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# FOUNTAIN HILLS

PROFESSIONAL CENTER

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13620 N Saguaro Blvd. | Fountain Hills, AZ 85268

FOR LEASE | MEDICAL OFFICE | ±766 – 7,365 SF

**CBRE**



# PROPERTY OVERVIEW

**Fountain Hills Professional Center** is a one-story, garden-style building spanning approximately 20,194 square feet, suitable for both medical and general office use. The property features ample parking and is surrounded by various amenities, including restaurants and retail shops. Fountain Hills Professional Center is centrally located, only minutes from the Town Center and Fountain Park.

# PROPERTY HIGHLIGHTS



Healthcare Tenant Synergy



Prominent Monument Signage



Generous Tenant Improvements



Month-to-Month Clinical Space Available



Excellent Visibility Fronting N Saguaro Blvd.



Convenient Surface & Covered Parking Available



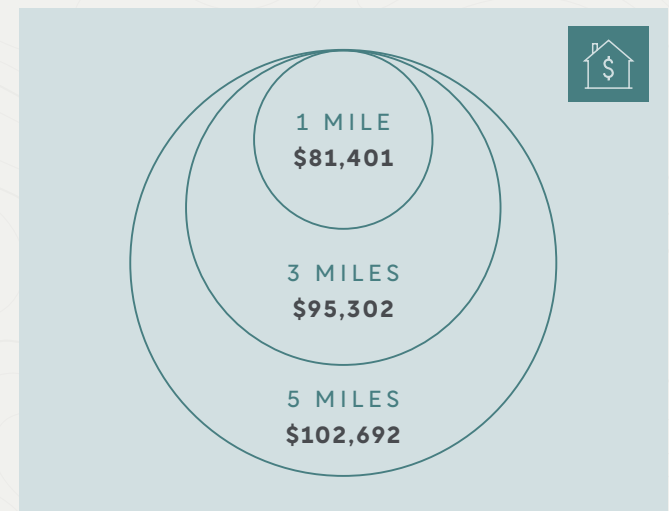
Close to Established Retail and Dining

# DEMOGRAPHICS

## POPULATION



## MEDIAN HH INCOME



SOURCE: ESRI



# PROPERTY SUMMARY

TYPE:

Multi-tenant medical office building

BUILDING SF:

±20,194 SF

AVAILABLE SF:

Suite 60: ±1,496 SF

Suite 90: ±1,520 SF

Suite 95: ±4,349 SF

SUITES 60, 90, 95  
ARE CONTIGUOUS  
FOR UP TO ±7,365 SF

Suite 200: ±2,904 SF

Suite 200A: ±1,497 SF

SUITES 200 & 200A  
ARE CONTIGUOUS  
FOR UP TO ±4,401 SF

RATE:

\$14.00/SF NNN

TIMESHARE RATE:

\$250.00 / day

YEAR OF  
CONSTRUCTION:

2000

SIZE AREA:

2.26 AC

ZONING:

C-2, Fountain Hills

PARKING RATIO:

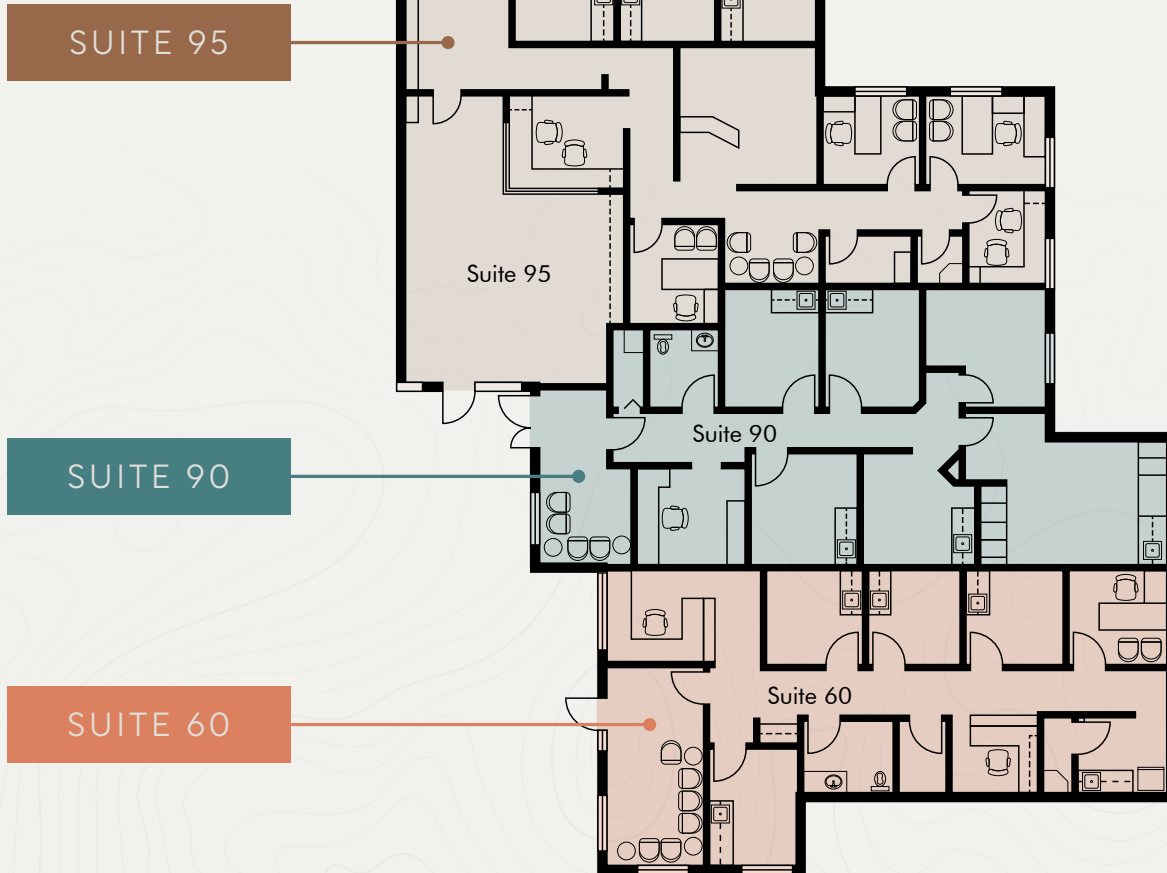
5.20:1,000 SF

Covered, reserved available

# FLOOR PLAN

**SUITES 60, 90, 95**  
±7,365 SF

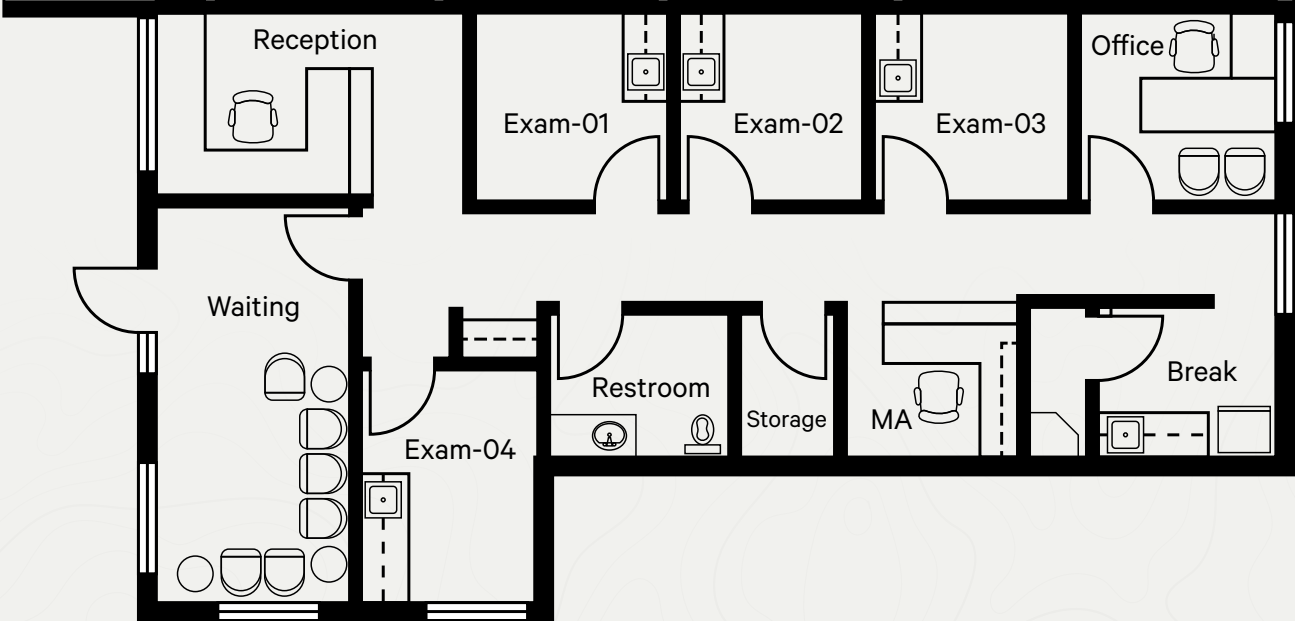
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NOT TO SCALE

