



# *North Scottsdale Luxury Office Building*

FOR SALE & FOR LEASE | 9089 E. BAHIA DRIVE | SCOTTSDALE, AZ 85260



# OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to Purchase or Lease 9089 E. Bahia Drive, located within the prestigious Scottsdale Airpark. Built in 2004, with major renovations completed in 2018. The property is a Fee Simple, Standalone Office Building which boasts impeccable Class “A” custom finishes throughout and offers an efficient lay-out that would appeal to a wide array of users.

The entire building consists of ±15,691 square feet and is currently split between two contiguous spaces. Suite 101 is ±11,222 square feet, could potentially be delivered furnished and is available for an Owner/User or Tenant to occupy. SkyMed occupies Suite 100 which is ±4,469 square feet and their rental income will help offset holding costs for a new Owner occupant. Positioned on a corner lot with expansive frontage and building signage capabilities, this property offers branding value for both Tenants and Buyers alike.

## PROPERTY HIGHLIGHTS

- Move In Ready Space with the Potential to be Delivered Furnished
- Tremendous Glass Line Which Brings in an Abundance of Natural Light
- ±11,222 SF Available for an Owner/User or Tenant to Occupy
- Effortless Pull Up Parking Throughout the Property
- Impeccable Custom Improvements Throughout the Space
- Direct Access to the Loop 101 Freeway



# OFFERING DETAILS

Sale Price: \$6,595,000.00 (\$420.30/SF)

Lease Rate: \$25.00/SF Modified Gross  
(Net Electric & Janitorial)

Total Building Size: ±15,691 SF

Availability: ±11,222 SF (Suite 101)





# PROPERTY SUMMARY



## Building Size:

Suite 101: ±11,222 SF  
Suite 100: ±4,469 SF  
Total: ±15,691 SF



## Lot Size:

±1.48 AC (±64,469 SF)



## Parcel Number:

217-13-377



## Year Built/Renovated:

2004/2018



## Zoning:

I-1, City of Scottsdale



## Parking:

±4.00/1,000 SF  
16 Covered Spaces  
63 Total Spaces



## Furniture:

Negotiable







## 2023 Taxes:

\$28,934.20 (\$1.84/SF)



# FLOOR PLAN

 Potential User: Suite 101 (±11,222 SF)  VIRTUAL TOUR

 SkyMed: Suite 100 (±4,469 SF)  VIRTUAL TOUR





# LEASE SUMMARY



SUITE 100

## LEASE SUMMARY

Tenant Name	SkyMed International Inc
Square Footage	4,469 SF
Lease Type	Modified Gross
Lease Term	Sixty (60) Months
Commencement Date	October 1, 2021
Expiration Date	September 30, 2026
Rental Increases	\$0.50/SF

## LEASE RESPONSIBILITIES

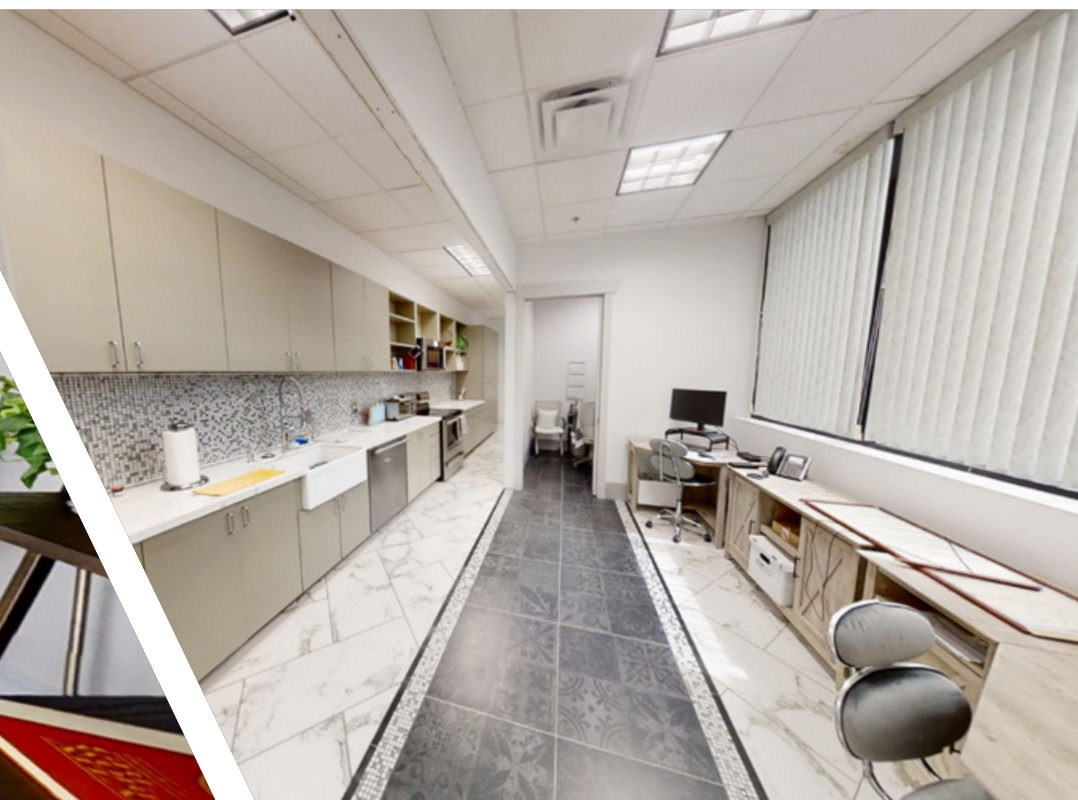
Property Taxes	Landlord
Interior Property Insurance	Landlord
HVAC Maintenance	Landlord
Utilities	Tenant
Janitorial	Tenant

