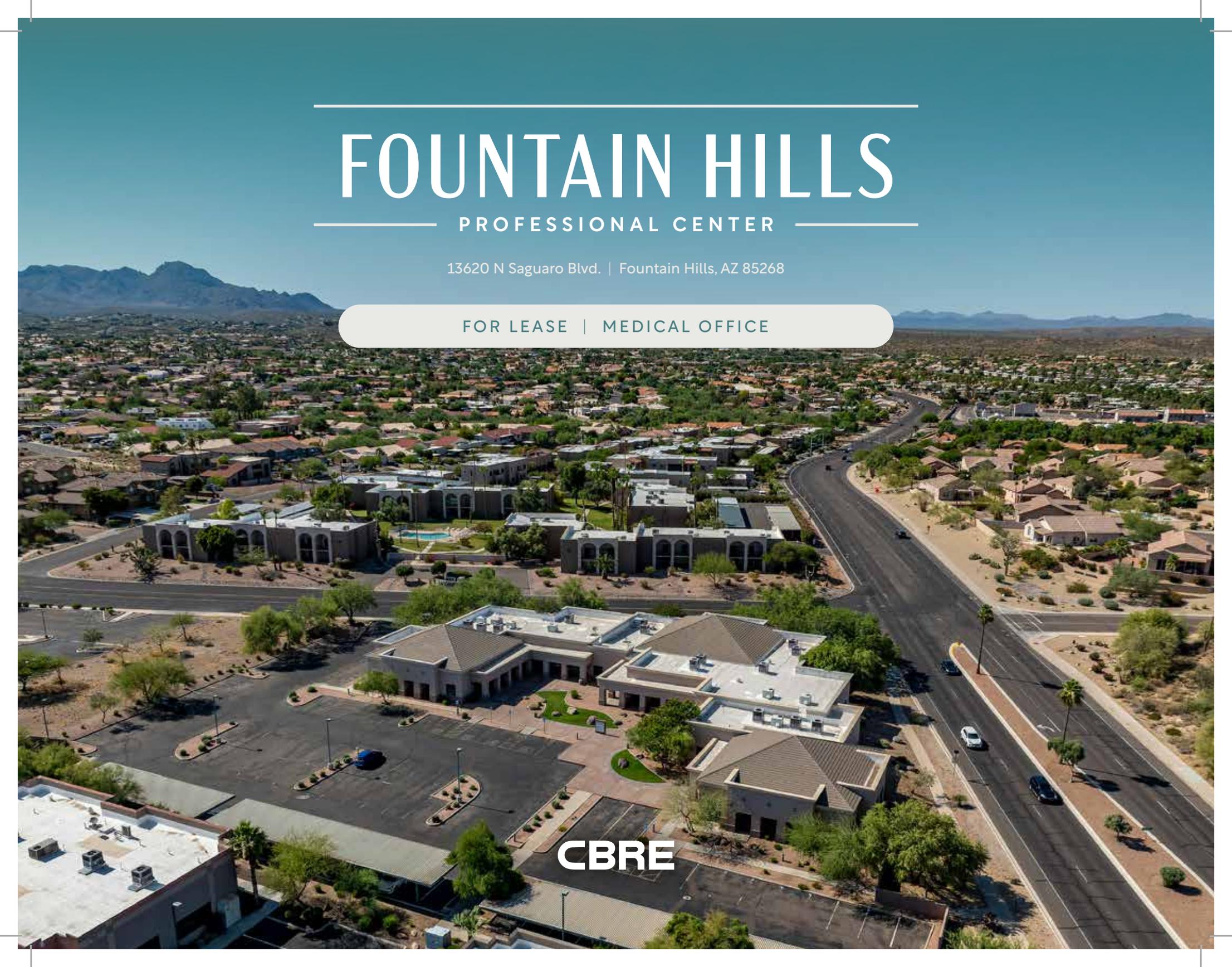

FOUNTAIN HILLS

PROFESSIONAL CENTER

13620 N Saguaro Blvd. | Fountain Hills, AZ 85268

FOR LEASE | MEDICAL OFFICE

CBRE



PROPERTY OVERVIEW

Fountain Hills Professional Center is a one-story, garden-style building spanning approximately 20,194 square feet, suitable for both medical and general office use. The property features ample parking and is surrounded by various amenities, including restaurants and retail shops. Fountain Hills Professional Center is centrally located, only minutes from the Town Center and Fountain Park.