# SPACE PLAN

**SUITE 60**  
±1,496 SF



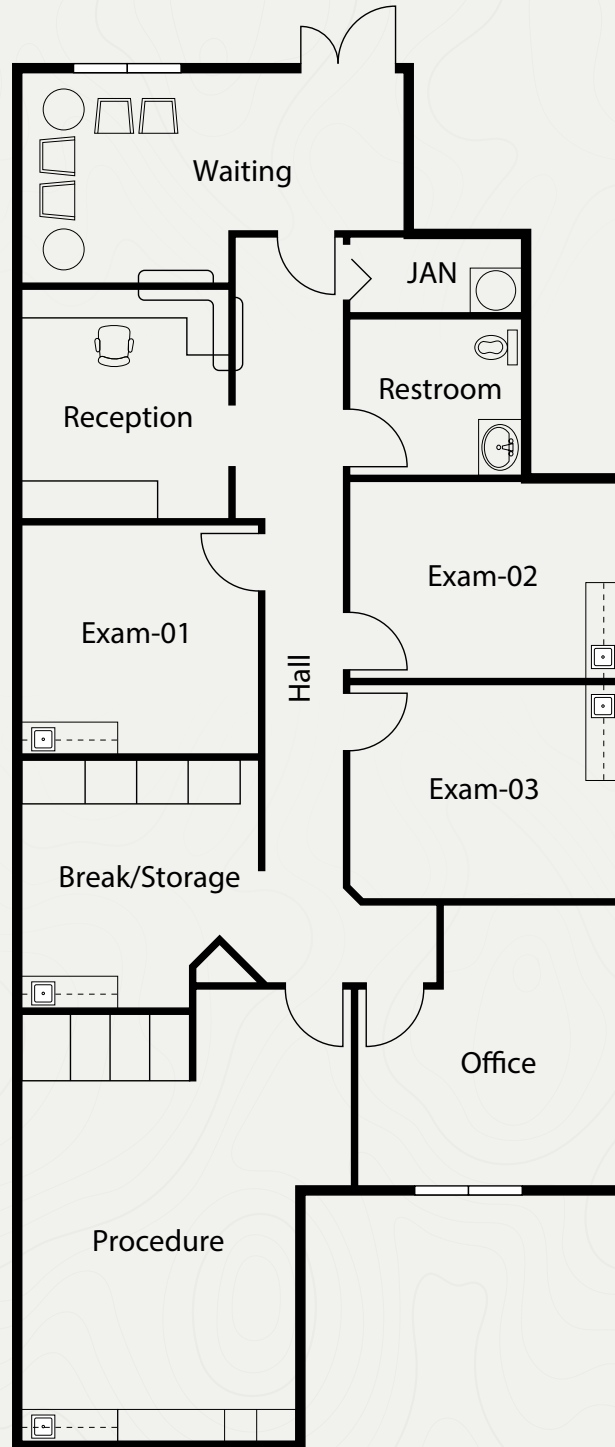
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# SPACE PLAN

