

SINGLE TENANT OFFICE OPPORTUNITY IN THE HEART OF FOUNTAIN HILLS

17210 E AMHURST DRIVE | FOUNTAIN HILLS, ARIZONA



CONTACT FOR MORE INFORMATION

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 Land Advisors[®]
ORGANIZATION

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EXECUTIVE SUMMARY

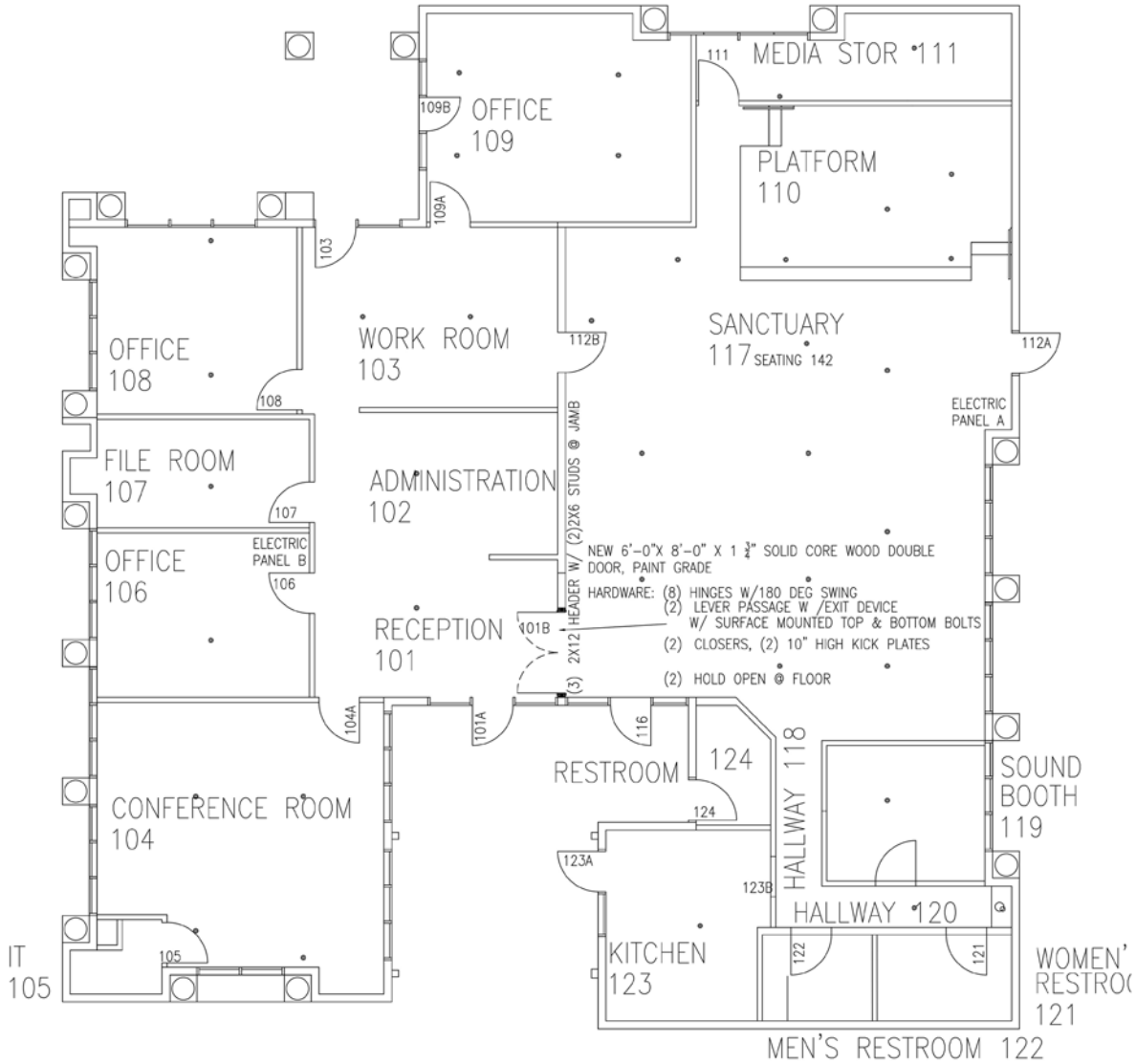


PROPERTY ADDRESS	17210 E Amhurst Drive, Fountain Hills, AZ 85268
PROPERTY TYPE	Office/Community Center
LOT SIZE	±5,480 SF
BUILDING SIZE	±4,279 SF
SUBLEASE RATE	\$13/SF NNN
SUBLEASE TERM	Through June 30, 2025
YEAR BUILT	1985 Built/2002 Renovation
PARCEL	176-08-426A

PARKING	14 Surfaces Parking, 3.42/1,000 SF
