

# FOR SALE OR LEASE

## 90TH STREET & BAHIA BUSINESS PARK

9096 East Bahia Drive, Suite 108 | Scottsdale, AZ 85260

[CLICK HERE](#)  
for photos and floorplan



**George Haugen** *President and Designated Broker – Owner/Agent*

8765 East Bell Road, Suite 207 | Scottsdale, AZ 85260 | (602) 499-6000 Mobile | [www.HaugenCommercial.com](http://www.HaugenCommercial.com) | [George@HaugenCommercial.com](mailto:George@HaugenCommercial.com)

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### PROPERTY SUMMARY

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#### Executive Summary

The property situated at 9096 East Bahia Drive, Suite 108, Scottsdale, Arizona 85260, presents an exceptional commercial setting within the City of Scottsdale's I-1 PCD zoning district. This suite features a practical office/warehouse facility, offering easy accessibility along with many nearby amenities.

#### Key Property Details

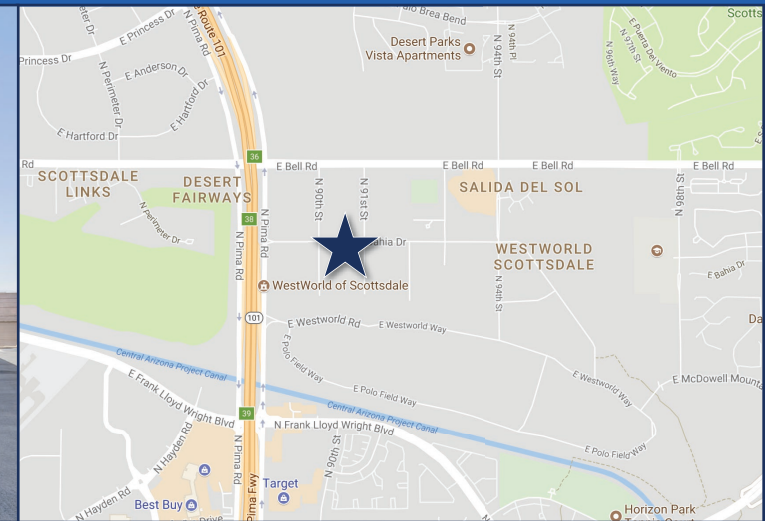
**Year Built:** 2005  
**Zoning:** I-1 PCD (Planned Community Development), City of Scottsdale  
**Parking:** Three (3) reserved spaces  
**Unit Size:** Approximately 3,044 square feet (Source Remodel Plans)

#### Financial Information

**Purchase Price:** Submit Offer  
**Monthly Lease Rate:** Negotiable NNN  
**2025 Real Estate Taxes:** \$363.48 monthly  
**Association Dues:** \$436.60 monthly  
**Rental Tax Rate:** 2.25% monthly  
**Minimum Term:** Three Years with annual increases

#### Disclosures & Considerations

- The property is listed by Owner/Agent.
- Located within Flood Zone A/O; flood insurance is recommended.
- In proximity to Scottsdale Airport; regular aircraft overflight and associated noise may occur.



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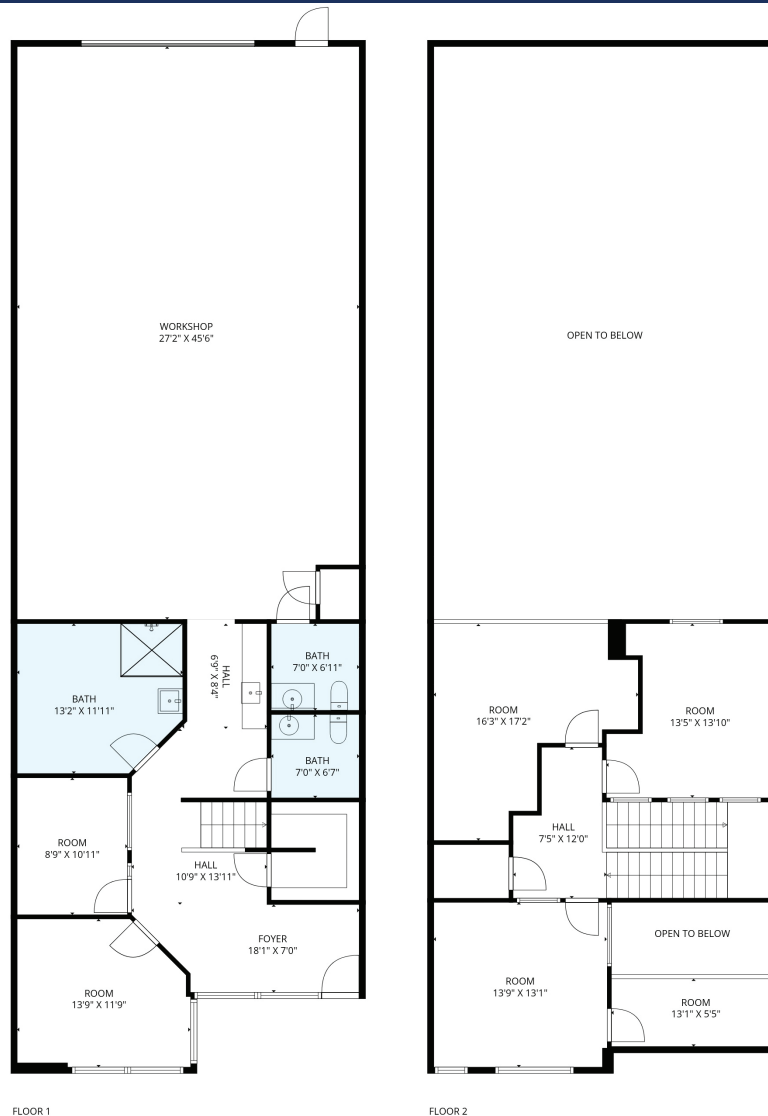
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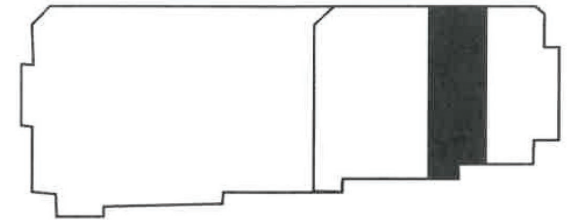
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FLOOR 1

FLOOR 2



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