**SUITE 90**

±1,520 SF



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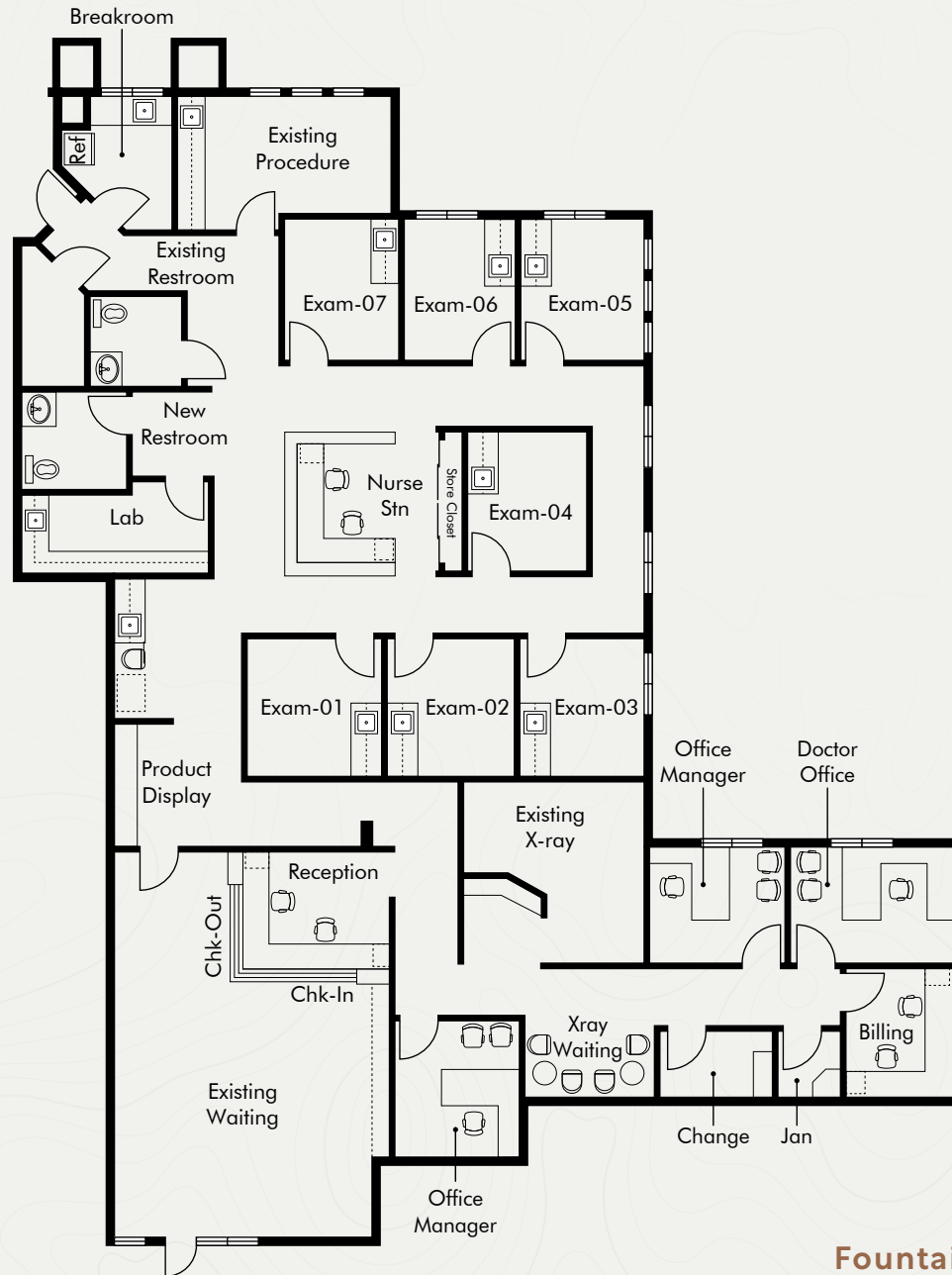
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# SPACE PLAN