BUILDING FEATURES	<ul style="list-style-type: none">• Three Large Offices• Conference Room• Sanctuary• Open Reception and Coffee Bar• Administrative and Workspaces• Kitchen• Open Courtyard
PROPERTY FEATURES	<ul style="list-style-type: none">• Located in a Prominent Fountains Hill location• Fronts Saguaro Blvd with great signage opportunities• Retail and Dining amenities nearby• Approximately 1.5 Miles to the World-Famous Fountain Park



FLOOR PLAN



1 FLOOR PLAN
 A1.1 SCALE: 3/16"=1'-0"

REVISIONS:

PROJECT: REMOVE AND REPLACE DOOR 101B
 ADDRESS: North Chapel Community Bible Church
 17210 AMHERST, FOUNTAIN HILLS, AZ. 85268
 Contact Person: Brett Skotnock 602-799-2135

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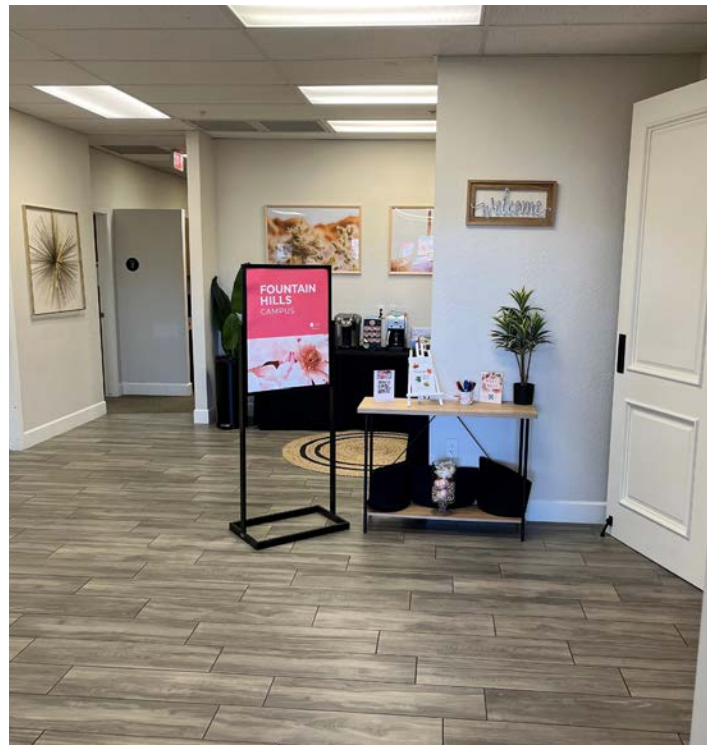


