



FOR SALE OR LEASE

Bell Professional Center

5425 E BELL RD #140

Scottsdale, AZ 85254

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY INFORMATION

OFFERING SUMMARY

SALES ASKING PRICE	\$868,000 (\$345 PSF)
LEASE RATE	Year 1: \$11.00 PSF MG Year 2: \$22.66 PSF MG
UNIT SIZE	2,516 SF
PARKING	3 Covered, Reserved
APN	215-85-210
CONSTRUCTION YEAR	2005
CAM FEES	\$437/MO
2024 TAXES	\$6,415.44

HIGHLIGHTS

- Highly Functional Office Space For Lease
- Vacant and Ready for Immediate Occupancy
- Desirable Open Office Finishes
- Visibility to Bell Road
- Convenience to an Abundance of Retail Amenities
- Close Proximity to Both 101 & 51 Freeways
- Desirable Area Demographics



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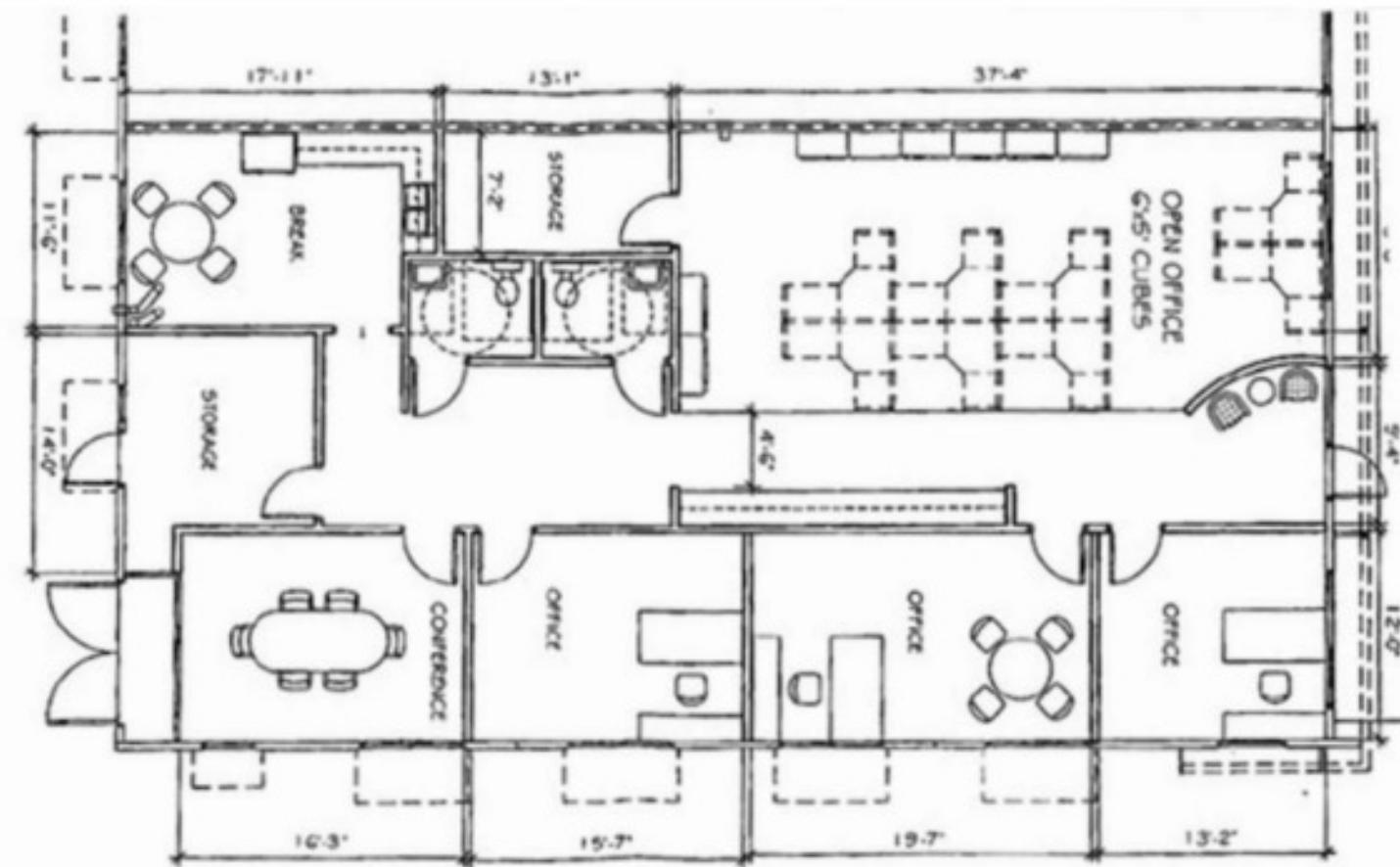
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FLOORPLAN