PROPERTY HIGHLIGHTS

-  Healthcare Tenant Synergy
-  Prominent Monument Signage
-  Generous Tenant Improvements
-  Excellent Visibility Fronting N Saguaro Blvd.
-  Convenient Surface & Covered Parking Available
-  Close to Established Retail and Dining

DEMOGRAPHICS

POPULATION



MEDIAN HH INCOME



SOURCE: ESRI



PROPERTY SUMMARY

TYPE:

Multi-tenant medical office building

BUILDING SF:

±20,194 SF

AVAILABLE SF:

Suite 50: ±2,519 SF

Suite 60: ±1,496 SF

Suite 90: ±1,520 SF

Suite 95: ±4,349 SF

SUITES 60, 90, 95
ARE CONTIGUOUS
FOR UP TO ±7,365 SF

RATE:

\$14.00/SF NNN

YEAR OF
CONSTRUCTION:

2000

SIZE AREA:

2.26 AC

ZONING:

C-2, Fountain Hills

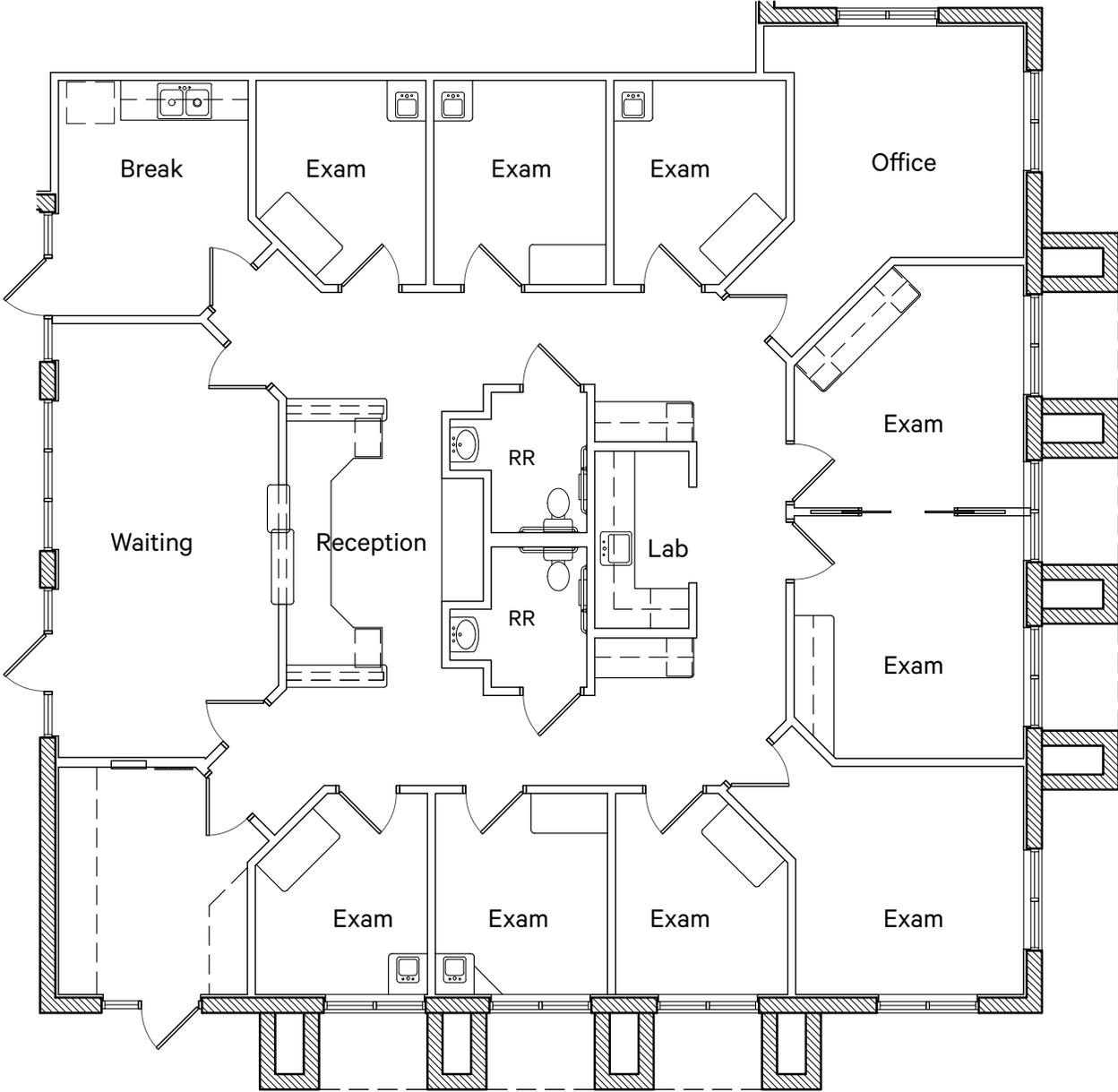
PARKING RATIO:

5.20:1,000 SF

Covered, reserved available

SPACE PLAN

SUITE 50
±2,519 SF



NOT TO SCALE

Fountain Hills Professional Center
13620 N Saguaro Blvd, Fountain Hills, AZ 85268

FLOOR PLAN

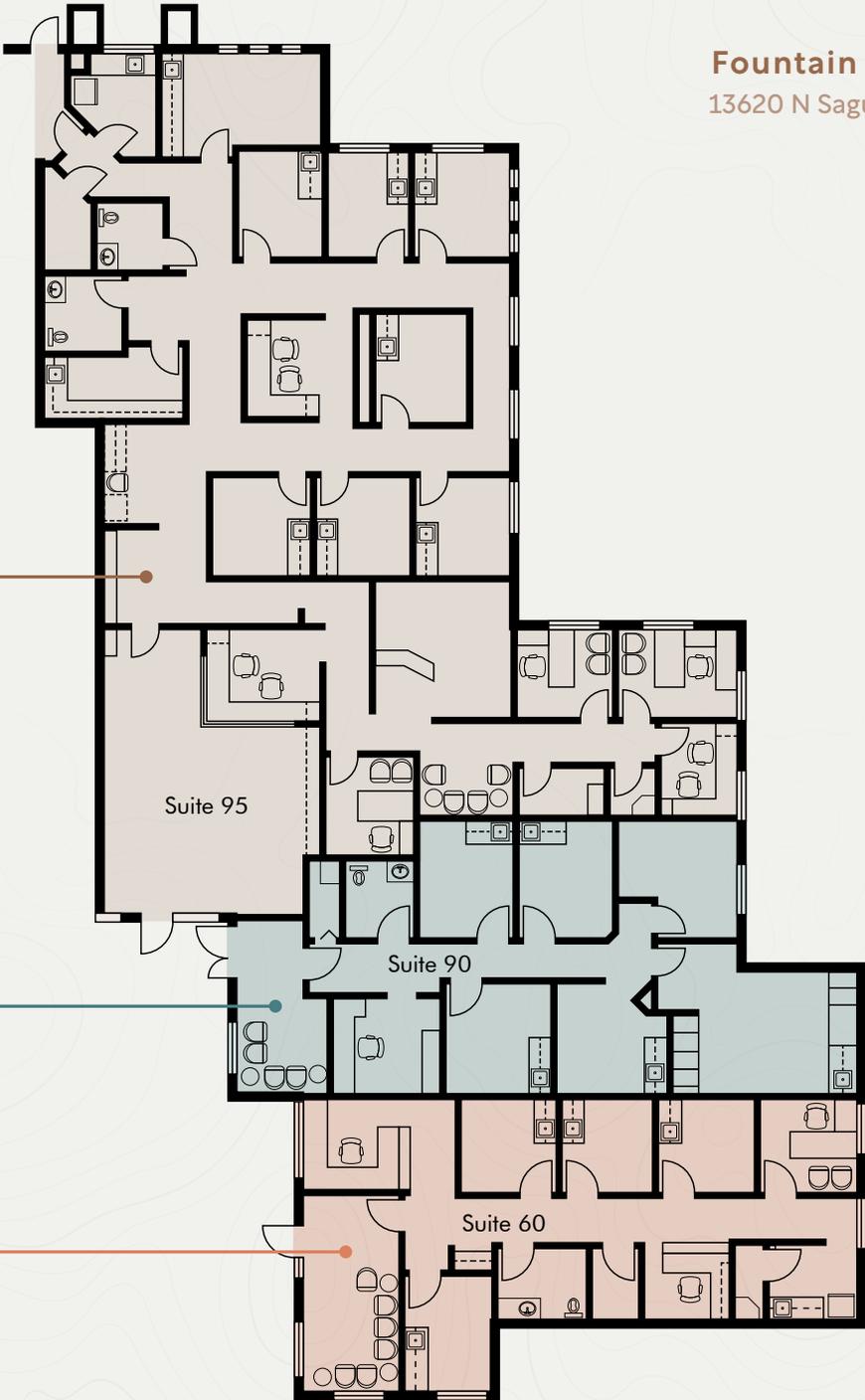
SUITES 60, 90, 95
±7,365 SF

Fountain Hills Professional Center
13620 N Saguardo Blvd, Fountain Hills, AZ 85268

