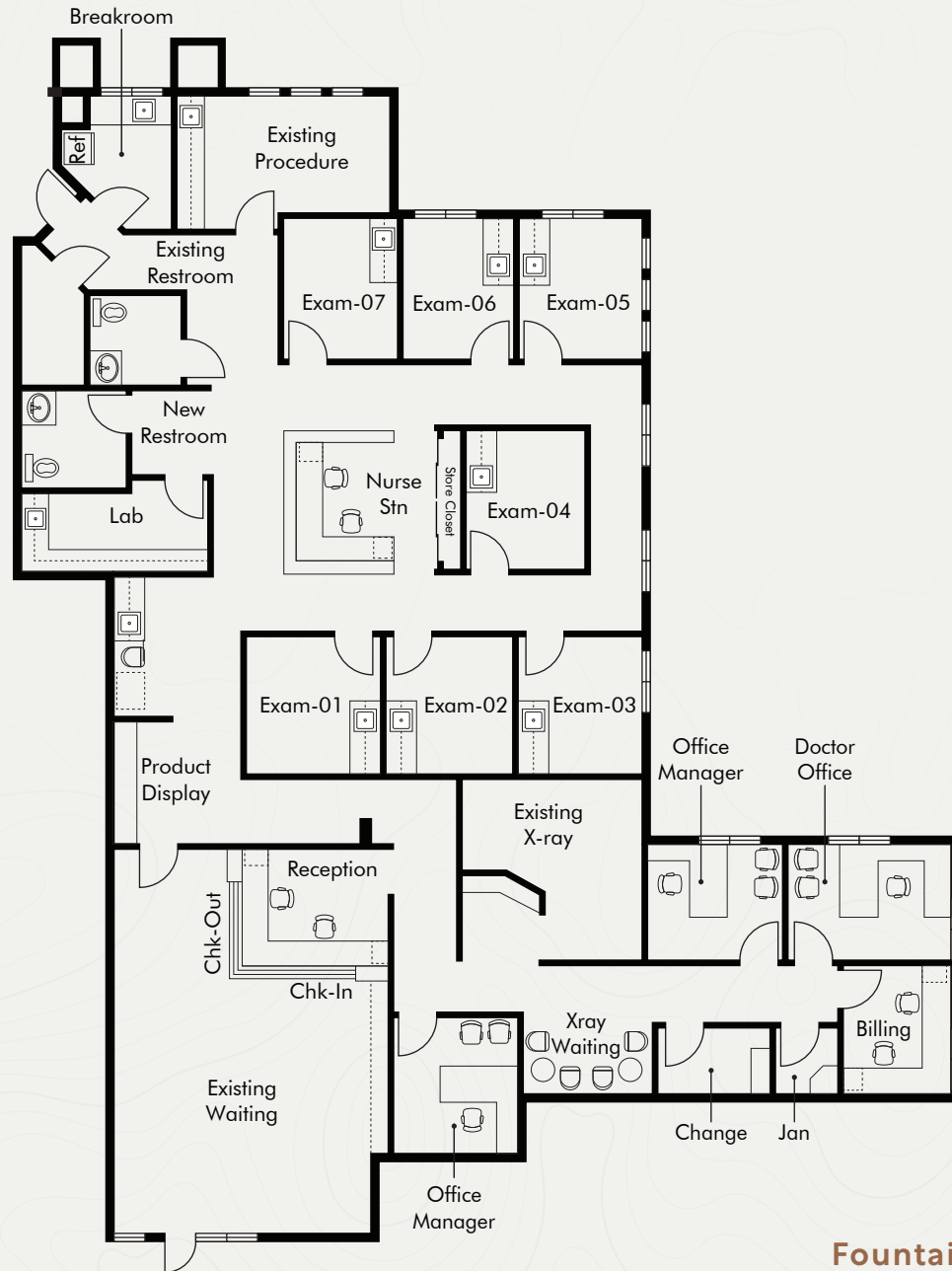
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# SPACE PLAN

## SUITE 95

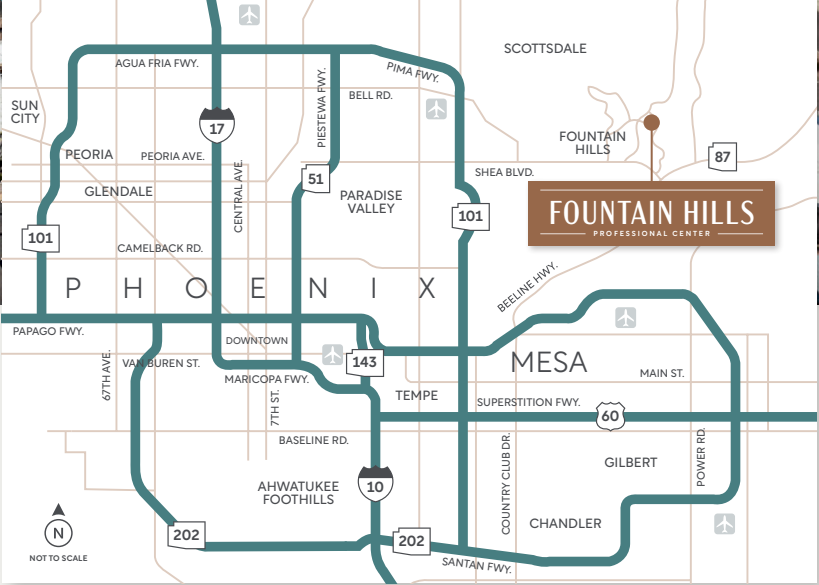
±4,349 SF

## CONCEPTUAL PLAN



NOT TO SCALE

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FOR MORE INFORMATION, PLEASE CONTACT:

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