

# 11672 E Shea Blvd

11672 E Shea Blvd, Scottsdale, AZ 85259

## Property Photos



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## Property Details

**Price: \$29.00 /SF/YR**

View the full listing here: <https://www.loopnet.com/Listing/11672-E-Shea-Blvd-Scottsdale-AZ/36362932/>

Rental Rate:	\$29.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	5,942 SF
:	
Year Built:	2004
Walk Score ®:	46 (Car-Dependent)
Transit Score ®:	21 (Minimal Transit)
Rental Rate Mo:	\$2.42 /SF/MO

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## Listing spaces

1st Floor Ste 101	Space Available:	4,050 SF
	Rental Rate:	\$29.00 /SF/
	Date Available:	YR Now
	Service Type:	Triple Net
	Built Out As:	(NNN)
	Space Type:	Standard
	Space Use:	Office Relet
	Lease Term:	Office
		5 - 20 Years

1st Floor Ste 103	Space Available:	1,000 SF
	Rental Rate:	\$29.00 /SF/
	Date Available:	YR Now
	Service Type:	Triple Net
	Built Out As:	(NNN)
	Space Type:	Standard
	Space Use:	Office Relet
	Lease Term:	Office
		5-10 Years

Space Available:	892 SF
Rental Rate:	\$29.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	5 - 15 Years

5 - 15 Years

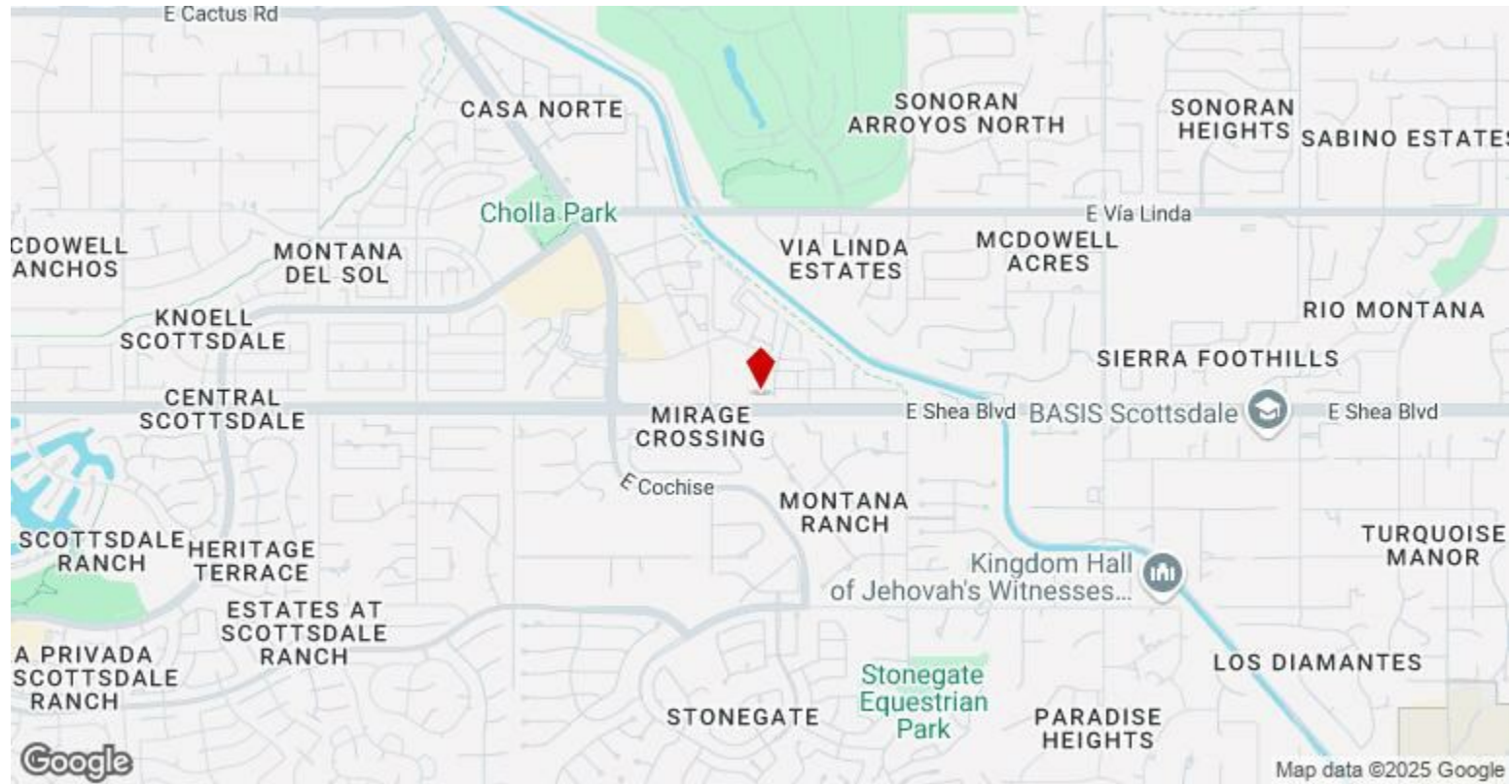
# FLOOR PLAN



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## Location





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## Property Photos



Suite 101 center space



Suite 101 view from back of main room

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## Property Photos



Reception Suite 103



Suite 101 row offices



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## Property Photos



**Break room view from table in Suite 101**



**Full view of break room kitchen in Suite 101**



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## Property Photos



Long view of break room and rear exit door of Suite 101



Suite 102 office with exterior door.

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**Suite 101 Conference Room**



**Suite 101 Center of office space**

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This building has 3 office spaces that can be leased separately. Each space is individually metered and each space has its own outside doors. The whole building is also available to lease. It is built out for office but can be used for some medical practices that don't require plumbing in each procedure room. An infusion center, or physical therapy would be ideal. The main suite 101 could be ideal for an architectural or law firm. With its beautifully comprised break room and its excellent conference room, suite 101 speaks the language of business. It is by itself, 4,050 square feet. If combined with suite 102 is 4,942 square feet.

Suite 102 can, with a demising wall put in, complete with a door making suite 101 available, can help share the two ADA bathrooms. By itself, suite 102 is ideal for a single business such as an accountant. Suite 102 has two outside doors.

Suite 103 has 1,000 square feet, 3 offices, an IT closet, and its own ADA bathroom. A variety of business can work in this self contained suite, from behavioral health counseling to an administration office for a larger business that needs separate space. For a larger business needing extra space, this is an excellent choice. If a lessee would like to use the complete building which comprises of 5,942 square feet, a door could be made to connect suite 103 to the main suite. This building is versatile for many applications and it is priced for lease at market rate. All the spaces are triple net leases and the NNN rate is \$5.00 per square foot. Call today for a tour appointment.



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