

OFFICE | FOR LEASE

Desert Fairways 8585 E Bell Rd | Scottsdale, AZ 85260

CBRE

## Property Summary

- + Prominently located on East Bell Road in North Scottsdale, this property benefits from quick access to Loop 101 and Scottsdale Road, offering seamless connectivity to the Scottsdale Airpark, North Phoenix and the broader Phoenix metropolitan area.
- + Situated within a mature office and medical hub, the surrounding area is anchored by professional services, healthcare providers and neighborhood retail, helping to drive steady client and patient activity.
- + Supported by nearby high income residential communities, the surrounding area provides a strong and growing daytime and resident population that benefits professional office users while remaining well positioned for complementary medical or wellness services.
- + Configured for long term office occupancy, the condominium style layout, convenient access and on site parking offer flexibility for a broad range of professional users.



## Property Highlights

## Property Details

| Type          | Office                    |
|---------------|---------------------------|
| Building SF   | ±8,581 RSF                |
| Available SF  | ±3,296 RSF                |
| Suite         | 104                       |
| Listing Type  | Lease                     |
| Lease Rate    | \$35.00/SF FS             |
| Year Built    | 2012                      |
| Zoning        | C-0/C-2                   |
| Stories       | 1                         |
| Parking Ratio | 4.50/1000 SF<br>3 covered |
| Signage       | Suite Entry and Building  |

- + One story suburban office condominium featuring a large kitchen, dedicated conference room, and spacious private offices well suited for professional use.
- + ±3,296 SF office suite available for lease featuring a large open work area, flexible layout, and functionality ideal for creative, professional, or collaborative office users.
- + Offices feature prominent views along Bell Road, offering visual connection to traffic flow and surrounding activity while enhancing workplace energy and visibility
- + Prominent Bell Road signage provides strong visibility and exposure to passing traffic
- + Ample covered and surface parking provide convenient accommodation for both staff and clients, supporting efficient daily operations and ease of access
- + Existing furniture and equipment can be included or removed per the Tenant's preference

Suite 104 - ±3,296SF



- Available
- Common Area
- Leased





Common Area Lobby



Common Area Conference Room



Common Area Break Room



Interior Office



Interior Office



Interior Office

Demographics

|               | Population | Average Household Income |
|---------------|------------|--------------------------|
| 2 Mile Radius | 31,851     | \$138,457                |
| 2 Mile Radius | 169,199    | \$152,661                |
| 2 Mile Radius | 509,682    | \$142,060                |

