



FOR SALE OR LEASE

8765 E Bell Rd Scottsdale, AZ 85260

1st Floor, Suites 102-103

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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FOR SALE OR LEASE | Table of Contents

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PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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LEASE COMPARABLES	19	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.
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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

ISAAC YOSEF, NMD

BAUMAN LOEWE

AB GUERRA
PLASTIC SURGERY CENTER

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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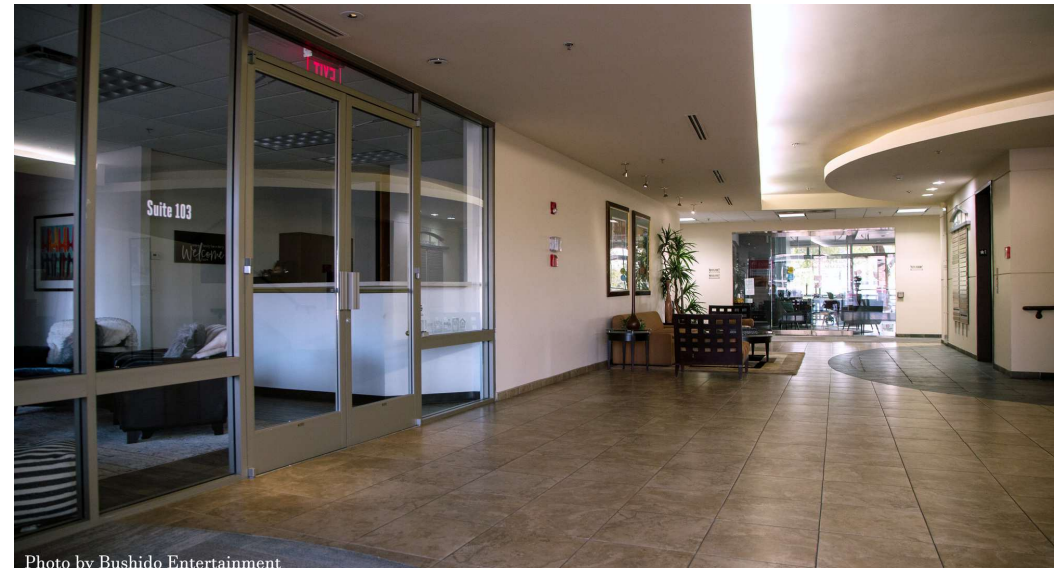
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FOR SALE OR LEASE | Executive Summary

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



Total Sales Price:	\$1,094,000
Lease Price (MG):	\$29 SF/YR

OFFERING SUMMARY

Office Size:	2,887 SF Combined
Available SF:	962 SF - 2,887 SF
Lot Size:	0.84 AC
Price / SF:	\$378.94
Zoning:	C-0, C-2, Scottsdale

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity: a strategically located 2,887 SF combined office suite in the heart of Scottsdale, Zoned O-S, this property provides the flexibility necessary for a wide range of professional applications. It is an ideal space for creating customized work environments that cater to specific business needs. Positioned in the thriving Scottsdale area, this prime investment offers a prestigious address and promising potential for growth in a dynamic market. The property's versatile features make it an attractive choice for office building investors seeking a valuable addition to their portfolio. Don't miss the chance to secure this distinguished asset and capitalize on the opportunities it presents in the bustling Scottsdale business community.

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FOR SALE OR LEASE | Property Details & Highlights

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



PROPERTY HIGHLIGHTS

- 2,887 SF Combined Office Suite
- Suite 102: +/- 1,925 SF
- Suite 103: +/- 962 SF
- Beautiful Amenities
- Furnished or Unfurnished Optional
- Desired Lease Term - 3 Years
- Ideal Space for Various Professional Uses (i.e. Psychiatry, Chiropractic, Naturopaths, Insurance, Wealth Management, Law Office, ect.)
- Short Distance to Tournament Players Club
- Positioned In A Thriving Scottsdale Area
- 3 Covered Parking Spaces
- Signage Possibilities
- 24 Hour Access