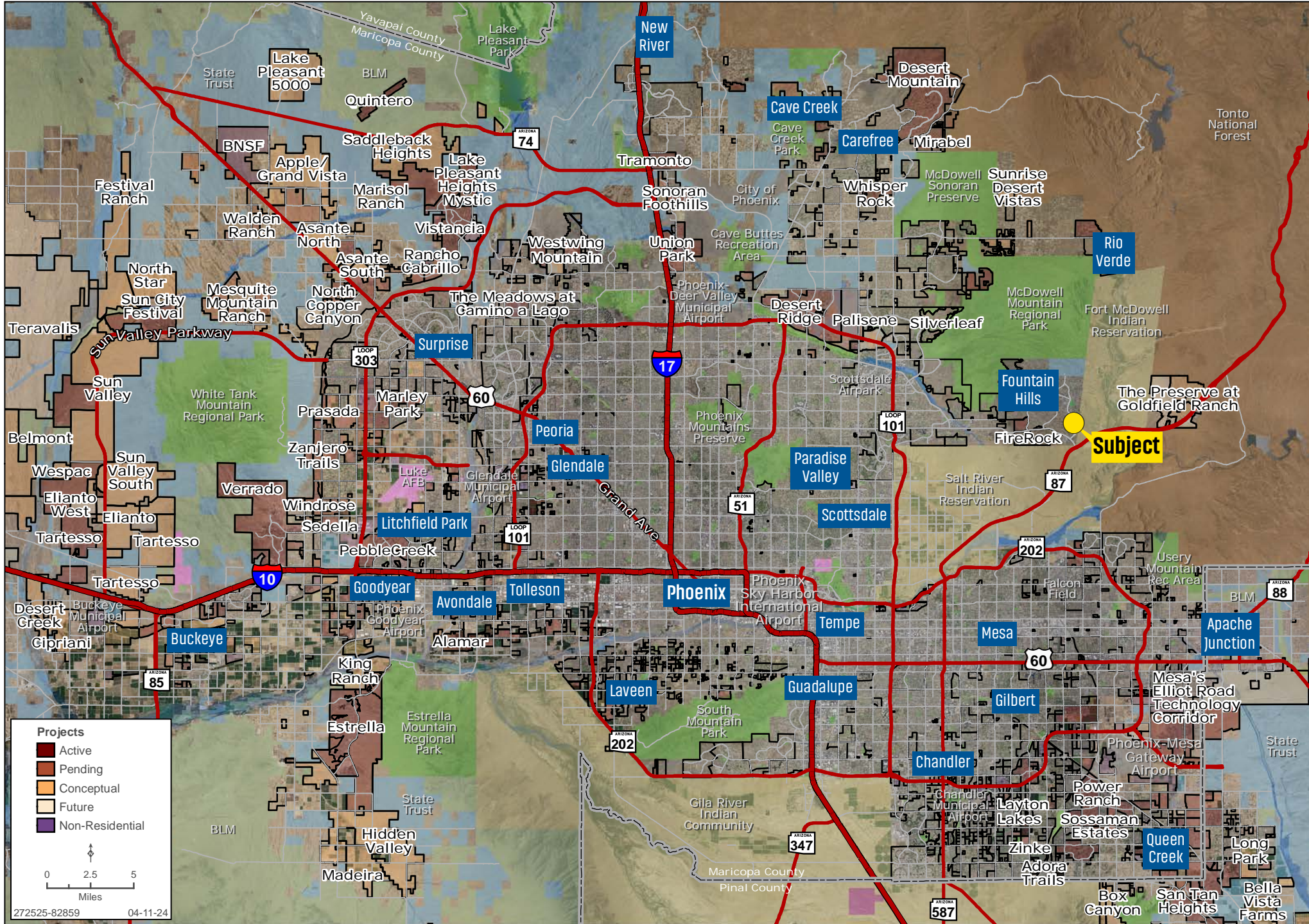
PROJECT: NEW DOOR
 DRAWN: JC
 CONTACT: JOHN COOPER

A1.1



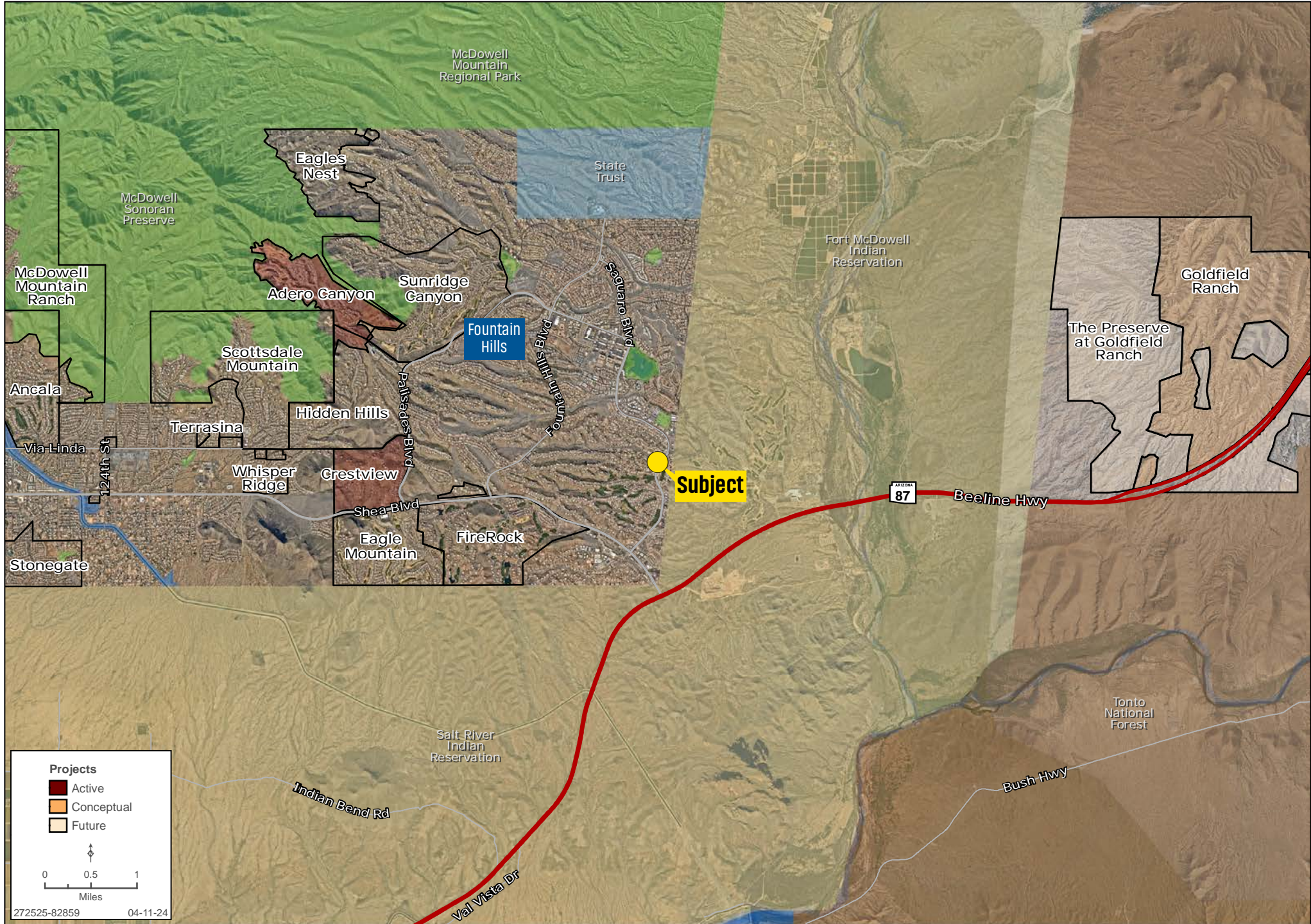
PROPERTY PHOTOS





