

**FOR SALE OR LEASE**

# Bell Professional Center

**5425 E BELL RD #140**

Scottsdale, AZ 85254

**PRESENTED BY:**

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## PROPERTY INFORMATION

### OFFERING SUMMARY

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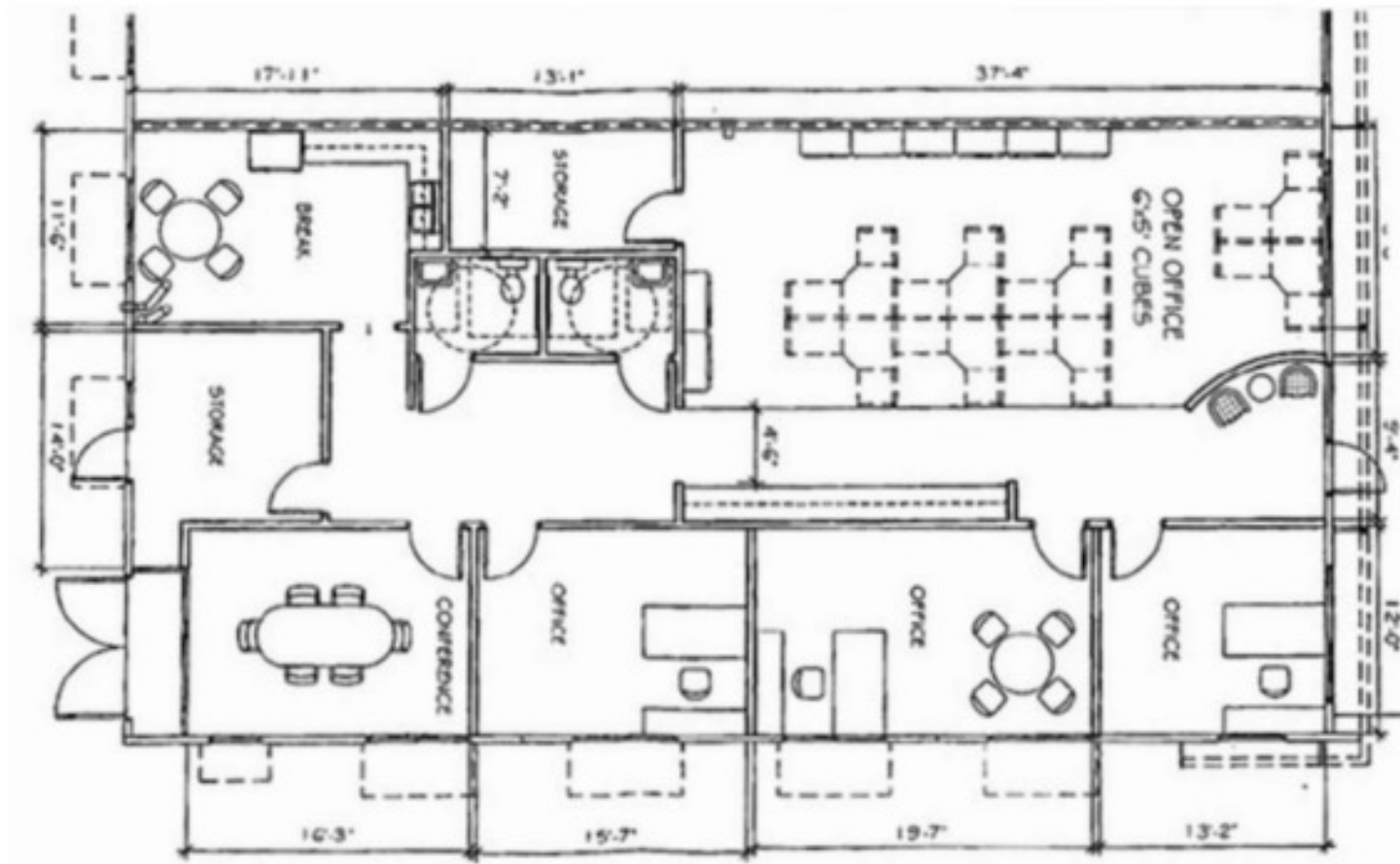
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# FLOORPLAN