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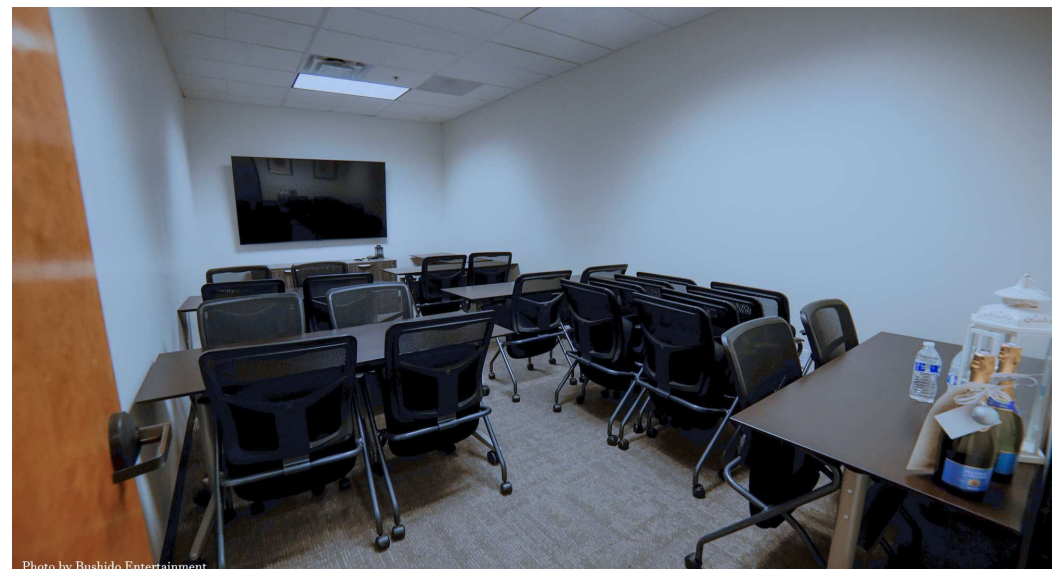
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FOR SALE OR LEASE | Interior Photos

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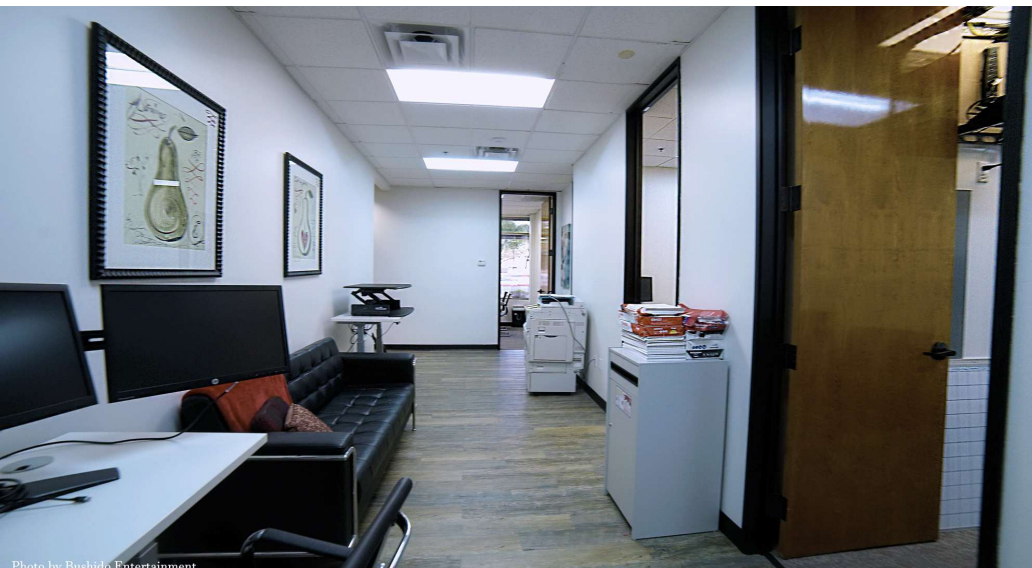
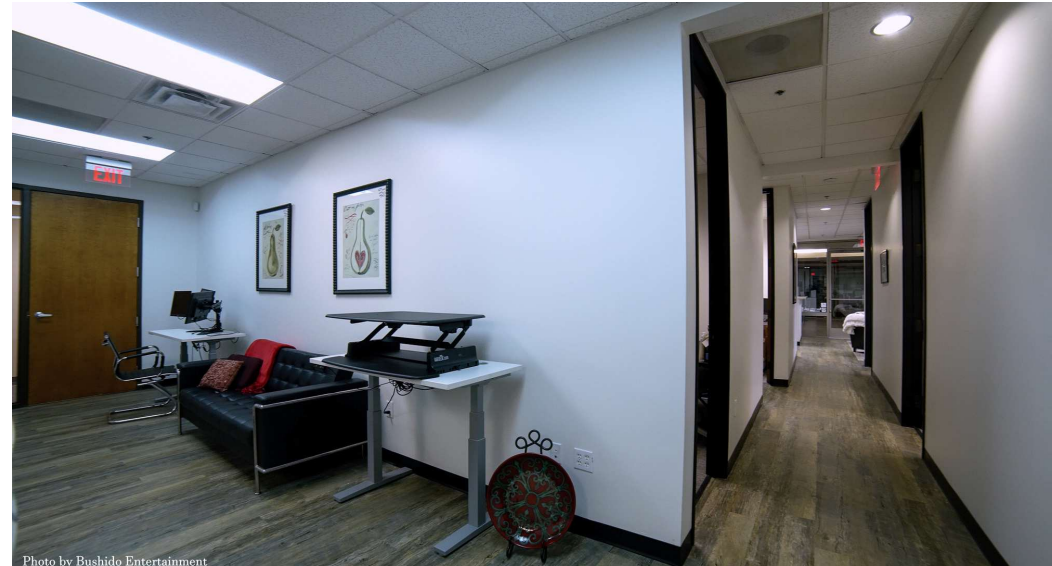
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FOR SALE OR LEASE | Additional Photos

