

# 13404 North La Montana Drive Fountain Hills, Arizona

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<b>LOCATION:</b>	13404 North La Montana Drive, Suite 3 Fountain Hills, AZ
<b>OCCUPANCY:</b>	Immediate
<b>LEASE RATE:</b>	\$13 per square foot, full service
<b>SUITE SIZE:</b>	+/- 1,121 rentable square feet
<b>T.I. ALLOWANCE:</b>	Negotiable
<b>LOAD FACTOR:</b>	0%
<b>PARKING:</b>	± 4 / 1,000 RSF
<b>AMENITIES:</b>	<ul style="list-style-type: none"><li>• Below-market rate</li><li>• Well-known Fountain Hills location</li><li>• Easy to find</li><li>• Tremendous visibility/frontage from Palisades Boulevard</li><li>• Located within the Fountain Hills Plaza Retail Center including Bashas'</li><li>• Close proximity to numerous retail amenities</li><li>• Furniture available</li><li>• Ideal suite for a small business owner</li><li>• Move-in ready</li><li>• Existing build-out includes reception, two offices, storage, restroom, and open space for cubicles</li><li>• Potential building signage available</li></ul>

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**For more information please contact:**



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