SUITE 95

SUITE 90

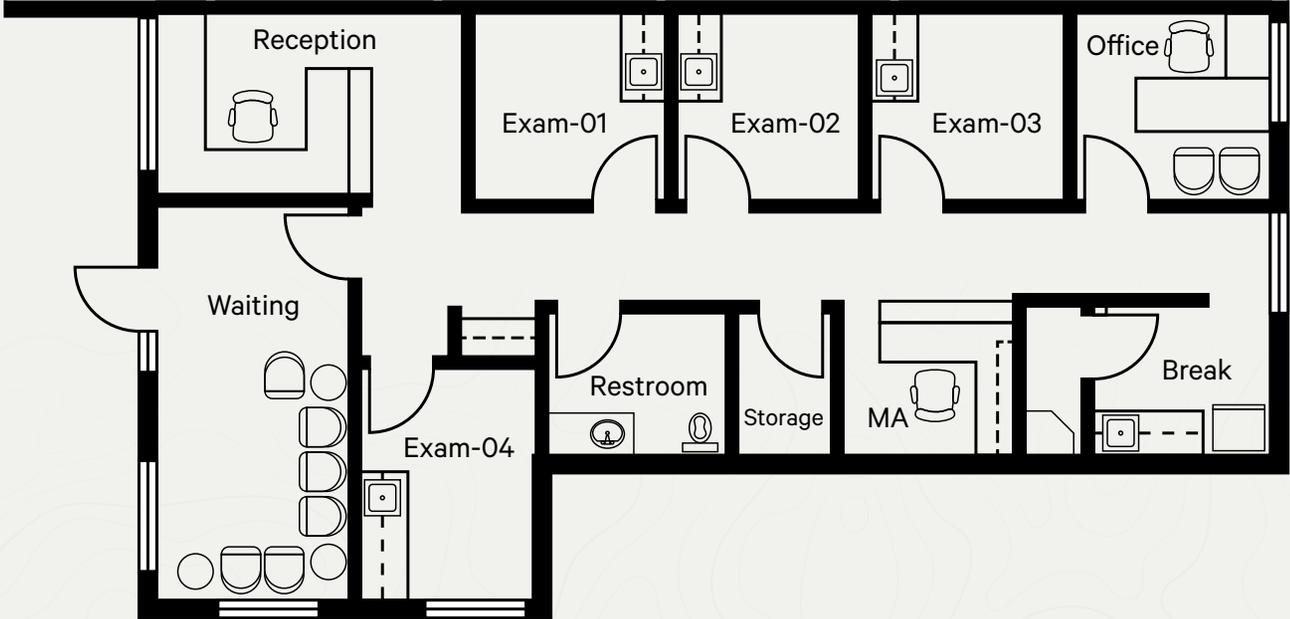
SUITE 60



NOT TO SCALE

SPACE PLAN

SUITE 60
±1,496 SF

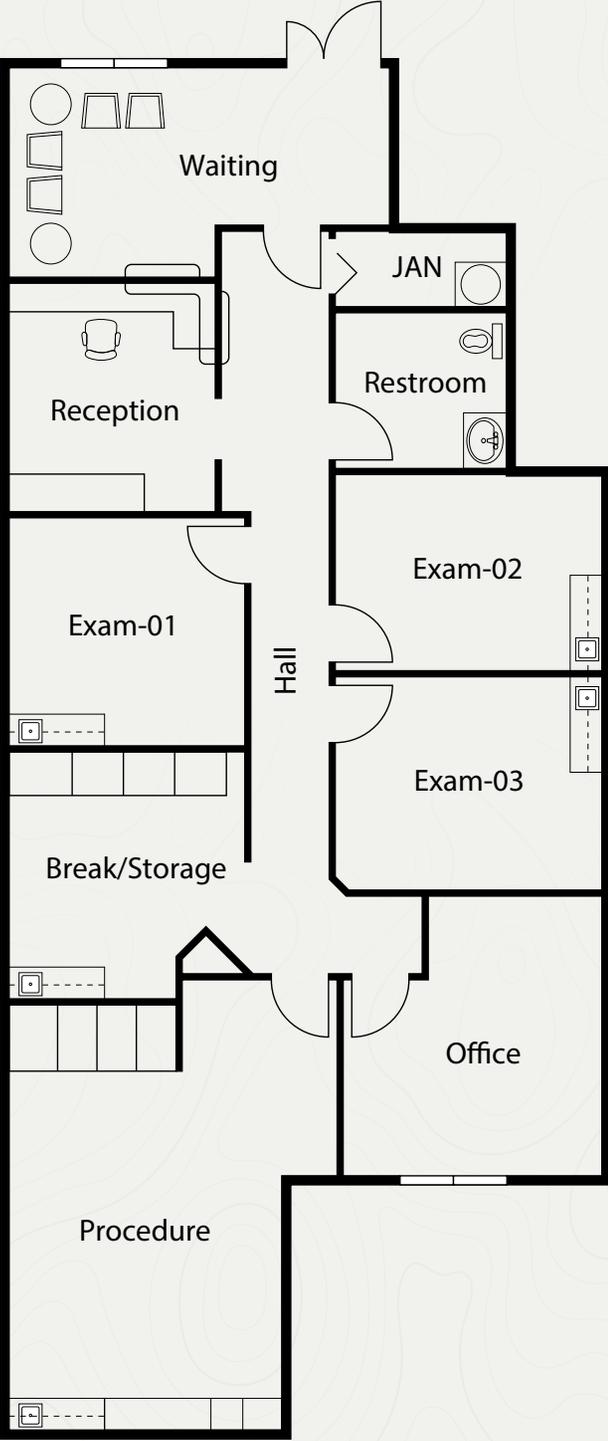


NOT TO SCALE

Fountain Hills Professional Center
13620 N Saguaro Blvd, Fountain Hills, AZ 85268

