



FOR LEASE | OFFICE

# AQUILA OFFICES AT MCDOWELL MTN

9835 East Bell Road, Scottsdale, AZ 85260

Steve Beck President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

Available SF: Bldg 7, Suite 110: 1,680 SF

Lease Rate: \$25 SF/yr (NNN)

Building Size: 6,538 SF

Building Class: B

Zoning: SR; PCD

Cross Streets: N 98th St

## VIRTUAL TOUR

### PROPERTY OVERVIEW

Available this fall! Office suite with 5 private offices, reception area, break room, and shared restrooms. Sitting in one of North Scottsdale's most active commercial trade areas, this suite is less than 1.5 miles from Loop 101, allowing for easy connectivity throughout the Valley. The property is well maintained and professionally cared for, featuring multiple access points helping accommodate customer traffic and operational efficiency. With high daily traffic counts and impressive surrounding demographics, this property is a great opportunity for an office user.

### PROPERTY HIGHLIGHTS

- Available Fall 2026
- (5) private offices, (1) reception, (1) break room, and shared restrooms
- Covered parking available
- Directory and building door signage available

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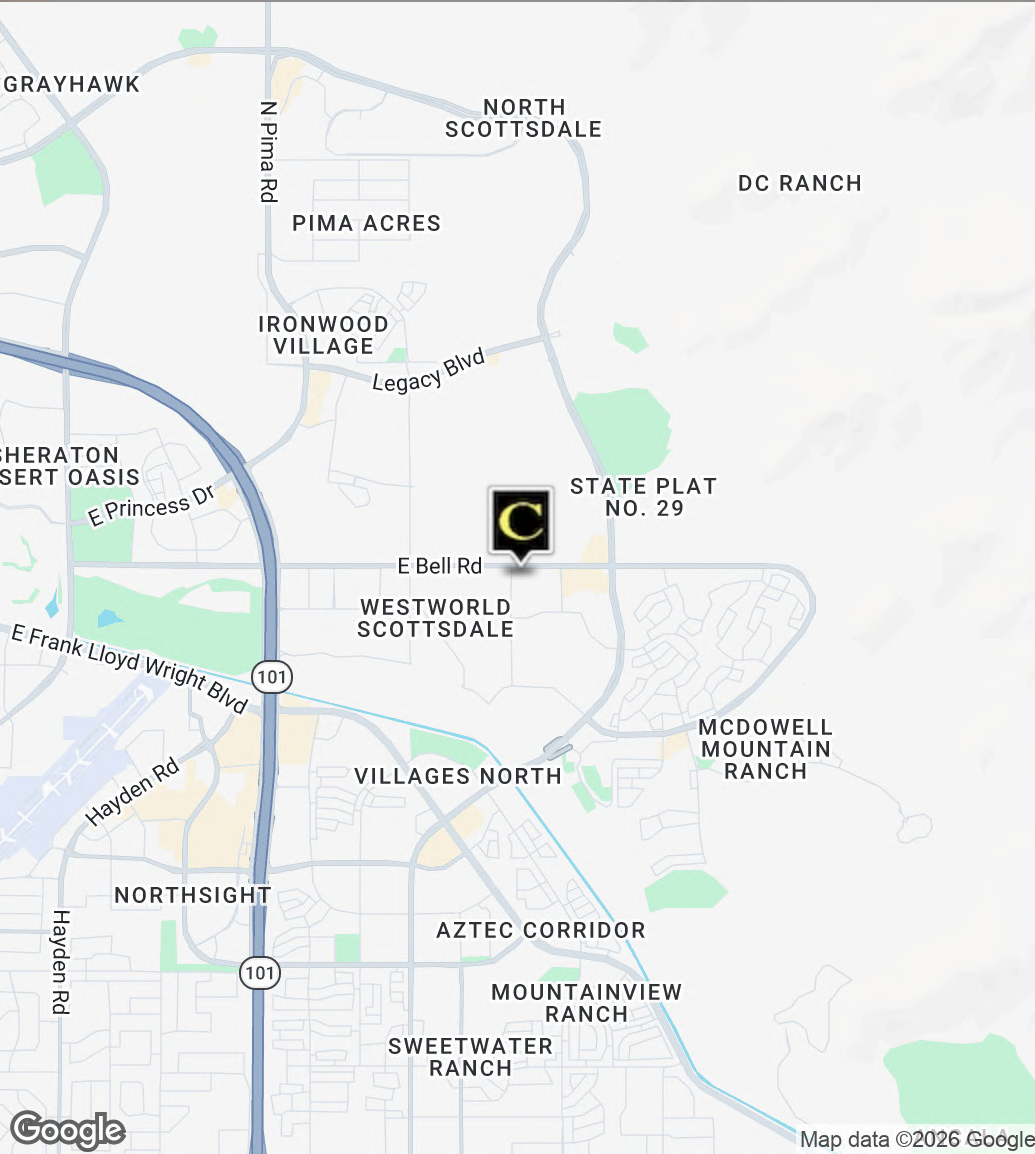
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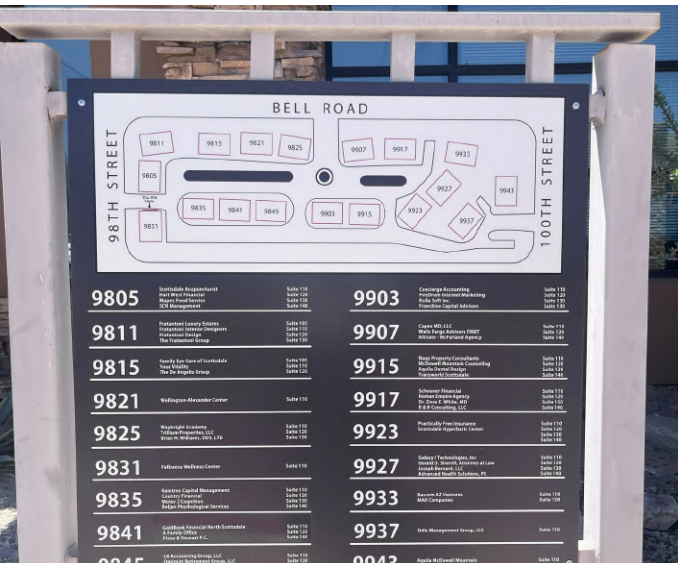
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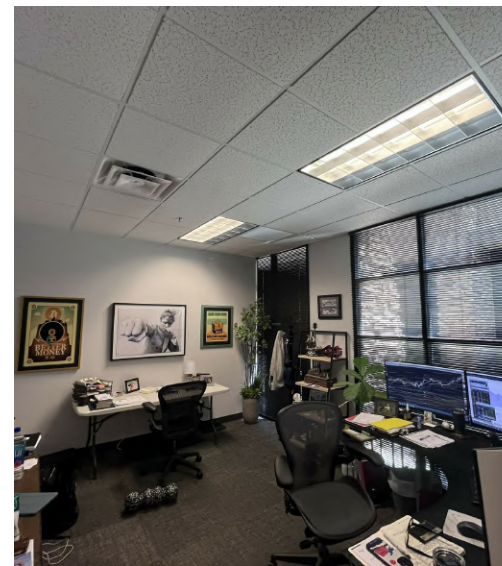
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# Office Building in Scottsdale

