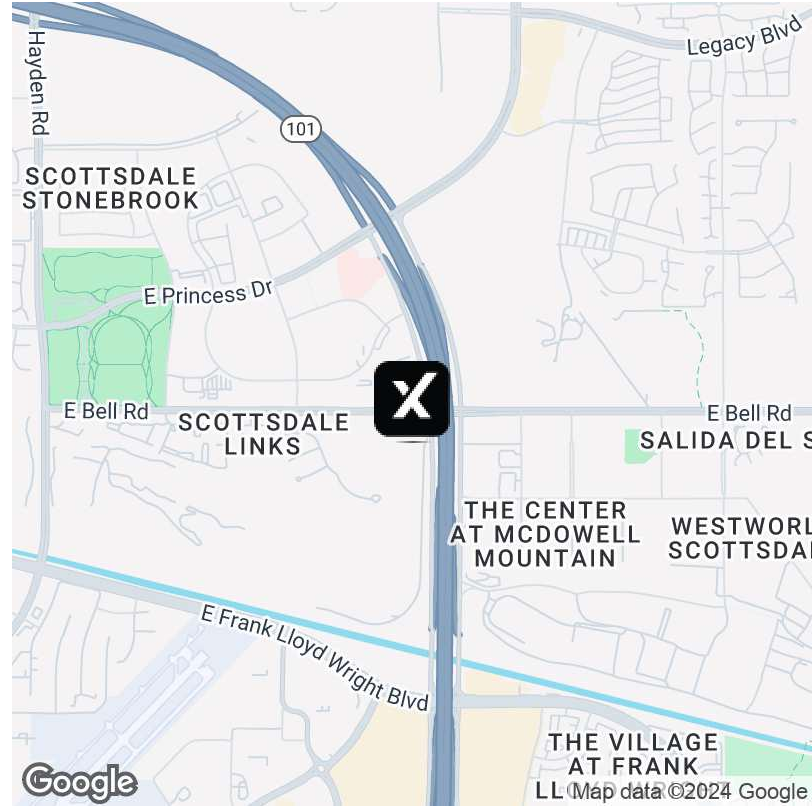


# FOR SALE OR LEASE | 8765 E Bell Rd Scottsdale, AZ 85260



## OFFERING SUMMARY

Sale Price:	\$1,094,000
Lease Rate:	\$29.00 SF/YR (MG)
Office Size:	2,887 SF Combined
Available SF:	962 SF - 2,887 SF
Lot Size:	0.84 AC
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.

## 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, Law Office, Natural Paths, ect.)
- Short Distance to Tournament Players Club
- Positioned In A Thriving Scottsdale Area
- Signage Possibilities & 24 Hour Access
- 3 Covered Parking Spaces

**Michelle Pauley**

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**Jenee Campa**

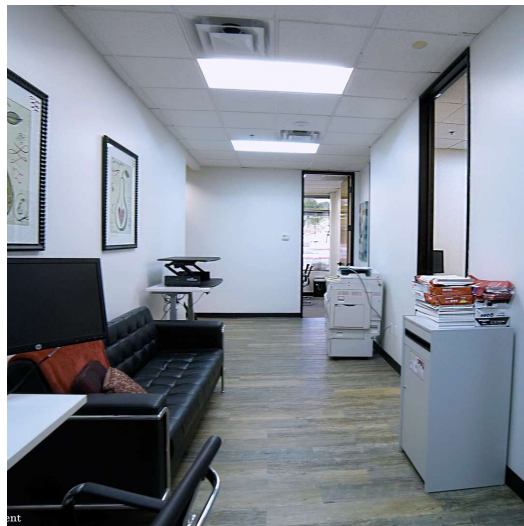
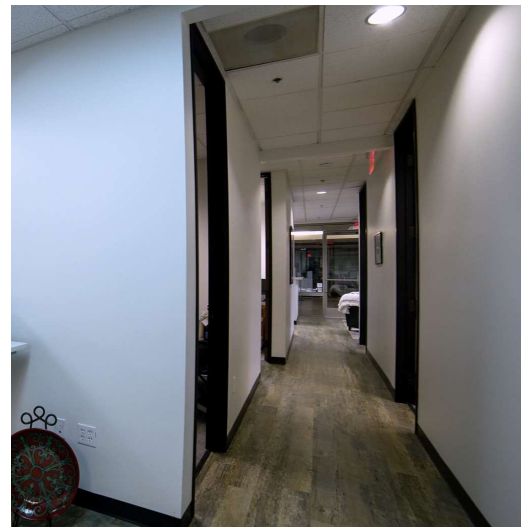
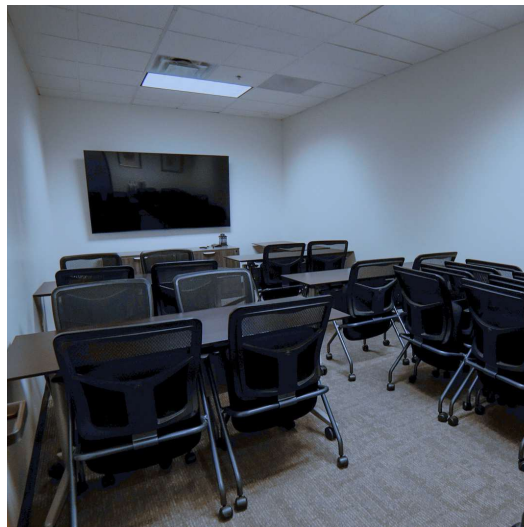
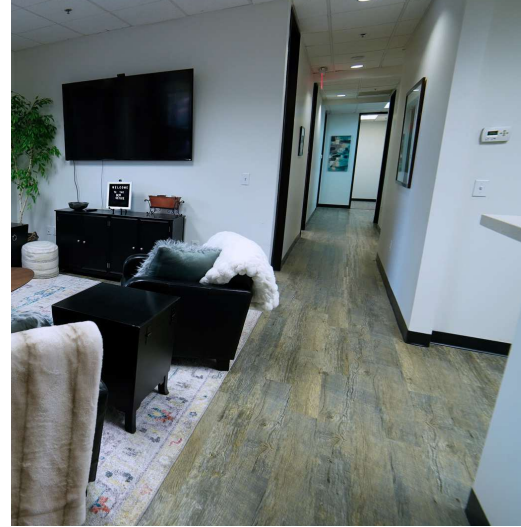
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