



# *Office Space for Lease*

## *Prestigious McDowell Mtn Business Park*



**9380 E. Bahia Drive**  
**SCOTTSDALE, AZ 85260 | Suite 101 | ± 967 SF**

**JAMES LIEBERTHAL, SIOR**

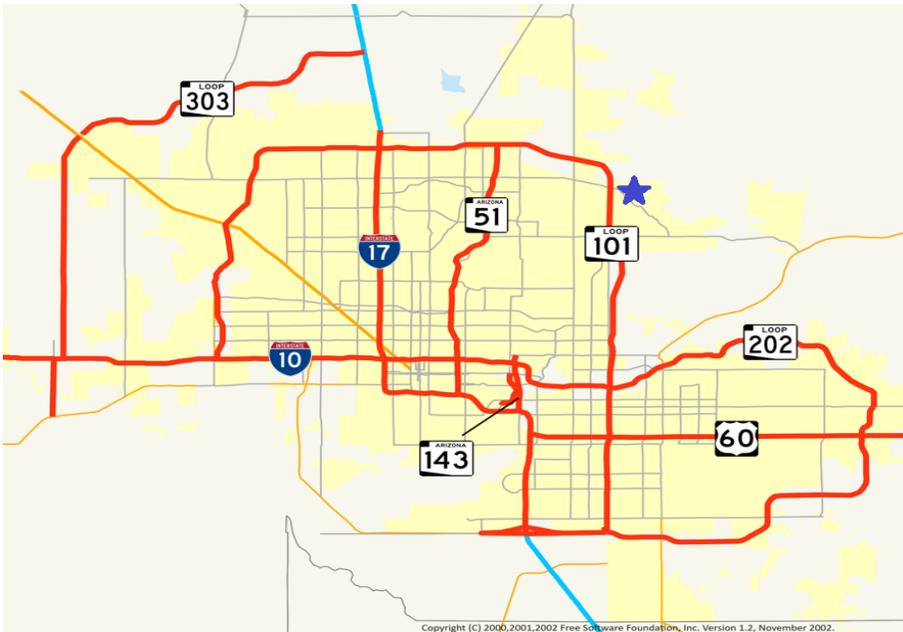
ASSOCIATE BROKER | 602-386-1229 (D) | 480-529-6400 (Mobile/Text)

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2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016

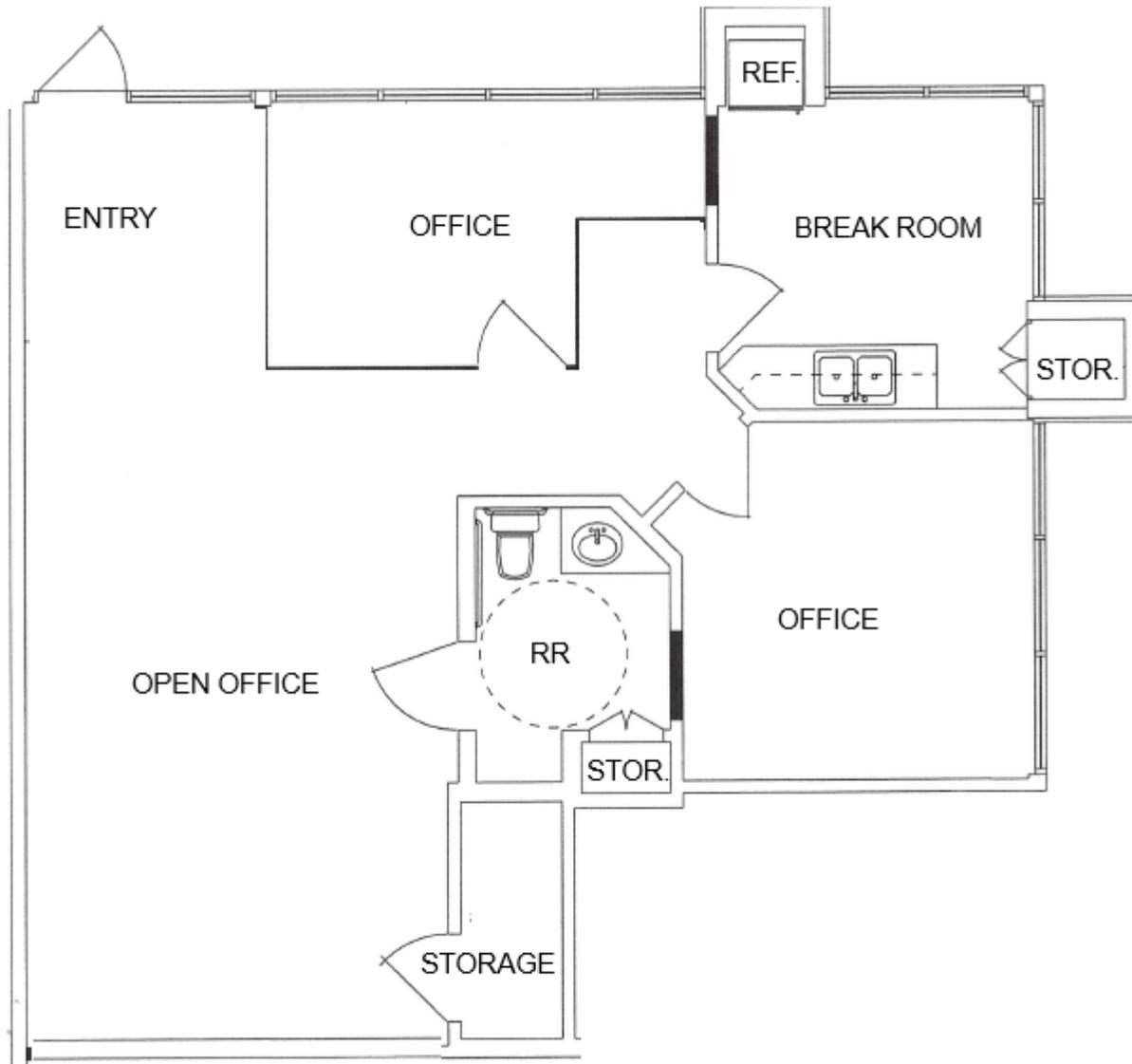
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Brand new Office Buildout, All New Faucets, LED Lighting, Electrical, Refrigerator, Microwave, Dishwasher, Pantry, Wood Vinyl Flooring. Each Room is Hardwired for Internet with Cat6 Connectivity, High Ceilings, High-End Architectural Features, Solid Core Doors and Lots of Light.

- ◆ Suite 101 | ±967 SF |
- ◆ Lease Rate: \$30.00 SF/YR (Full Service Net Janitorial)
- ◆ Two (2) Offices plus Open Office Area, Full Break Room, Storage Room, Private Restroom
- ◆ Premier Office Space Located 1/3 of a Mile West of Loop 101 just South of Bell Road in the Prestigious McDowell Mountain Business Park
- ◆ Signage Opportunity
- ◆ Parking: ±7/1,000 Parking Ratio with 4 Assigned Parking Spaces in Front with the Remaining Open Unreserved Parking.
- ◆ Local Amenities Include:
  - ◆ Kierland Commons | Scottsdale Quarter | TPC Golf
  - ◆ The Promenade | Westworld | Barrett Jackson
  - ◆ World Class Shopping, Cuisine & Hotels

# Floor Plan



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# Property Photos



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