

# REGENCY BUSINESS CENTER

12035 N SAGUARO BLVD | FOUNTAIN HILLS, AZ 85268



**NEWLY REMODELED SPEC SUITES**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpi.az.com](http://www.cpi.az.com)

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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## OFFICE SPACE AVAILABLE FOR LEASE

<b>Address</b>	12035 N Saguaro Blvd Fountain Hills, AZ 85268
<b>Lease Rate</b>	Contact Agent
<b>Year Built</b>	1986
<b>Project Size</b>	±7,737 SF
<b>Floors</b>	2
<b>Parcel</b>	176-08-119
<b>Zoning</b>	C-3, Fountain Hills
<b>Parking Ratio</b>	2.84/1,000



## PROPERTY FEATURES:

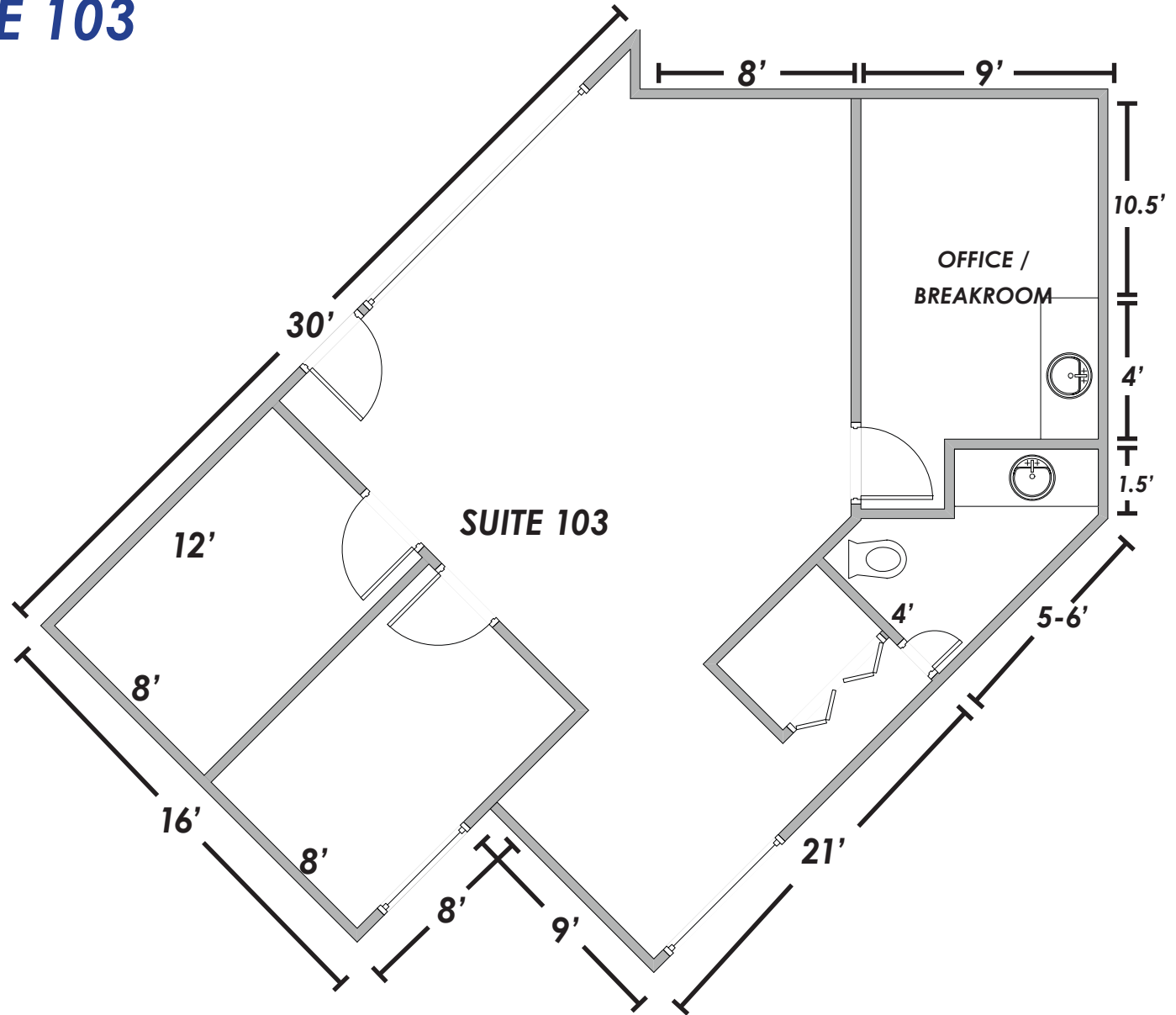
- Fountain Views from Balcony and Office Suites
- Building and Monument Signage
- Saguaro Blvd Frontage
- Handicap Accessible and Elevator to Second Floor



