

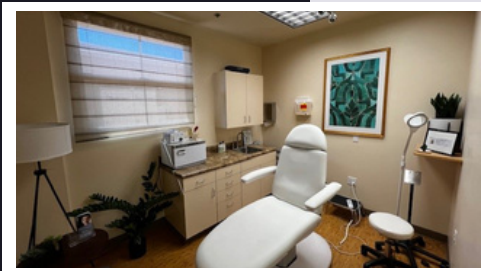
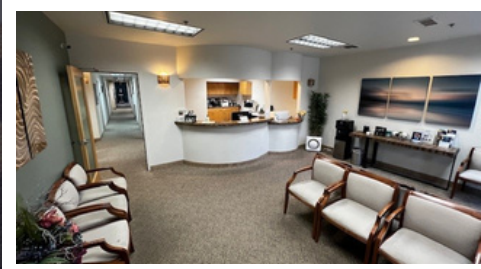


# MEDICAL OFFICE FOR SALE

## THE OFFICES AT SUNDOWN RANCH

8406

8406 E. SHEA BLVD.  
SUITE 100  
SCOTTSDALE, ARIZONA 85260



### PROPERTY OVERVIEW

The Offices at Sundown Ranch was developed in 2001 and is one of North Scottsdale's most desirable office condominium communities. Sundown Ranch offers immediate access to the Loop 101, is less than a mile from the Scottsdale Shea Medical Center and close proximity to the best amenities, restaurants and shopping centers North Scottsdale has to offer.

### SPACE DETAIL



9 EXAM ROOMS WITH SINKS



CONFERENCE ROOM



LARGE RECEPTION



PATIENT AND EMPLOYEE RESTROOM



1 WASH STATION

TERRAFIRMA COMMERCIAL REAL ESTATE

8422 E. SHEA BLVD #100  
SCOTTSDALE, AZ 85260

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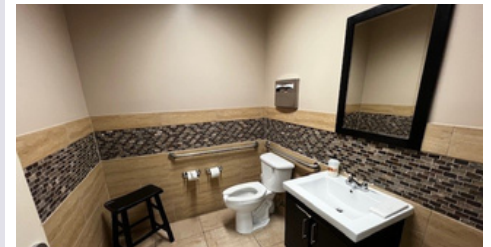
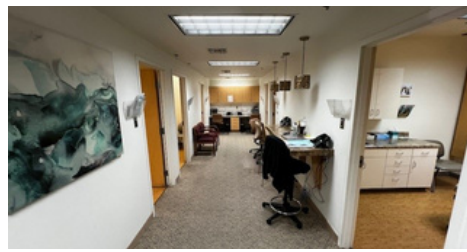
# PROFESSIONAL OFFICE FOR SALE



BUILDING SIZE	6,294SF ±
SUITE SIZE	3,388SF ±
PRICE	CALL FOR PRICING
SUITE	100
ASSOCIATION DUES	\$3.56/FT/YR
USE	MEDICAL OFFICE
ZONING	C-2
YEAR BUILT	2001
APN	175-29-117

## FEATURES

- Patient entrance facing East, tow employee entrances/ exits in the rear
- Large lab
- Three work stations and one private work station
- Located in one of the most desirable office condominium communities in Scottsdale
- Suite signage available



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