SPACE PLAN

SUITE 90
±1,520 SF



NOT TO SCALE

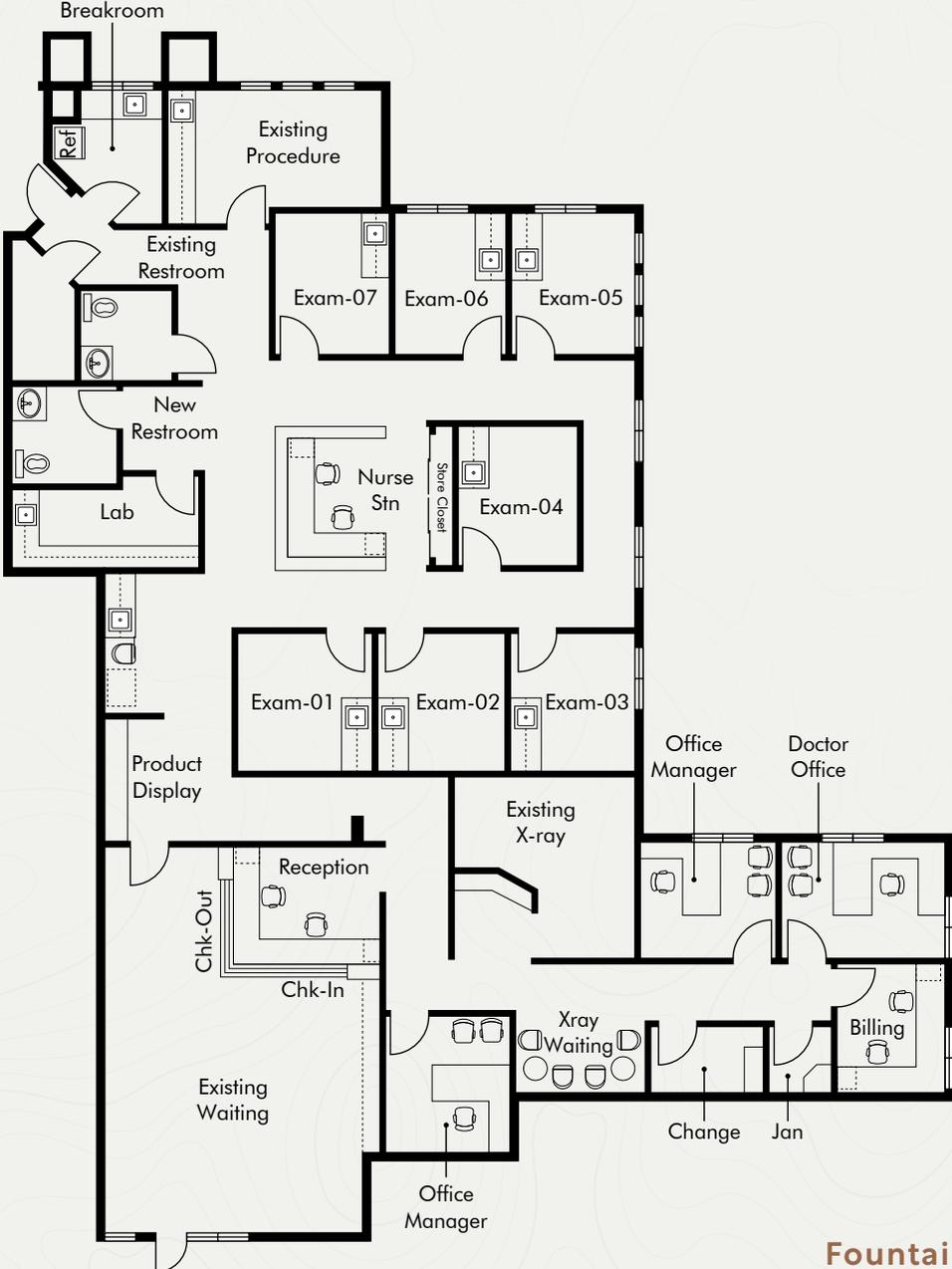
Fountain Hills Professional Center
13620 N Saguaro Blvd, Fountain Hills, AZ 85268

SPACE PLAN

SUITE 95

±4,349 SF

CURRENT PLAN



NOT TO SCALE

Fountain Hills Professional Center
13620 N Saguaro Blvd, Fountain Hills, AZ 85268

SPACE PLAN

SUITE 95

±4,349 SF

CONCEPTUAL A