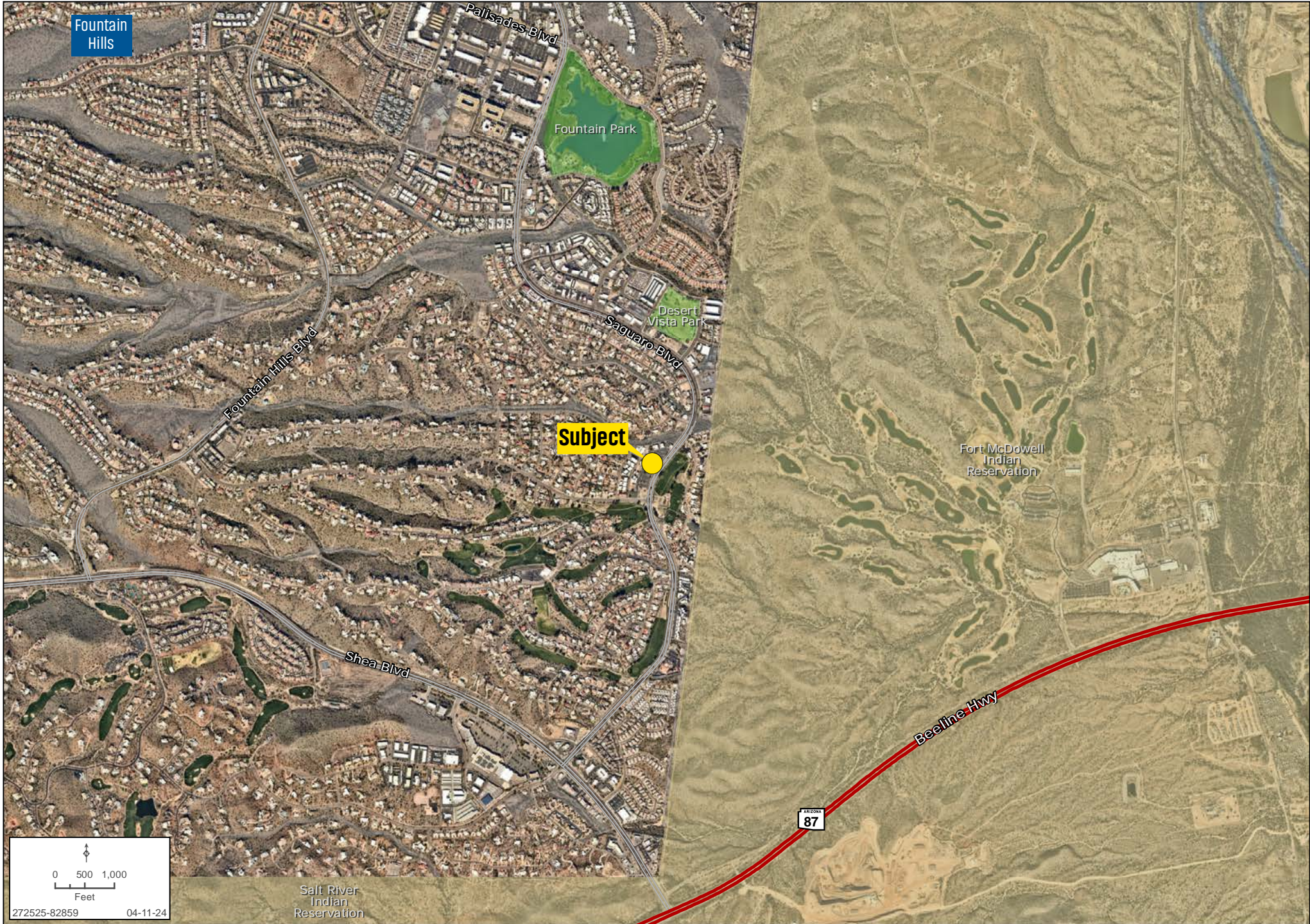
DEVELOPMENT

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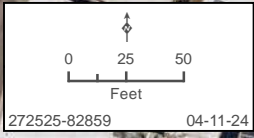
AREA

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DETAIL

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Feet

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