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LOCATION INFORMATION

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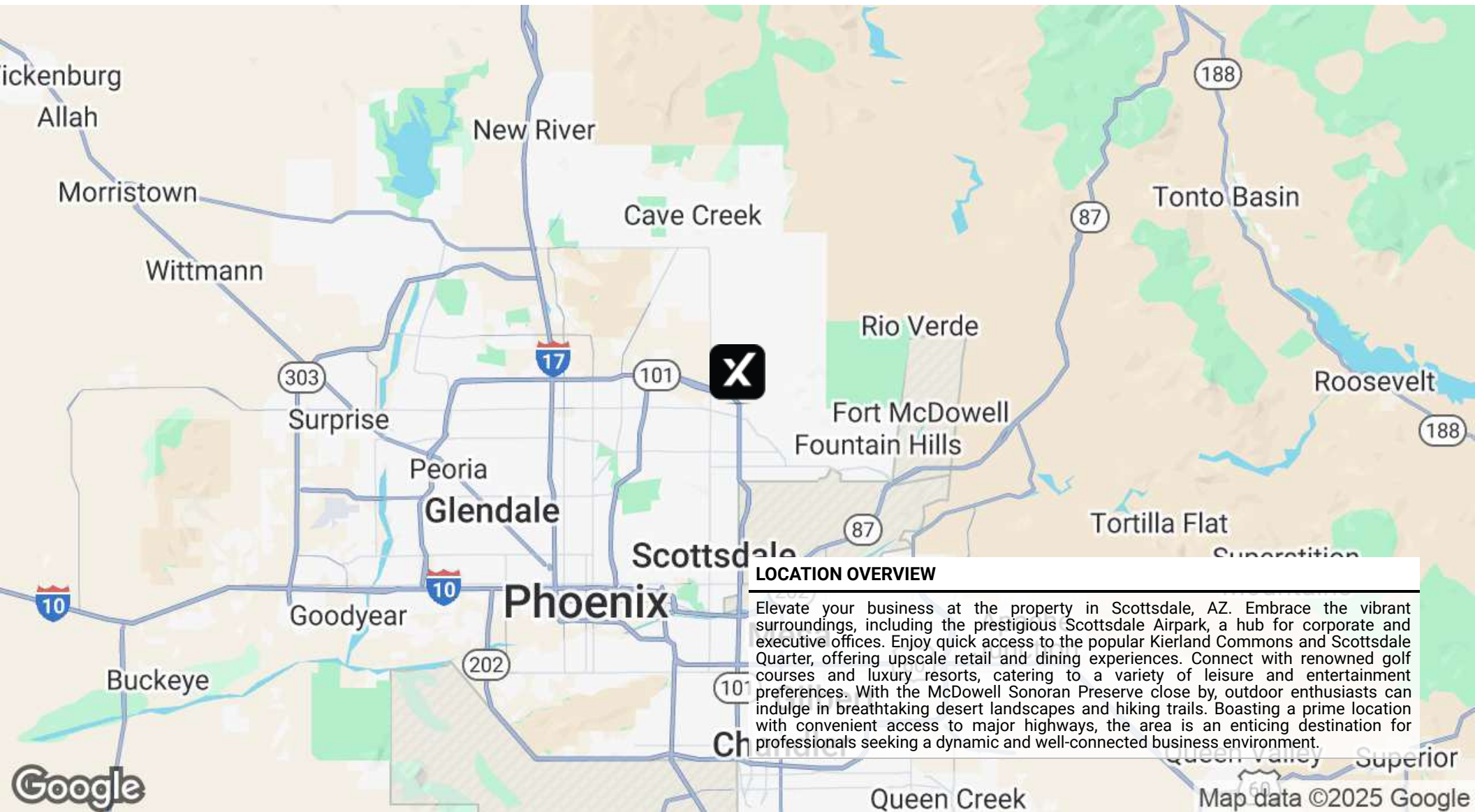
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FOR SALE OR LEASE | Location Map

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



LOCATION OVERVIEW

Elevate your business at the property in Scottsdale, AZ. Embrace the vibrant surroundings, including the prestigious Scottsdale Airpark, a hub for corporate and executive offices. Enjoy quick access to the popular Kierland Commons and Scottsdale Quarter, offering upscale retail and dining experiences. Connect with renowned golf courses and luxury resorts, catering to a variety of leisure and entertainment preferences. With the McDowell Sonoran Preserve close by, outdoor enthusiasts can indulge in breathtaking desert landscapes and hiking trails. Boasting a prime location with convenient access to major highways, the area is an enticing destination for professionals seeking a dynamic and well-connected business environment.

