



OFFICE FOR LEASE - 11260 N Tatum Blvd
3,865 sf
\$24/sf NNN



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com



OFFICE FOR LEASE - 11260 N Tatum Blvd

\$24/sf NNN / 3,865 sf

Map



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com



OFFICE FOR LEASE - 11260 N Tatum Blvd
\$24/sf NNN / 3,865 sf
View looking North



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com

FOR LEASE – 11260 N Tatum Blvd

PROPERTY SUMMARY



Address: 11260 N Tatum Blvd
Suites 149, 147
Phoenix, AZ 85028

Type: Professional Office

Size: 3,865 sf

Lease Rate: \$24/sf NNN

Available: December 1, 2024

Year Built: 2006

Zoning: R-O

APNs: 167-66-132 and 167-66-131



FOR LEASE – 11260 N Tatum Blvd

PROPERTY SUMMARY



Lease Rate: \$24/sf NNN

NNNs = \$6.58/sf

Size: 3,865 sf

Association maintains all of the property exterior including common areas and painting.

Tenant also responsible for insurance, utilities and janitorial.

Office occupied by Tenant. Contact listing agent to schedule showing. No lockbox.

Furniture available for purchase on a separate Bill of Sale.



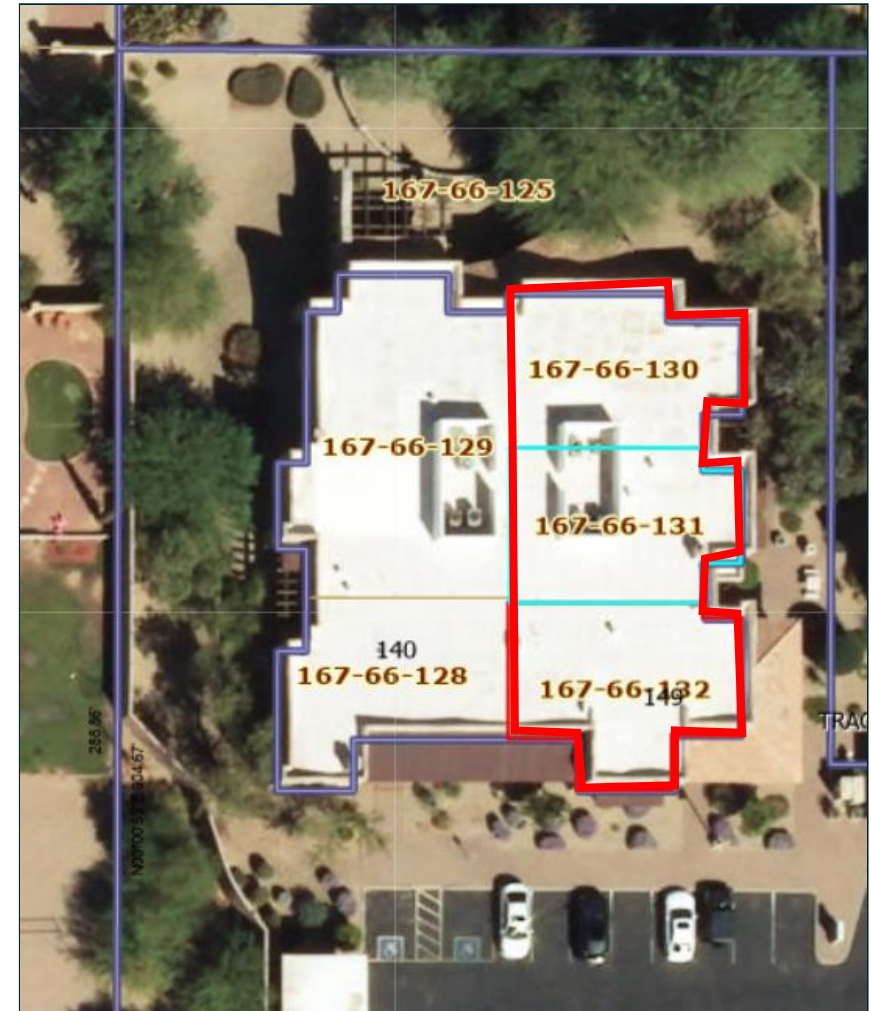
FOR LEASE – 11260 N Tatum Blvd

PROPERTY SUMMARY



West USA Commercial is pleased to present the opportunity to lease 3,865 sf of professional office space in a single-story building. This office is located in the Cholla Estates Office Suites Condominium Complex, which consists of 4 buildings and multiple professional tenants. This is a very strong office market with high demand when spaces are available.

This building is zoned R-O and is located next to Tatum Blvd which has over 35,000 vehicles per day. This location is surrounded by an affluent area with a high average household income. This area is densely populated with residential housing.