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ADDITIONAL PHOTOS



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PROPERTY AERIAL



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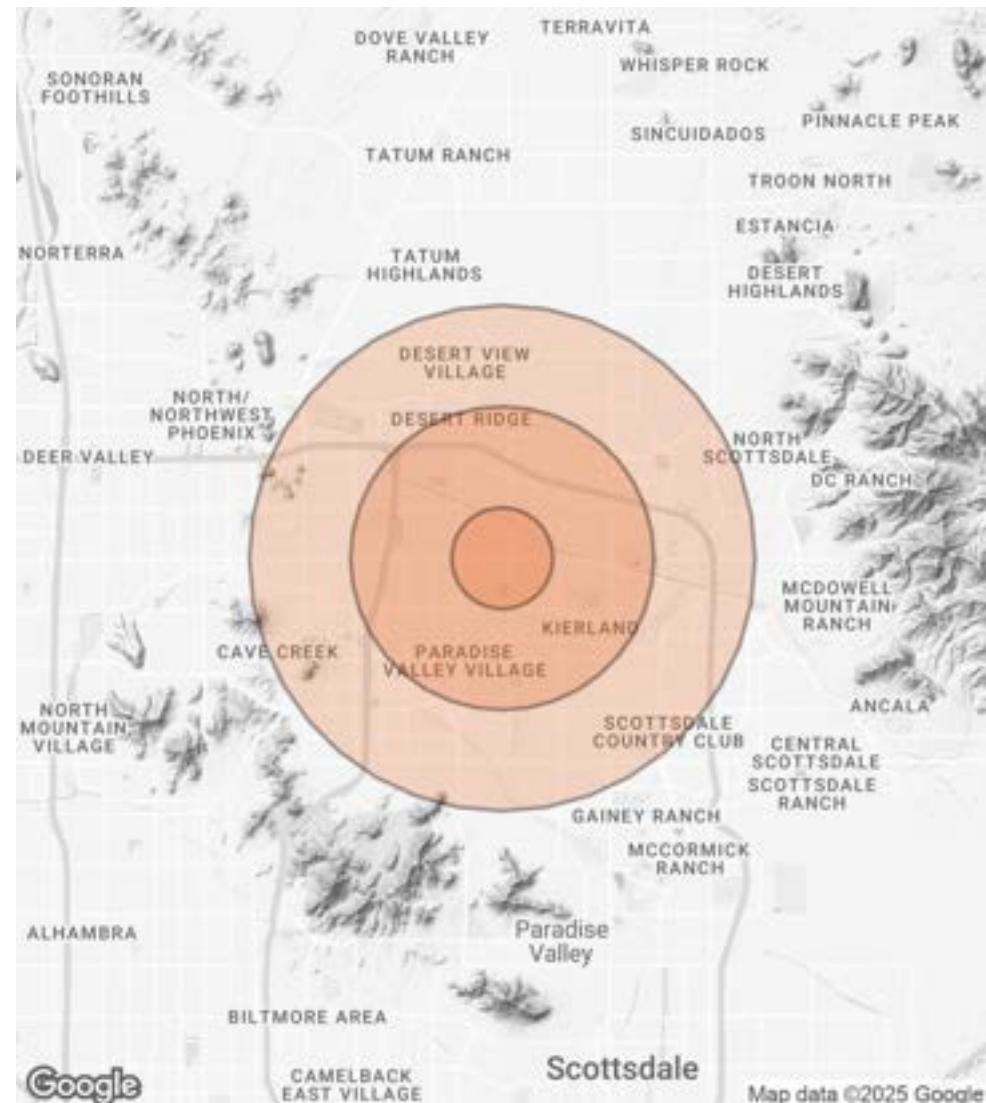
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,188	92,556	236,113
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	41
AVERAGE AGE (FEMALE)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,542	40,243	100,258
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$159,236	\$140,007	\$140,224
AVERAGE HOUSE VALUE	\$730,745	\$651,376	\$657,739

* Demographic data derived from 2020 ACS - US Census



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