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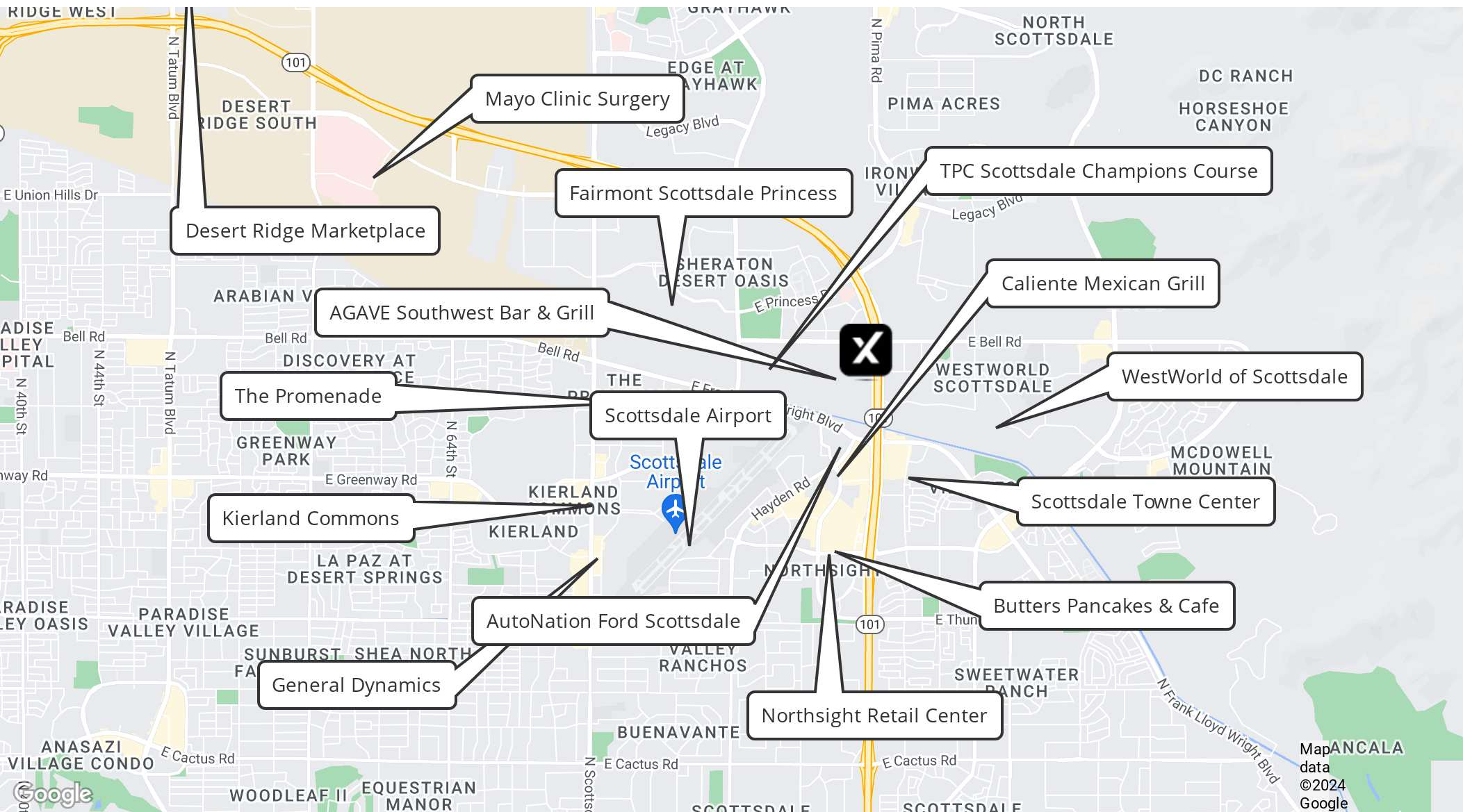
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FOR SALE OR LEASE | Commerce Map

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Map data
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FOR SALE OR LEASE | Aerial Map