Source: ESRI 2025

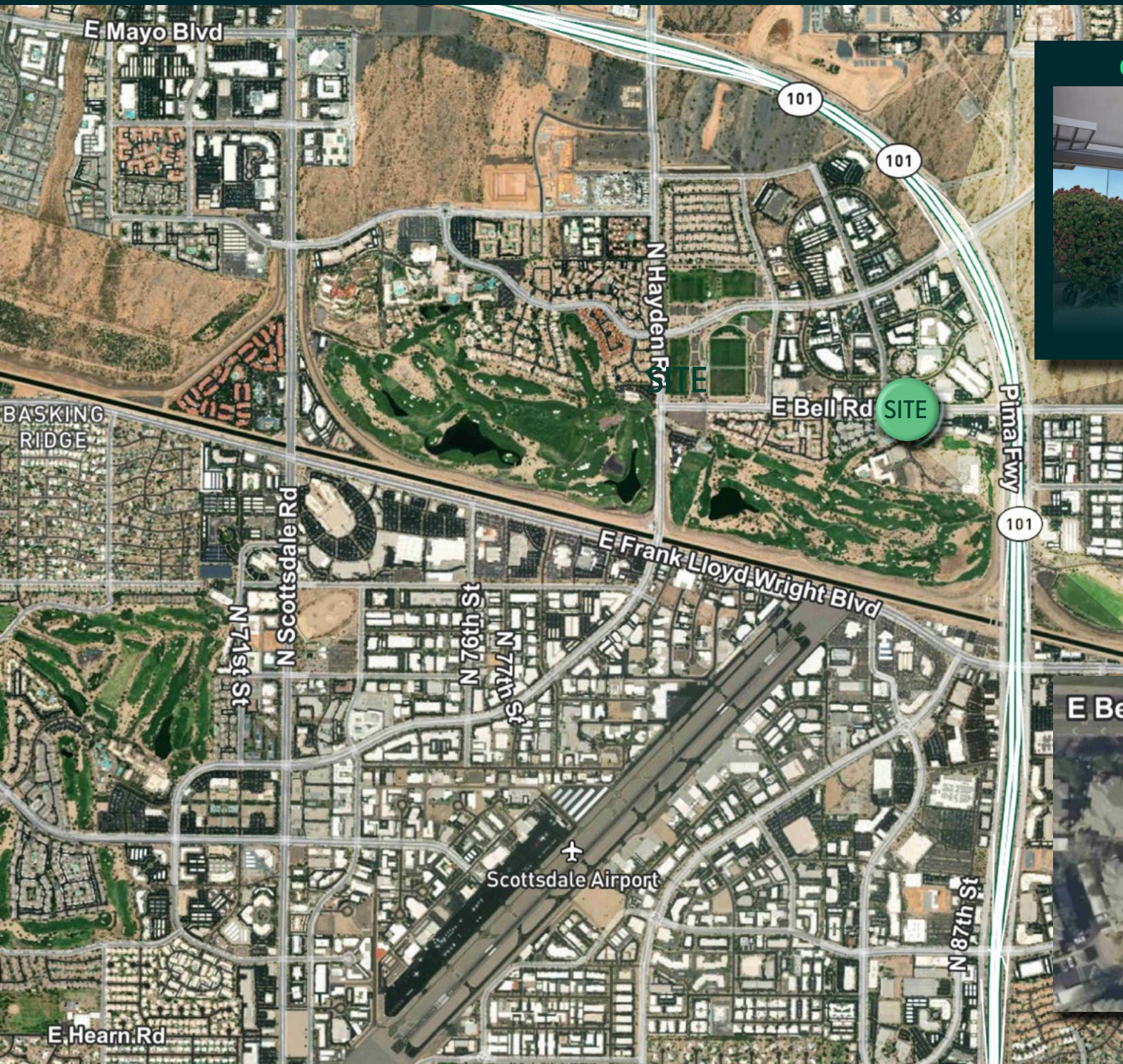
Traffic Counts

Pima Fwy & E Bell Rd  
±127,543 vehicles per day

Source: ADOT 2024

# Location

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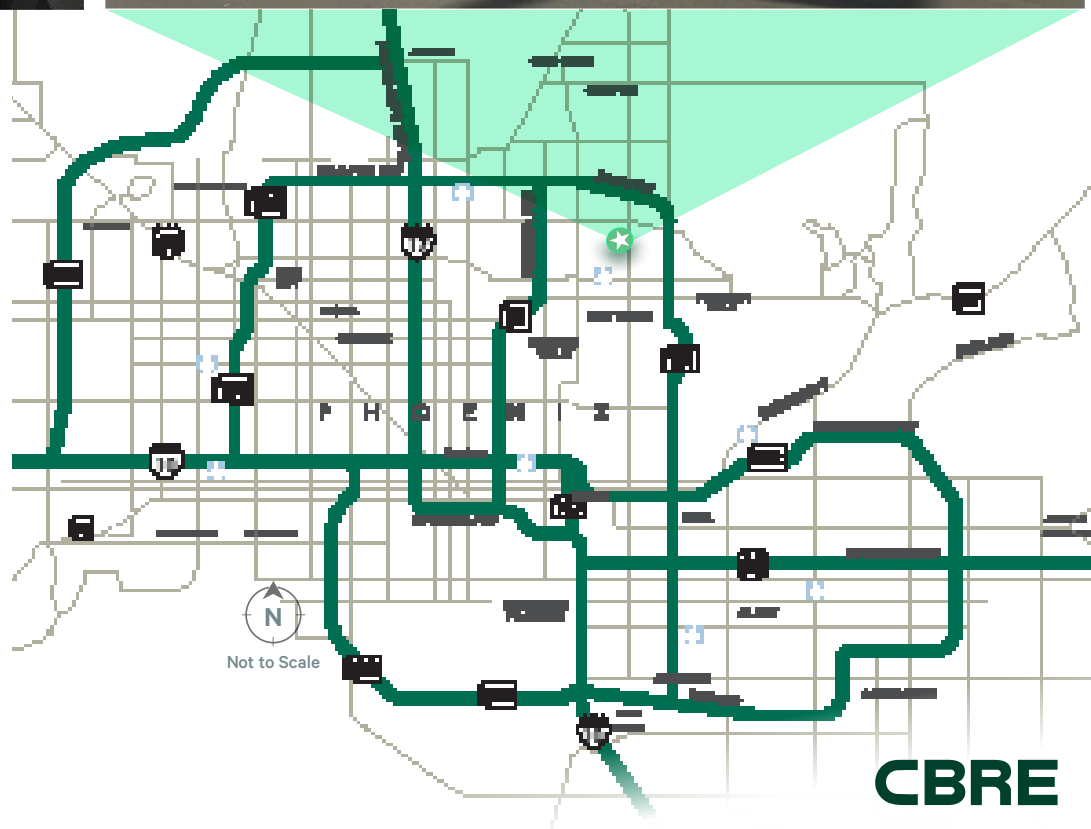
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## Area Overview

- + Strategically positioned in North Scottsdale, with a surrounding mix of professional services, office users, and medical operators that support steady daytime demand and long term stability.
- + Excellent access to key transportation corridors including East Bell Road, Scottsdale Road, and Loop 101 (Pima Freeway), providing efficient connectivity throughout North Scottsdale, North Phoenix, and the greater Phoenix metro area.
- + Surrounded by well established, high income residential neighborhoods, creating a reliable workforce base and sustained demand for office, medical, and professional uses.
- + Proximate to a wide range of complementary amenities including restaurants, coffee shops, retail centers, fitness facilities, and neighborhood services, enhancing convenience and appeal for employees, clients, and visitors.



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## CONTACT US:



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