## SUITE 95

±4,349 SF

## CURRENT PLAN



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# SPACE PLAN

**SUITE 95**

±4,349 SF

**CONCEPTUAL A**



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# SPACE PLAN

## SUITE 95

±4,349 SF

## CONCEPTUAL B



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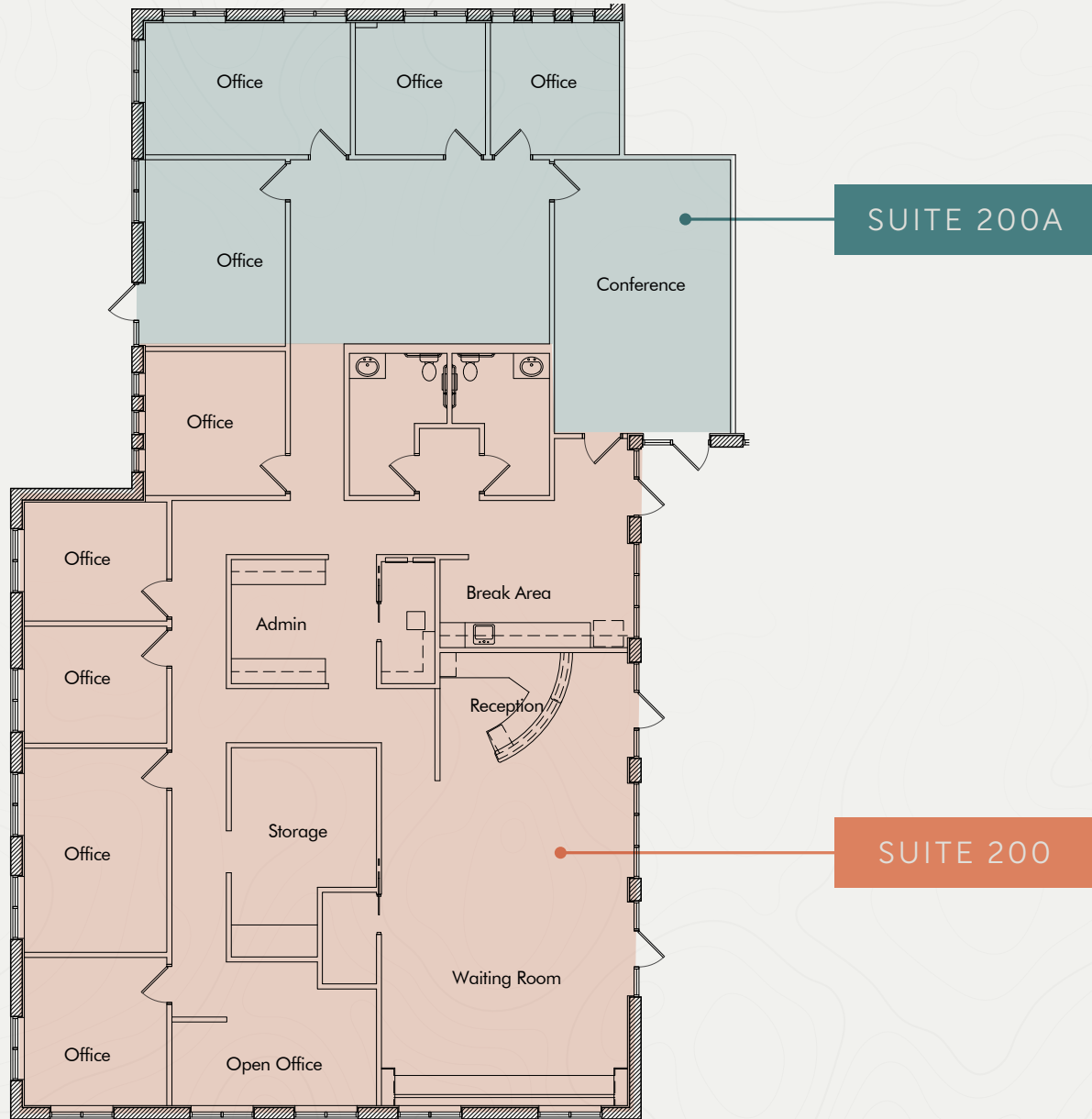
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# SPACE PLAN