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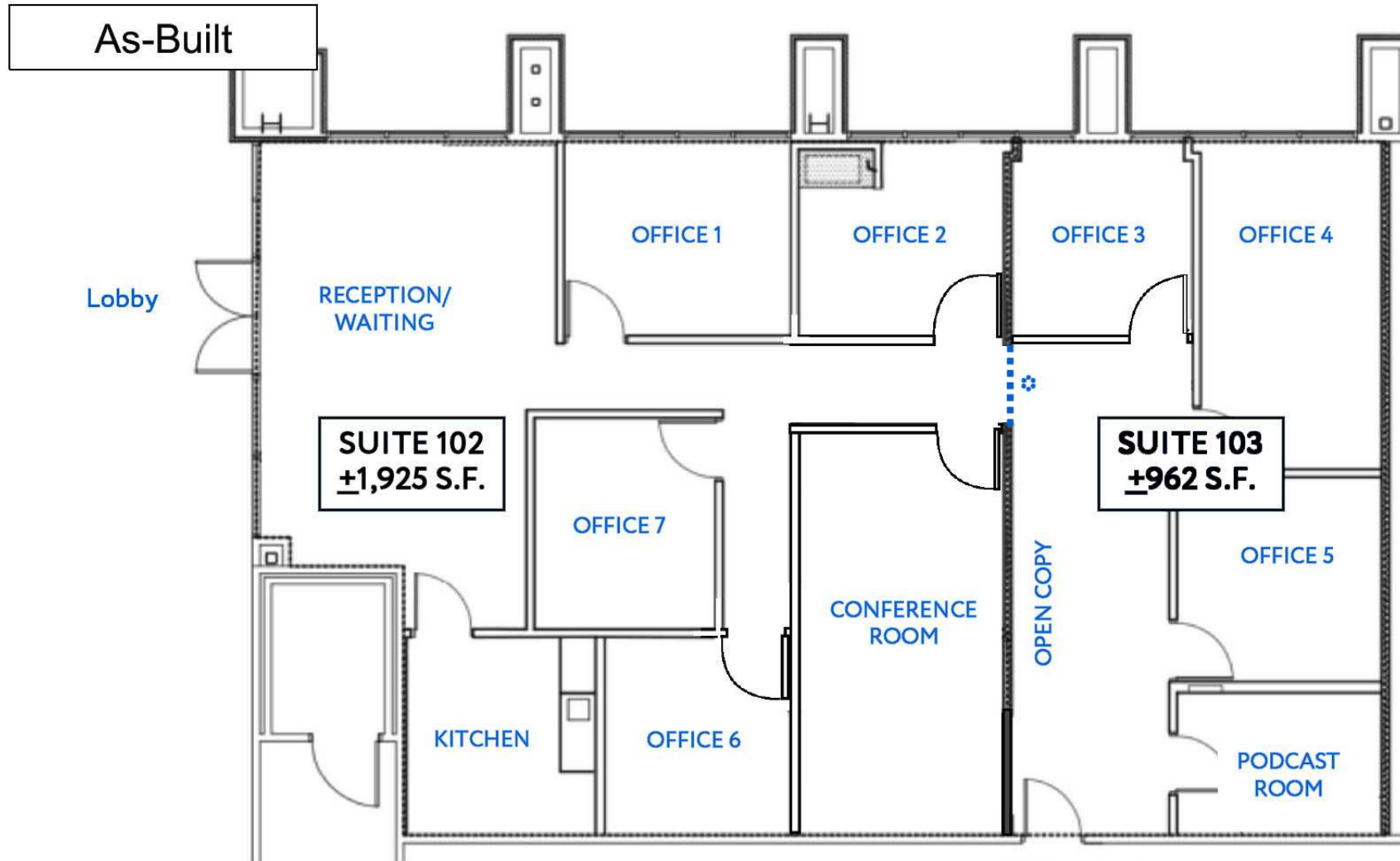
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FOR SALE OR LEASE | Floor Plan

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SALE COMPARABLES

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FOR SALE OR LEASE | Sale Comps

8765 E Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



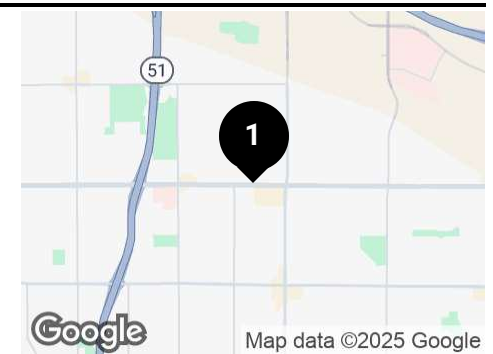
8765 E BELL RD
Scottsdale, AZ 85260

Price: \$1,094,000 Bldg Size: 2,887 SF
Lot Size: 409,933 SF No. Units: 2



4550 E BELL RD - BLDG 6
Phoenix, AZ 85032

Price: \$947,500 Bldg Size: 2,418 SF
Year Built: 2007



7010 E CHAUNCEY LN - BLDG 2
Phoenix, AZ 85054

Price: \$1,258,610 Bldg Size: 2,927 SF
Year Built: 2007



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FOR SALE OR LEASE | Sale Comps

