

# SCOTTSDALE EXECUTIVE OFFICE OPPORTUNITY

Bell Professional Center | 5425 E Bell Rd, Suite 140 | Scottsdale, Arizona



**±2,565 SF**

Executive Office Condo

**\$25.55 PSF**

Base Lease Rate

**\$6.75 PSF NNN**

Triple Net Charges

**4 Covered Spaces**

100+ Spaces in Complex

**Position your business in one of Scottsdale's most desirable professional and medical corridors.**

This polished ±2,565 SF executive office condo offers excellent visibility, a functional professional layout, and immediate access to Loop 101 and SR-51. The suite is ideal for medical, legal, financial, insurance, wellness, and executive office users seeking a strong Scottsdale location near Kierland Commons, Scottsdale Quarter, Desert Ridge, Mayo Clinic, Scottsdale 101, and Abrazo Scottsdale Campus.

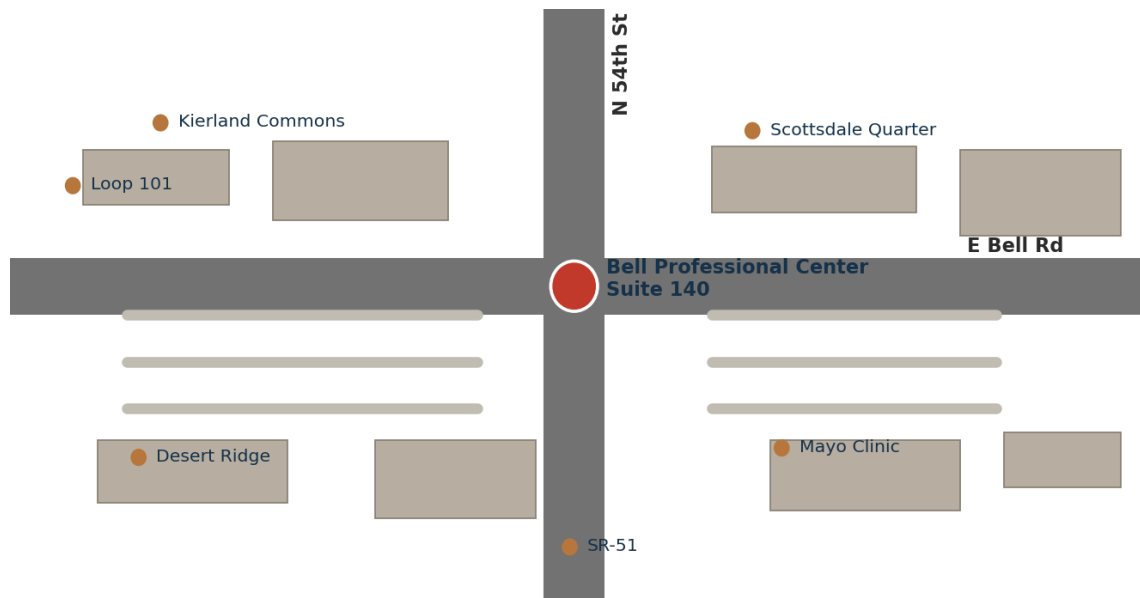
# LEASE DETAILS & PROPERTY HIGHLIGHTS

<ul style="list-style-type: none"> <li>✓ Approx. ±2,565 SF executive office condo</li> <li>✓ End-cap unit with excellent street visibility</li> <li>✓ Reception and client waiting area</li> <li>✓ Open collaborative workspace</li> <li>✓ Four private offices / meeting rooms</li> <li>✓ Conference / meeting flexibility</li> <li>✓ Two private restrooms</li> <li>✓ Full kitchen and staff lounge</li> </ul>	<ul style="list-style-type: none"> <li>✓ Lease rate: <b>\$25.55 PSF</b> base rent</li> <li>✓ Triple net charges: <b>\$6.75 PSF NNN</b></li> <li>✓ 4 covered reserved parking spaces</li> <li>✓ Over 100 parking spaces available in the complex</li> <li>✓ Professionally managed office complex</li> <li>✓ Strong Scottsdale demographics</li> <li>✓ Close to Loop 101, SR-51, Mayo Clinic and Kierland</li> <li>✓ Ideal for medical, legal, insurance, financial and executive users</li> </ul>
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# AVAILABLE LEASE INCENTIVES

✓ Attractive terms for long-term tenants	✓ Potential free rent period	✓ Flexible lease structure
✓ Tenant improvement allowance	✓ Competitive lease rates	✓ Customized lease terms

# STRATEGIC SCOTTSDALE LOCATION



# MODERN PROFESSIONAL INTERIOR



The suite offers a high-quality office environment with bright window lines, a professional reception area, collaborative work areas, private offices, and a full staff kitchen/break room. The layout supports client-facing operations while maintaining efficient back-office workflow. The space is currently configured for professional office use and may be adapted to suit a qualified tenant subject to landlord approval.

# WHY THIS SCOTTSDALE OFFICE STANDS OUT

<b>Visibility + Access</b> End-cap presence on Bell Road with immediate regional access to Loop 101 and SR-51.	<b>Parking Advantage</b> 4 covered reserved spaces plus more than 100 additional spaces within the complex.
<b>Professional Buildout</b> Functional professional improvements already in place with reception, offices, work areas, restrooms, and kitchen.	<b>Flexible User Profile</b> Well suited for medical, legal, insurance, financial, wellness, and executive office users.

## SUMMARY

**Modern. Strategic. Professional.**

A rare opportunity to establish your business in a premier Scottsdale office environment with executive-quality improvements, strong accessibility, a competitive \$25.55 PSF base lease rate, \$6.75 PSF NNN charges, and attractive landlord incentives for qualified long-term tenants.

<b>±2,565 SF</b>	<b>\$25.55 PSF</b> Base Rent	<b>\$6.75 PSF NNN</b> Triple Net Charges	<b>4 Covered + 100+</b> Complex Parking
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**For lease information, tours, and offering details, please contact the listing representative.**

Information is deemed reliable but should be independently verified. Lease terms and incentives are subject to landlord approval and may change without notice.