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## ADDITIONAL PHOTOS



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## PROPERTY AERIAL



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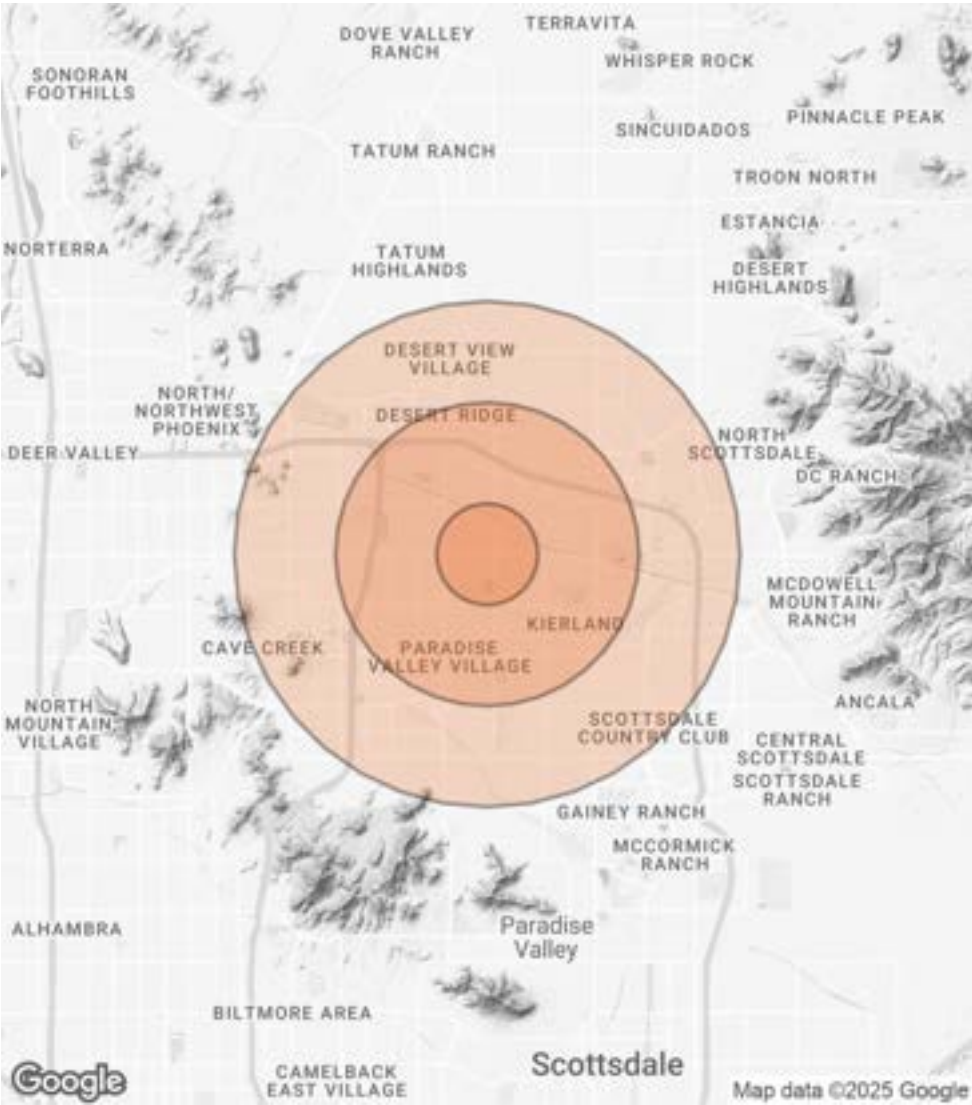
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# DEMOGRAPHICS MAP & REPORT

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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