8765 E Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



12814 N SCOTTSDALE RD

Scottsdale, AZ 85254

Price: \$1,387,500 Bldg Size: 3,000 SF
Year Built: 1972



18325 N ALLIED WAY - BLDG A

Phoenix, AZ 85054

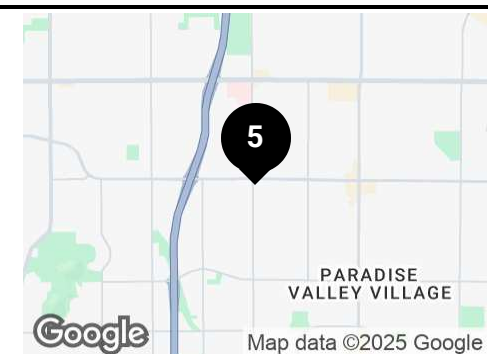
Price: \$1,275,000 Bldg Size: 3,067 SF
Year Built: 2007



15255 N 40TH ST - BLDG 7

Phoenix, AZ 85032

Price: \$884,320 Bldg Size: 2,512 SF
Year Built: 2006



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9200 E RAINTREE DR - BLDG A

Scottsdale, AZ 85260

Price: \$940,000 Bldg Size: 2,752 SF

Year Built: 2000



7

5425 E BELL RD

Scottsdale, AZ 85254

Price: \$816,848 Bldg Size: 2,870 SF

Year Built: 2005



8

8080 E GELDING DR - BLDG D

Scottsdale, AZ 85260

Price: \$810,000 Bldg Size: 2,417 SF

Year Built: 2005



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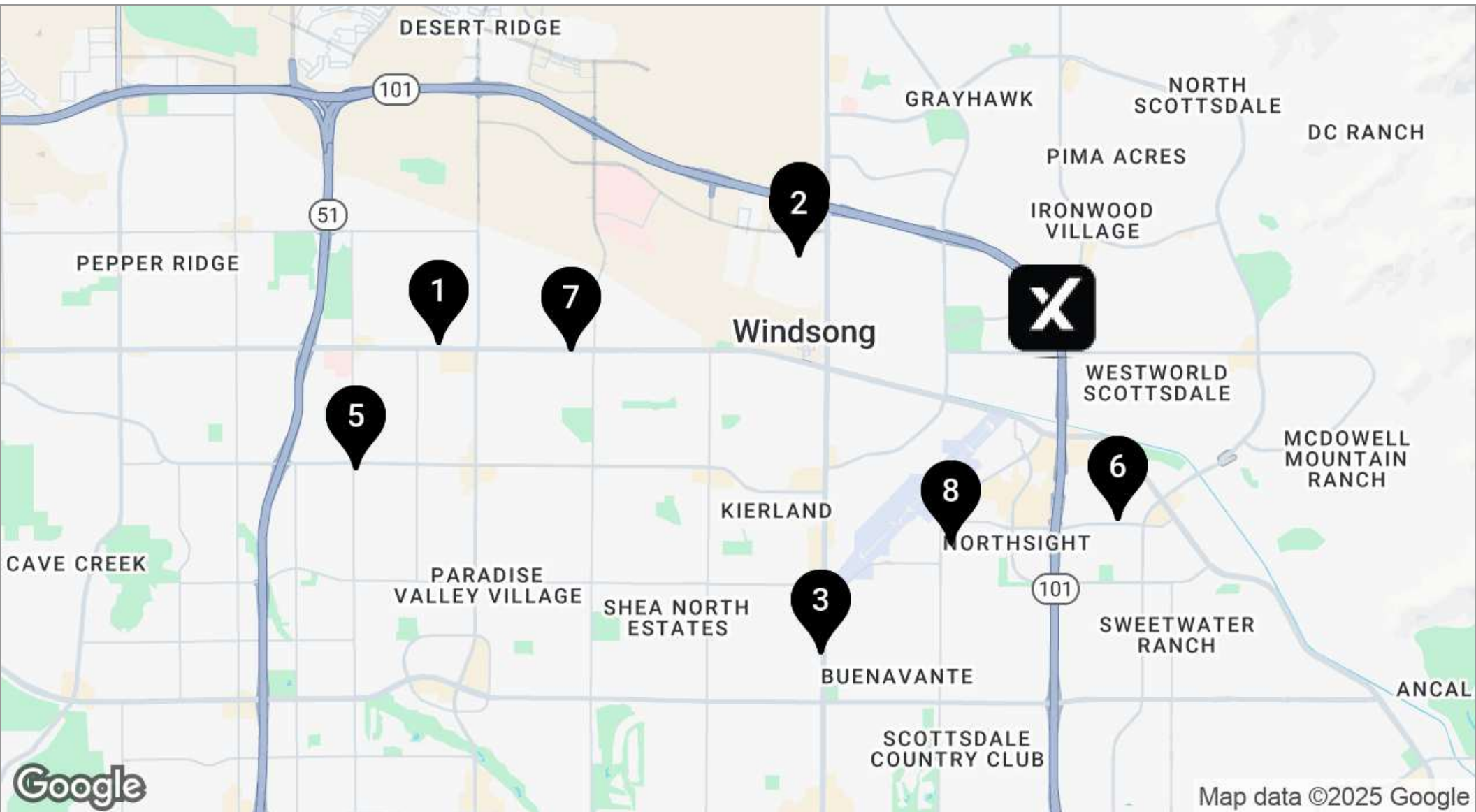
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FOR SALE OR LEASE | Sale Comps Map & Summary

