

# OFFICE SUITES FOR LEASE

12035 N SAGUARO BLVD | FOUNTAIN HILLS, AZ 85268





## PROPERTY DETAILS



**PROPERTY TYPE:**  
Office Suites



**LEASE RATE:**  
\$17.00/SF MG



**AVAILABLE:**  
Suite 103: ±935 SF  
Suite 205: ±1,073 SF



**BUILDING SIZE:**  
±7,737 SF



**ZONING:**  
C-3, Fountain Hills



**PARKING:**  
2.84/1,000

## PROPERTY HIGHLIGHTS

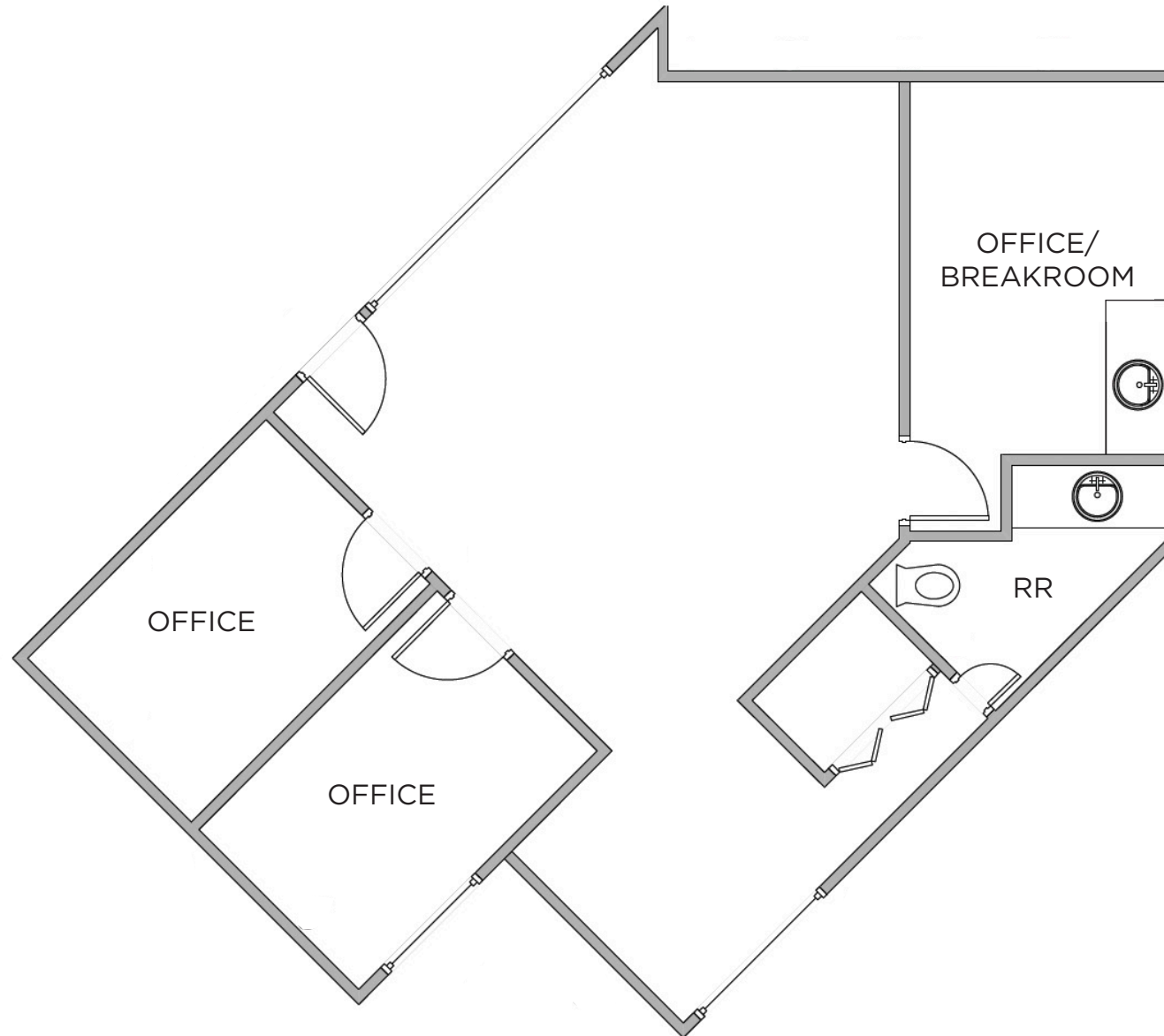
- Building and monument signage
- Exceptional visibility along Saguaro Blvd
- Fountain Views
- Wood plank laminate floors
- Private kitchen sink
- Private restroom