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## FIRST FLOOR- SUITE 103

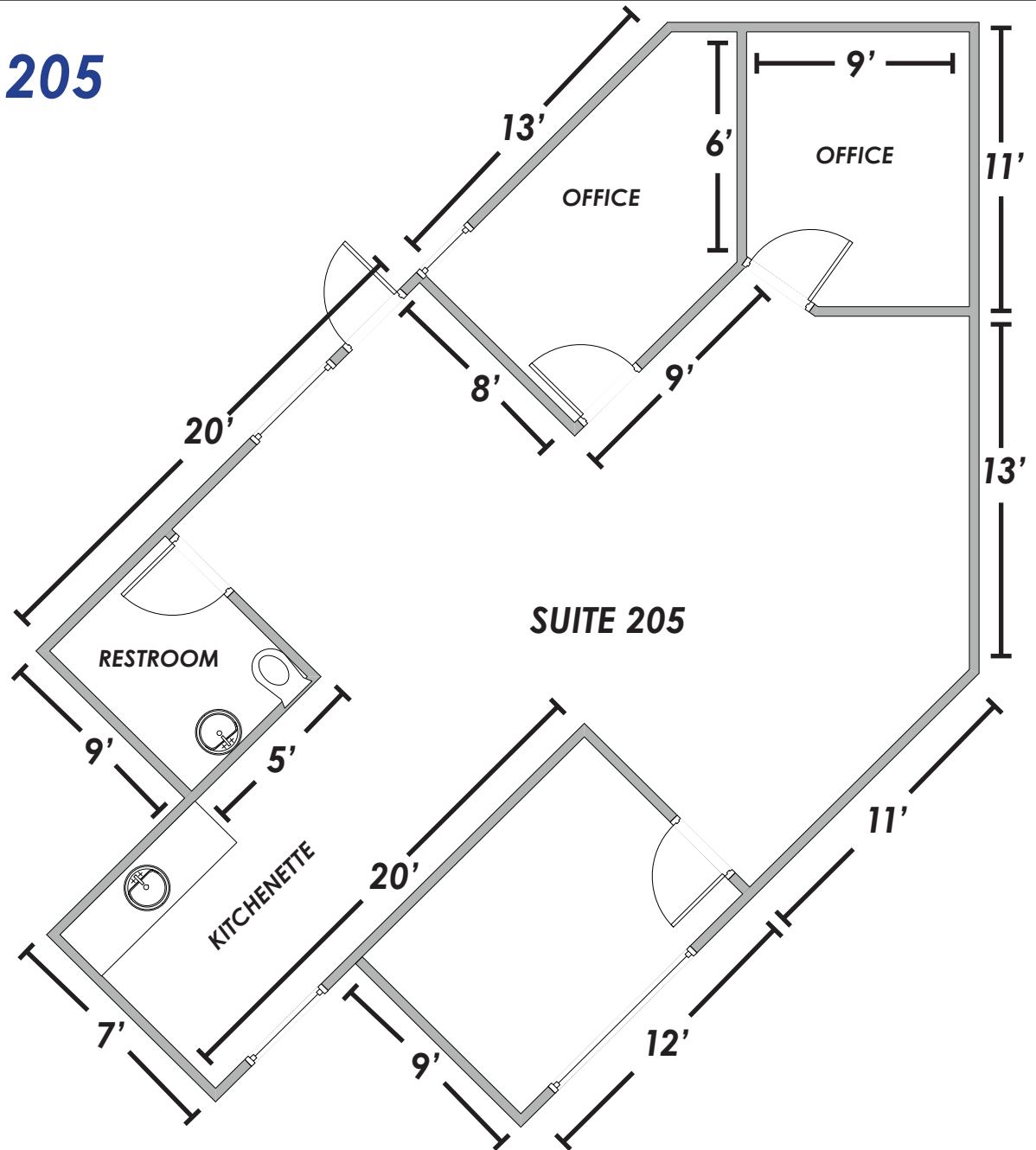
±935 SF



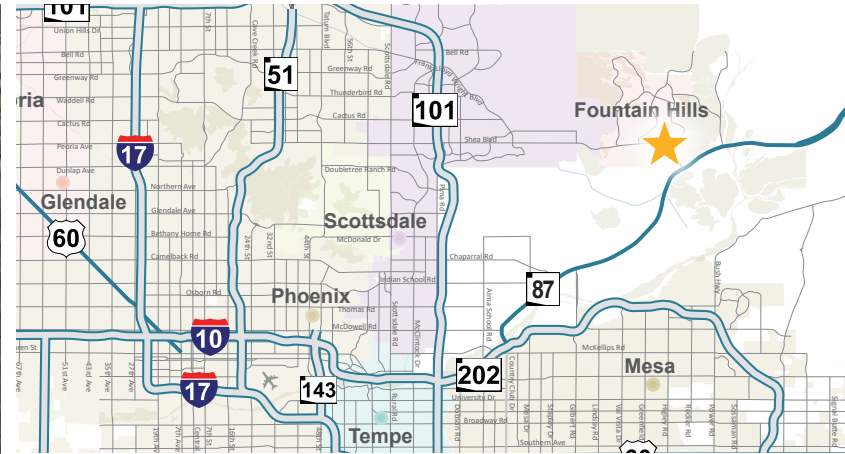
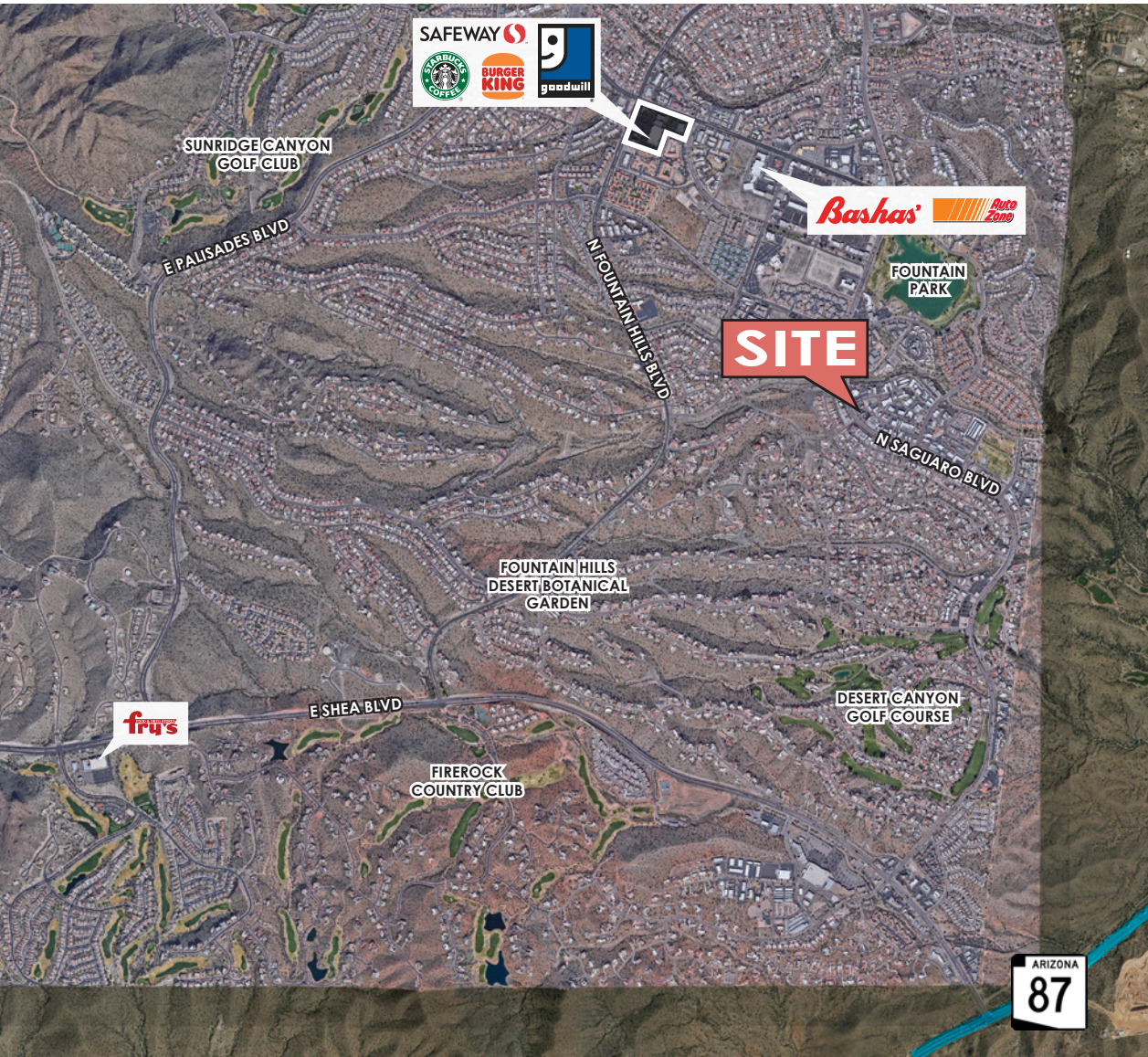
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## SECOND FLOOR-SUITE 205

±1,073 SF



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**Fountain Hills** is small (yet growing) scenic desert community just east of Scottsdale. It is located about 45 minutes from Phoenix Sky Harbor International Airport. Surrounded by mountain views of Four Peaks, the Superstitions, and McDowell Mountains, the centerpiece of Fountain Hills is the world's tallest continuously running man-made water fountain which sits in the middle of

a lake surrounded by a 32-acre park at the eastern end of the Avenue of the Fountain. The spectacular fountain rises 560 feet into the air, 10 feet higher than the Washington Monument and almost three times higher than Old Faithful in Yellowstone National Park. Since the fountain rises so high in the air, it is easily viewed from all over town and on highways and roads approaching Fountain Hills.



fountain hills



POPULATION  
29,943



HOUSEHOLDS  
14,034



MEDIAN HHI  
\$81,145



MEDIAN AGE  
58.0

\*Data within a 5 mile radius of the property



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