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FOR SALE OR LEASE | Sale Comps Map & Summary

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103

	NAME/ADDRESS	PRICE	BLDG SIZE
★	8765 E Bell Rd Scottsdale, AZ	\$1,094,000	2,887 SF
1	4550 E Bell Rd - Bldg 6 Phoenix, AZ	\$947,500	2,418 SF
2	7010 E Chauncey Ln - Bldg 2 Phoenix, AZ	\$1,258,610	2,927 SF
3	12814 N Scottsdale Rd Scottsdale, AZ	\$1,387,500	3,000 SF
4	18325 N Allied Way - Bldg A Phoenix, AZ	\$1,275,000	3,067 SF
5	15255 N 40th St - Bldg 7 Phoenix, AZ	\$884,320	2,512 SF
6	9200 E Raintree Dr - Bldg A Scottsdale, AZ	\$940,000	2,752 SF
7	5425 E Bell Rd Scottsdale, AZ	\$816,848	2,870 SF
8	8080 E Gelding Dr - Bldg D Scottsdale, AZ	\$810,000	2,417 SF
AVERAGES		\$1,039,972	2,745 SF

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LEASE COMPARABLES

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FOR SALE OR LEASE | Lease Comps

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



8765 E BELL RD
Scottsdale, AZ 85260

Lease Rate: \$29.00 - 35.00 /SF/yr
Space Size: 2,887 SF
No. Units: 2

Lease Type:
Lease Term:

MG
Negotiable



15615 N 71ST ST SCOTTSDALE
Scottsdale, AZ 85254

Lease Rate: \$33.00 /SF/yr
Space Size: 2,700 SF

Lease Type:

Modified Gross



15300 N 90TH ST
Scottsdale, AZ 85260

Lease Rate: \$24.00 /SF/yr
Space Size: 2,797 SF

Lease Type:

Full Service



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FOR SALE OR LEASE | Lease Comps

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



3

17851 N 85TH ST
Scottsdale, AZ 85255

Lease Rate: \$33.00 /SF/yr Lease Type: Full Service
Space Size: 2,782 SF



4

6930 E CHAUNCEY LN
Phoenix, AZ 85054

Lease Rate: \$28.00 /SF/yr Lease Type: Full Service
Space Size: 3,195 SF



5

7339-7345 E EVANS RD
Scottsdale, AZ 85260

Lease Rate: \$24.50 /SF/yr Lease Type: Modified Gross
Space Size: 6,048 SF



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FOR SALE OR LEASE | Lease Comps