## SKYMED RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	PRICE PSF
10/1/21 to 9/30/22	\$107,256.00	\$8,938.00	\$24.00
10/1/22 to 9/30/23	\$109,490.50	\$9,124.21	\$24.50
10/1/23 to 9/30/24	\$111,725.00	\$9,310.42	\$25.00
10/1/24 to 9/30/25	\$113,959.50	\$9,496.63	\$25.50
10/1/25 to 9/30/26	\$116,194.00	\$9,682.83	\$26.00



# SUITE 100





# SUITE 101





# PROPERTY EXPENSES

## 2023 Estimated Property Expenses

	Annual	Monthly	Per SF
Real Estate Taxes (2023)	\$28,934.20	\$2,411.18	\$1.84
Landscaping	\$10,608.00	\$884.00	\$0.68
Insurance	\$8,368.13	\$697.34	\$0.53
Repairs & Maintenance	\$6,000.00	\$500.00	\$0.38
Fire Safety	\$660.00	\$55.00	\$0.04
Pest Control	\$455.00	\$37.92	\$0.03
<b>Total</b>	<b>\$55,025.33</b>	<b>\$4,585.44</b>	<b>\$3.50</b>





# SITE PLAN







**SITE**

LOOP  
**101**

**WESTWORLD**  
BY SCOTTSDALE



FRANK LLOYD WRIGHT BLVD

**SCOTTSDALE  
AIRPORT**



## LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO  
LOOP 101 FREEWAY



40 RESTAURANTS &  
5 GROCERY STORES  
WITHIN 1 MILE



30 RETAIL STORES  
WITHIN 1 MILE



MINUTES FROM  
SCOTTSDALE AIRPORT





**THE WESTIN KIERLAND**  
RESORT & SPA  
PHOENIX-SCOTTSDALE

**THE PROMENADE**  
SCOTTSDALE

LOWE'S    NORDSTROM    TRADER JOE'S  
IN-N-OUT    THE CAPITAL GRIDDLE    MAGGIANO'S    Michaels

**T.P.C.**  
Scottsdale

**WESTWORLD**  
OF SCOTTSDALE

**SITE**

**KIERLAND COMMONS**

Snooze MAMAFERY    tocaya OCEANICA

THE MISSION    MASTRO'S OCEAN CLUB

POSTINO    P.F. CHANG'S

NORTH ITALIA    Crate&Barrel

SHAKE SHACK

**SCOTTSDALE QUARTER**

Apple    True Food kitchen

DOMINICK'S STEAKHOUSE    GRIMALDI'S COAL BRICK-OVEN PIZZERIA

lululemon    Eddie V's DRIVE BEAUFORT

athletica    Zinburger

POTTERY BARN    culinary dropout

**SCOTTSDALE AIRPORT**

## DRIVE TIMES

**8**

MINUTES TO SCOTTSDALE AIRPORT

**10**

MINUTES TO GRAYHAWK

**20**

MINUTES TO OLD TOWN SCOTTSDALE

**22**

MINUTES TO ASU TEMPE

**23**

MINUTES TO PHOENIX SKY HARBOR

**32**

MINUTES TO DOWNTOWN PHOENIX

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	4,836	59,459	137,035
2028	4,818	60,494	137,887



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,275	26,547	60,113
2028	2,253	26,964	60,416



## AVG. HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$109,802	\$139,374	\$137,552







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