**SUITE 200, 200A**

±4,401 SF

**CONTIGUOUS**

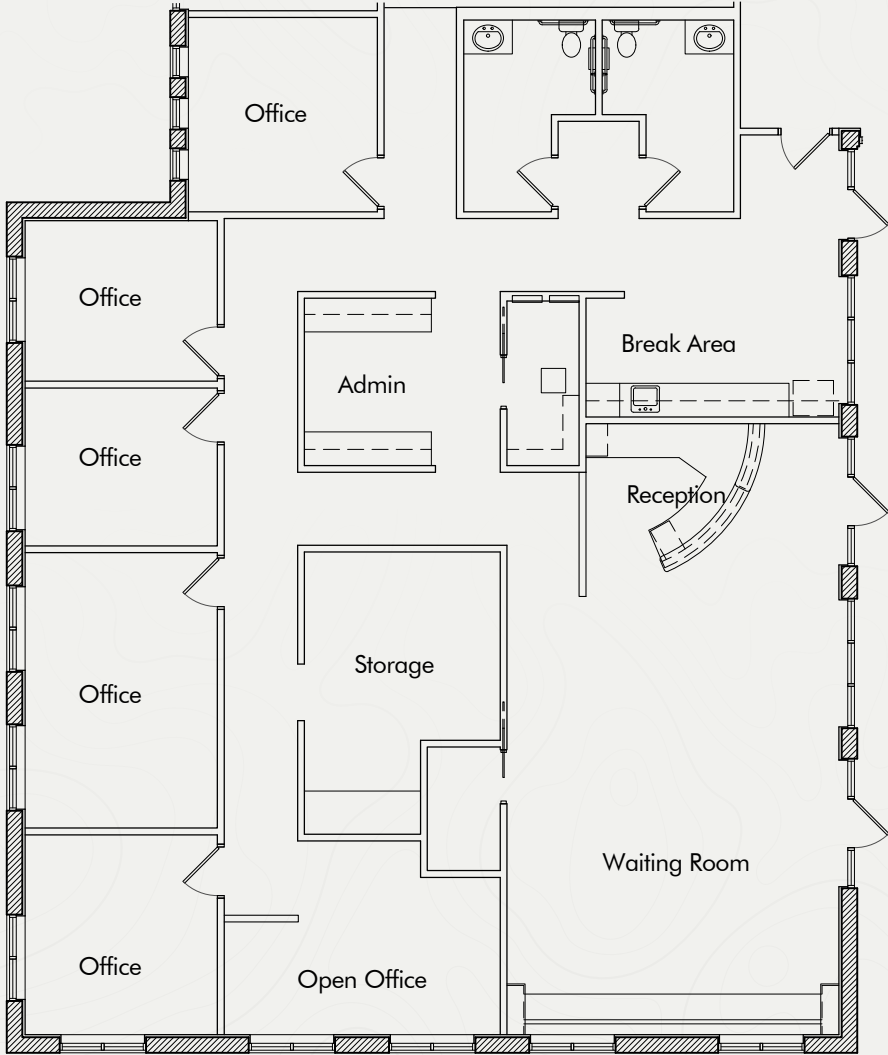


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# SPACE PLAN

**SUITE 200**  
±2,904 SF



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# SPACE PLAN

**SUITE 200A**

±1,496 SF

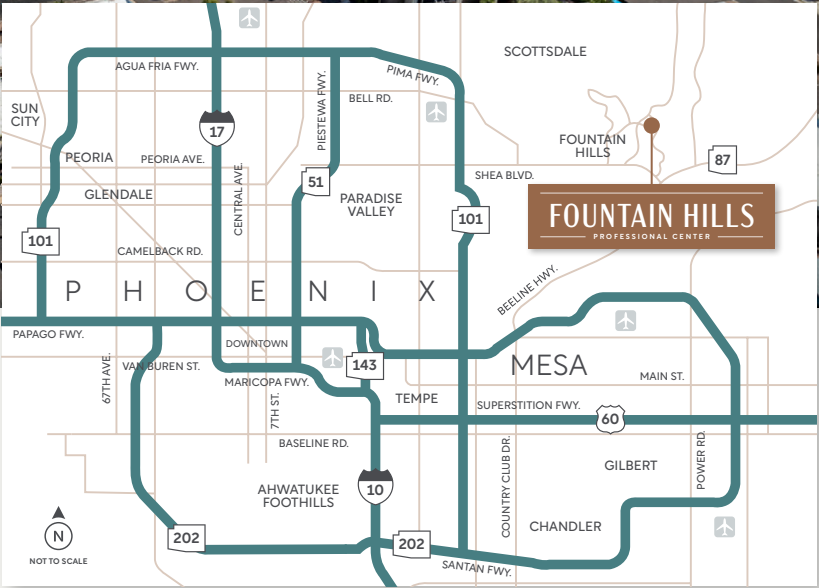


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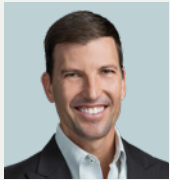
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PROFESSIONAL CENTER



FOR MORE INFORMATION, PLEASE CONTACT:



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