8765 E Bell Rd Scottsdale, AZ 85260 - 1st Floor, Suites 102-103



6

8667-8701 E HARTFORD DR

Scottsdale, AZ 85255

Lease Rate: \$31.00 /SF/yr Lease Type: Full Service
Space Size: 2,513 SF



7

14500 N NORTHSIGHT BLVD

Scottsdale, AZ 85260

Lease Rate: \$29.50 /SF/yr Lease Type: Full Service
Space Size: 2,315 SF



8

14300 N NORTHSIGHT BLVD

Scottsdale, AZ 85260

Lease Rate: \$27.00 /SF/yr Lease Type: Modified Gross
Space Size: 3,254 SF



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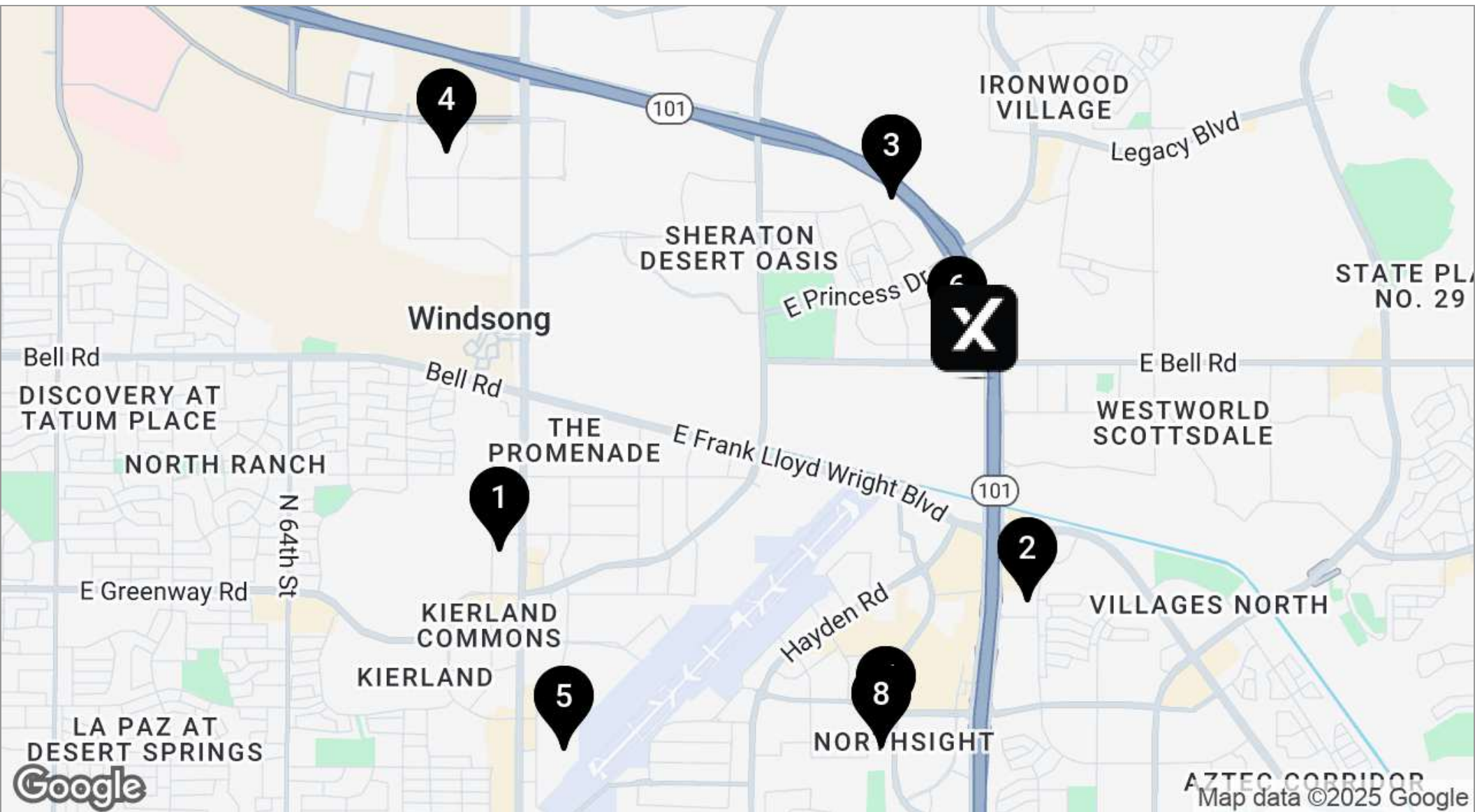
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	NAME/ADDRESS	LEASE TYPE	SPACE SIZE	LEASE RATE
★	8765 E Bell Rd Scottsdale, AZ	MG	2,887 SF	-
1	15615 N 71st St Scottsdale Scottsdale, AZ	Modified Gross	2,700 SF	\$33.00 /SF/yr
2	15300 N 90th St Scottsdale, AZ	Full Service	2,797 SF	\$24.00 /SF/yr
3	17851 N 85th St Scottsdale, AZ	Full Service	2,782 SF	\$33.00 /SF/yr
4	6930 E Chauncey Ln Phoenix, AZ	Full Service	3,195 SF	\$28.00 /SF/yr
5	7339-7345 E Evans Rd Scottsdale, AZ	Modified Gross	6,048 SF	\$24.50 /SF/yr
6	8667-8701 E Hartford Dr Scottsdale, AZ	Full Service	2,513 SF	\$31.00 /SF/yr
7	14500 N Northsight Blvd Scottsdale, AZ	Full Service	2,315 SF	\$29.50 /SF/yr
8	14300 N Northsight Blvd Scottsdale, AZ	Modified Gross	3,254 SF	\$27.00 /SF/yr
AVERAGES			3,201 SF	\$28.75 /SF/YR

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DEMOGRAPHICS

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FOR SALE OR LEASE | Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	23	485	4,259
Average Age	44	45	42
Average Age (Male)	44	45	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	239	1,976
# of Persons per HH	2.1	2	2.2
Average HH Income	\$132,721	\$119,323	\$162,733
Average House Value	\$771,820	\$746,498	\$850,892

TRAFFIC COUNTS	
123,075	/day

Demographics data derived from AlphaMap



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