NOT TO SCALE

Fountain Hills Professional Center
13620 N Saguaro Blvd, Fountain Hills, AZ 85268

SPACE PLAN

SUITE 95

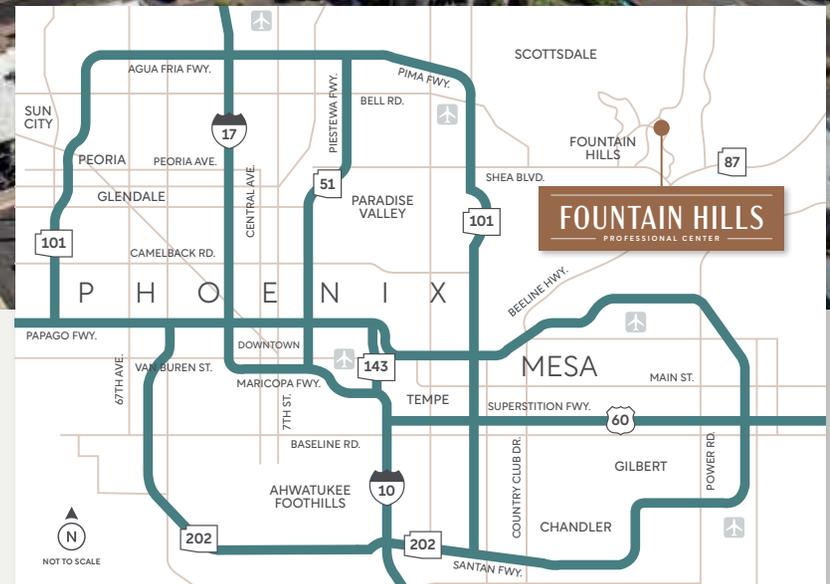
±4,349 SF

CONCEPTUAL B



NOT TO SCALE

Fountain Hills Professional Center
13620 N Saguaro Blvd, Fountain Hills, AZ 85268



FOR MORE INFORMATION, PLEASE CONTACT:

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