

# MERCADO AT SCOTTSDALE RANCH

FOR LEASE

10245 E VIA LINDA BLVD | SCOTTSDALE AZ 85285

LEV ROSE

COMMERCIAL REAL ESTATE

TCR  
WORLDWIDE  
REAL ESTATE SERVICES



## AVAILABLE: (Click to view floorplan)

<u>Suite 104</u>	$\pm 433$ SF	(Available 4/01/26)
<u>Suite 106</u>	$\pm 1,104$ SF	
<u>Suite 208</u>	$\pm 1,047$ SF	

**LEASE RATE:** \$26.00/SF FS

**PARKING RATIO:** 4.10/1,000 SF

**PARKING:** 34 Covered, 53 Uncovered  
Covered, Reserved \$35/Mo

## PROPERTY HIGHLIGHTS

- Beautiful Spanish Colonial office building in a prominent Scottsdale location
- Well-suited for small businesses involved in the service industry and healthcare
- Close to HonorHealth Scottsdale Shea Medical Center and Mayo Clinic
- Many retail and restaurant amenities
- Easy access from Loop 101



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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