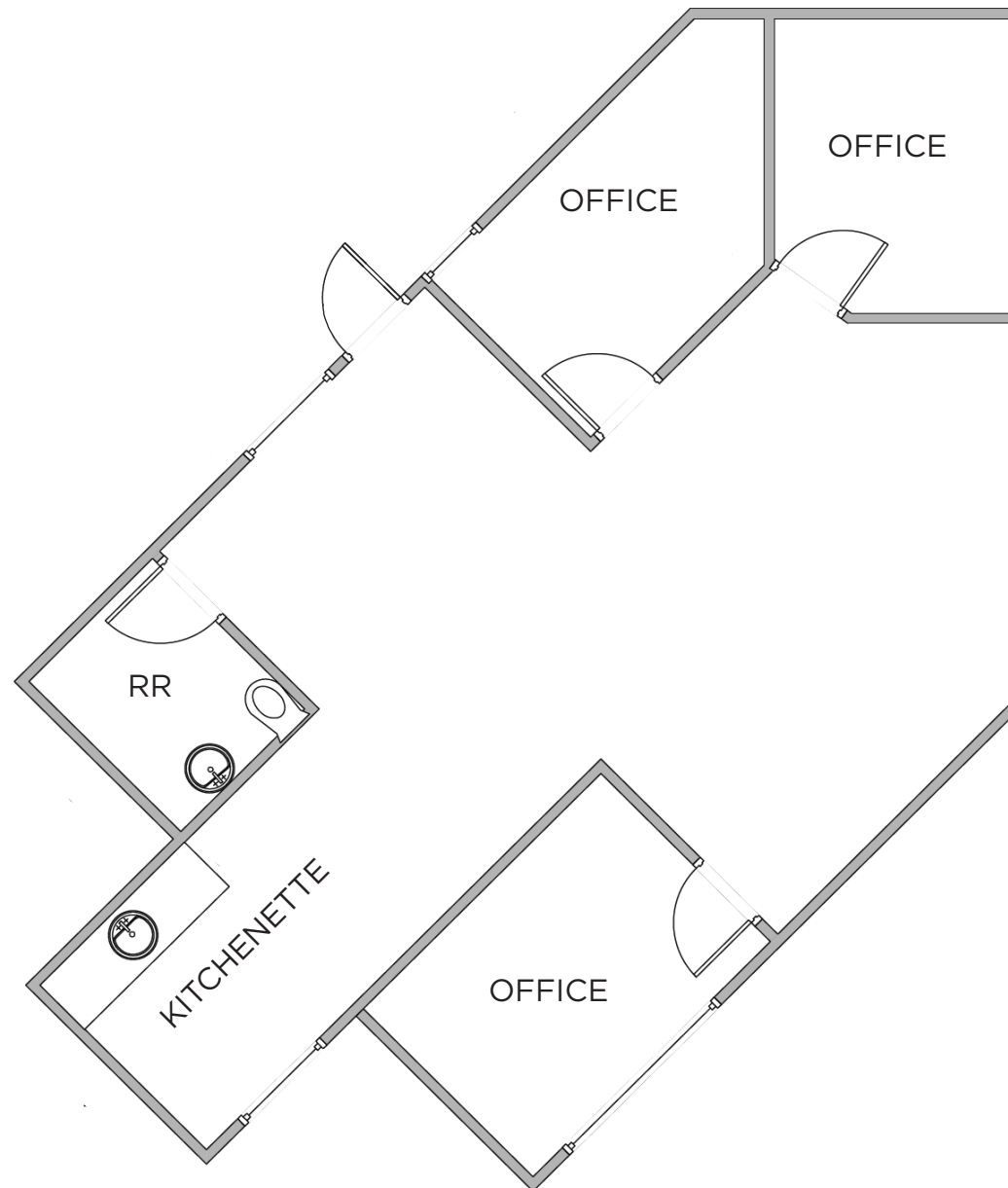
# FLOOR PLAN: SUITE 103

±935 SF



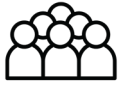
# FLOOR PLAN: SUITE 205

±1,073 SF





# FOUNTAIN HILLS CITY OVERVIEW



**23K +**  
TOTAL POPULATION



**\$140K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Fountain Hills, Arizona is a scenic and close-knit community located just east of Scottsdale in the foothills of the McDowell Mountains. Known for its stunning desert landscape, mountain views, and small-town charm, Fountain Hills offers a peaceful yet upscale lifestyle. The community is named after its world-famous fountain — once the tallest in the world — which serves as the centerpiece of the town and symbolizes its unique character. With a strong sense of community and a reputation for safety, beauty, and tranquility, Fountain Hills consistently ranks among the most desirable places to live in the Phoenix Metro area.