OFFICE FOR LEASE - 11260 N Tatum Blvd
\$24/sf NNN / 3,865 sf
View looking South



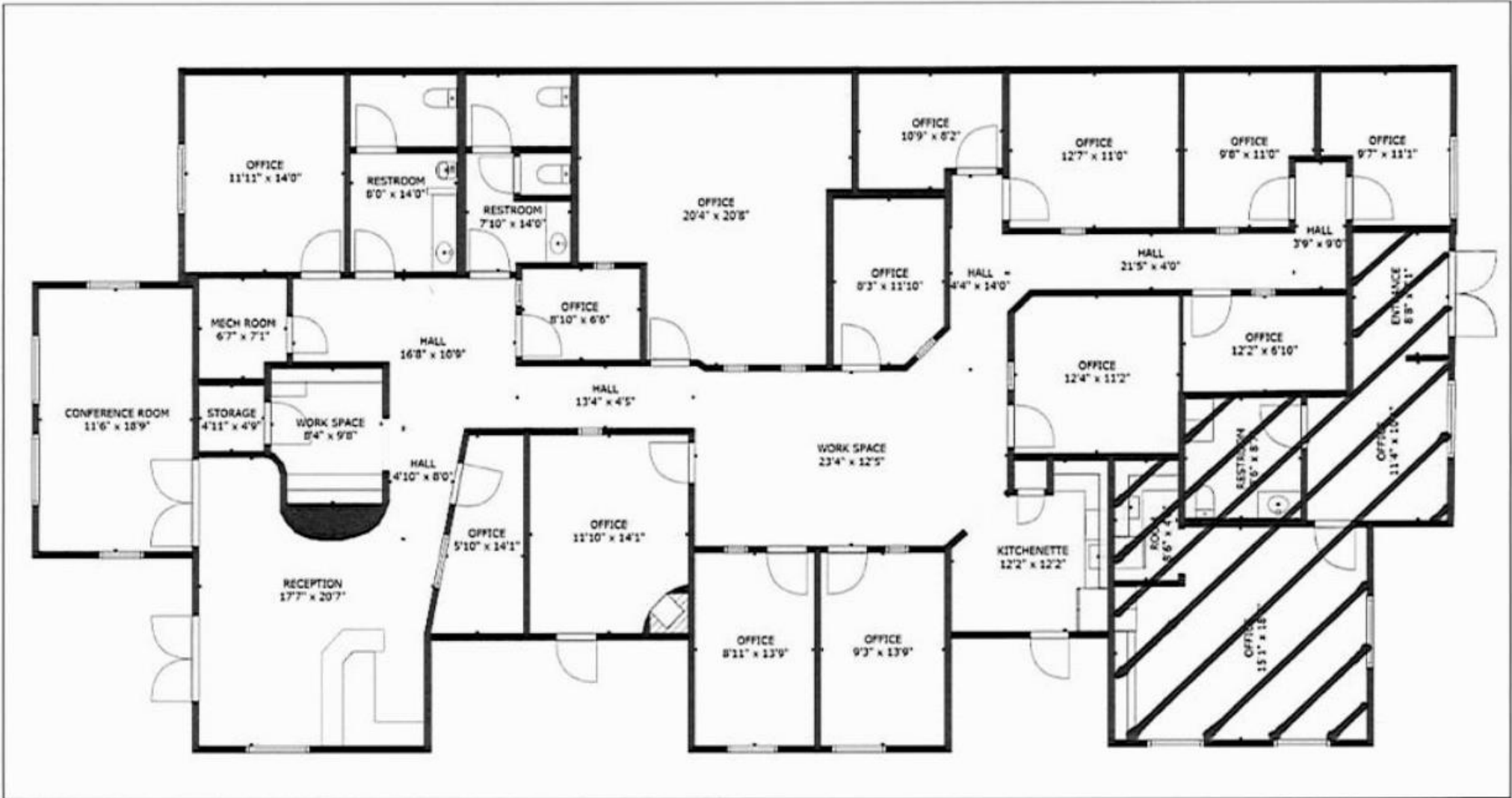
14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com

OFFICE FOR LEASE - 11260 N Tatum Blvd

\$24/sf NNN / 3,865 sf

Office Floor Plan





OFFICE FOR LEASE - 11260 N Tatum Blvd
\$24/sf NNN / 3,865 sf
View looking East



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com

FOR LEASE – 11260 N Tatum Blvd

INTERIOR PHOTOS



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com



OFFICE FOR LEASE - 11260 N Tatum Blvd

\$24/sf NNN / 3,865 sf
View looking Down



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com



OFFICE FOR LEASE - 11260 N Tatum Blvd
\$24/sf NNN / 3,865 sf
Front of Office



14350 N. 87th Street
Suite 170
Scottsdale, AZ 85260

ROB RYAN
602.828.1589
RobRyanAZ@gmail.com