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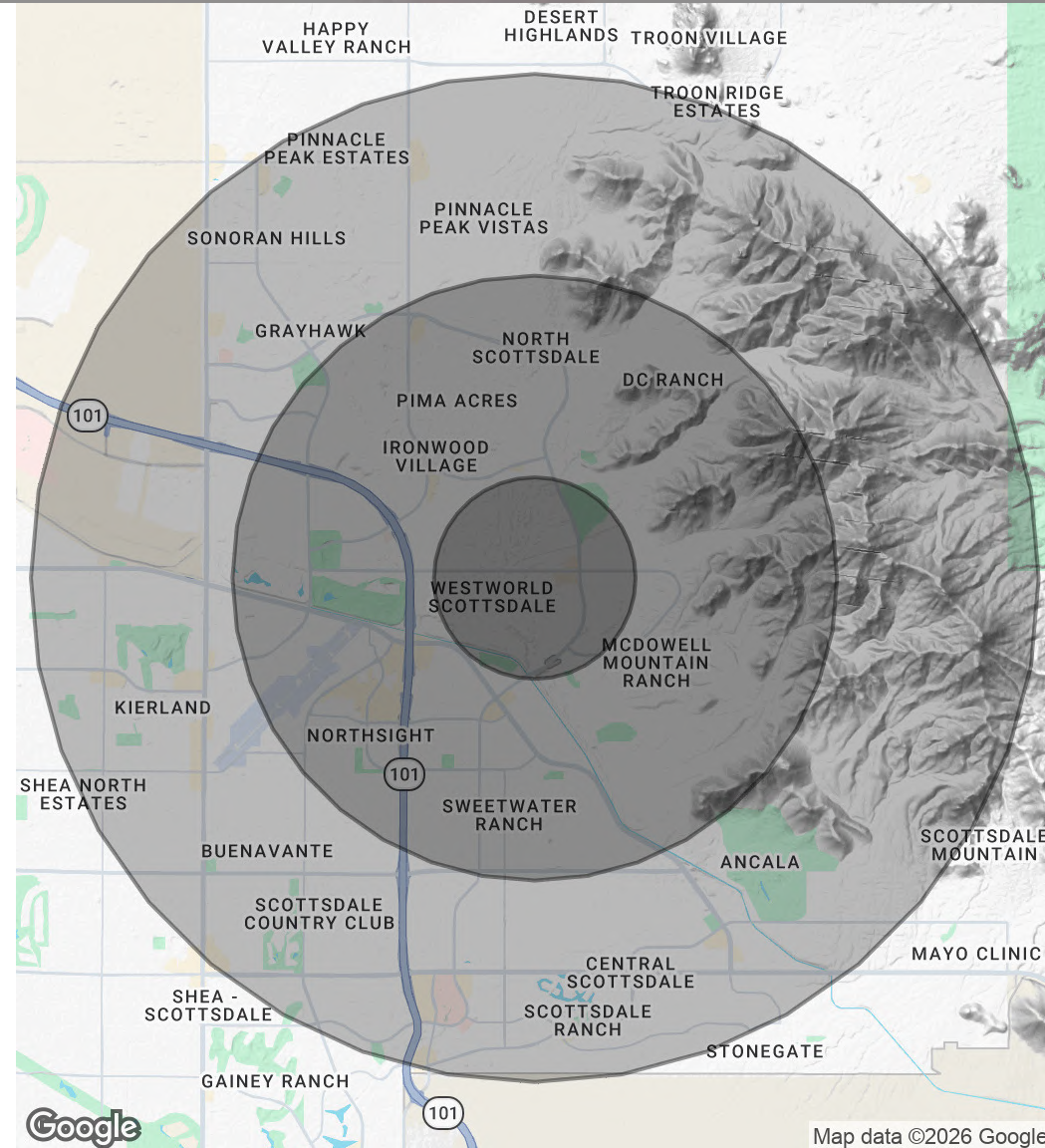
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,061	50,368	119,947
Average Age	41.8	45.5	48.2
Average Age (Male)	41.7	44.0	46.8
Average Age (Female)	41.5	47.1	49.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,360	23,019	55,645
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$205,269	\$175,705	\$172,743
Average House Value	\$1,106,146	\$900,019	\$898,230

2023 American Community Survey (ACS)



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