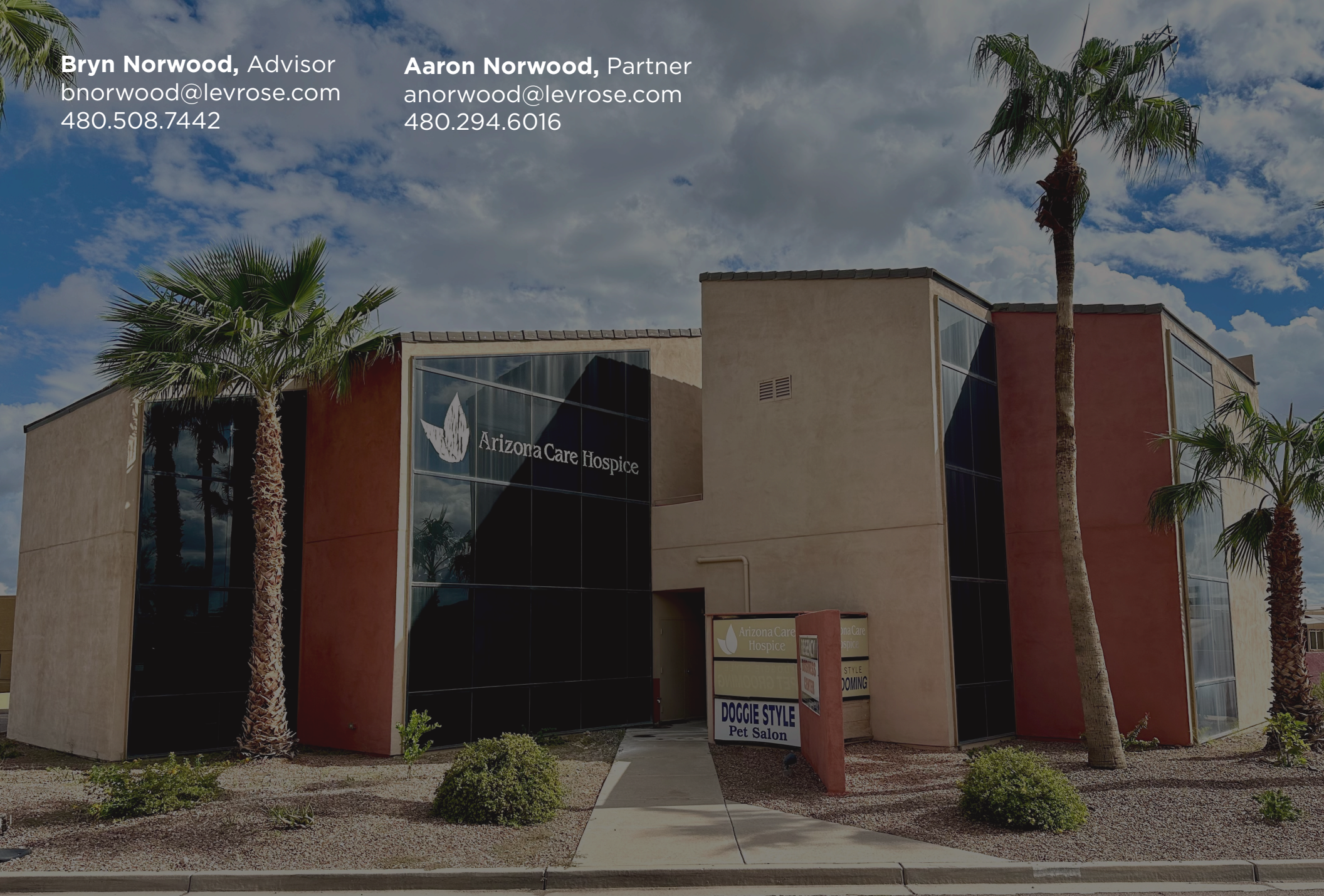
## THE TOWN AT A GLANCE

Fountain Hills' top employers include the Fountain Hills Unified School District, Town of Fountain Hills, Eagle Mountain Golf Club, and several small businesses and hospitality establishments that cater to the area's residents and visitors. The town features abundant outdoor recreation opportunities, from hiking in McDowell Mountain Regional Park to boating on nearby Saguaro Lake. Residents enjoy a vibrant arts and cultural scene, highlighted by community events such as the Fountain Festival of Fine Arts & Crafts, live music in the park, and weekly farmers markets. With its blend of natural beauty, active lifestyle, and welcoming atmosphere, Fountain Hills offers an exceptional quality of life.



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