



SIGNAGE  
VISIBLE FROM  
LOOP 101



FOR SALE or LEASE

## Medical Office Condo Scottsdale

8765 E Bell Rd. Scottsdale, AZ 85260

**Sale Price: \$1,850,000** (\$425 per SF)

**Lease Rate: \$28 per SF NNN** (Furniture Negotiable)

Zoned: C-2 +/- 4,330 SF



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TPC Scottsdale

FRANK LLOYD WRIGHT BLVD

**BELL ROAD (+/- 11,000 VPD)**

**LOOP 101  
(+/- 120,000 VPD)**

Scottsdale  
Airport

### Area Overview:

- Prime location in north Scottsdale
- Located at Bell Rd. and Loop 101
- +/- 11,000 VPD off Bell Rd. and  
+/- 120,000 off loop 101
- Outstanding amenities
- 1st floor with direct access from lobby
- Strategically located right off major highways

### Site Overview/Highlights:

- Zoned C-2
- Upkept interior office
- Multiple exam rooms
- Multiple entrances/exits to the suite
- +/- 4,330 SF building
- Generous parking with additional covered parking
- Parking: 5 covered reserved spaces and  
5/1000 parking ratio
- Monthly HOA fee: +/- \$1381.99
- 2025 Taxes: +/- \$11,157.02
- Backing TPC Scottsdale Champions Golf Course
- Prime location

## For Sale/Lease:

**This rare sight for sore eyes, is located off Bell and the 101. It's not often you find a prime Medical Office Condo backing the TPC Scottsdale Champions Golf Course.**

- Medical Office Condo in North Scottsdale
- Multiple Exam Rooms with excess office space
- +/- 4,330 Square Feet



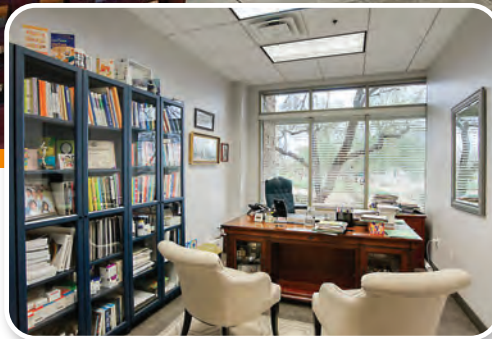
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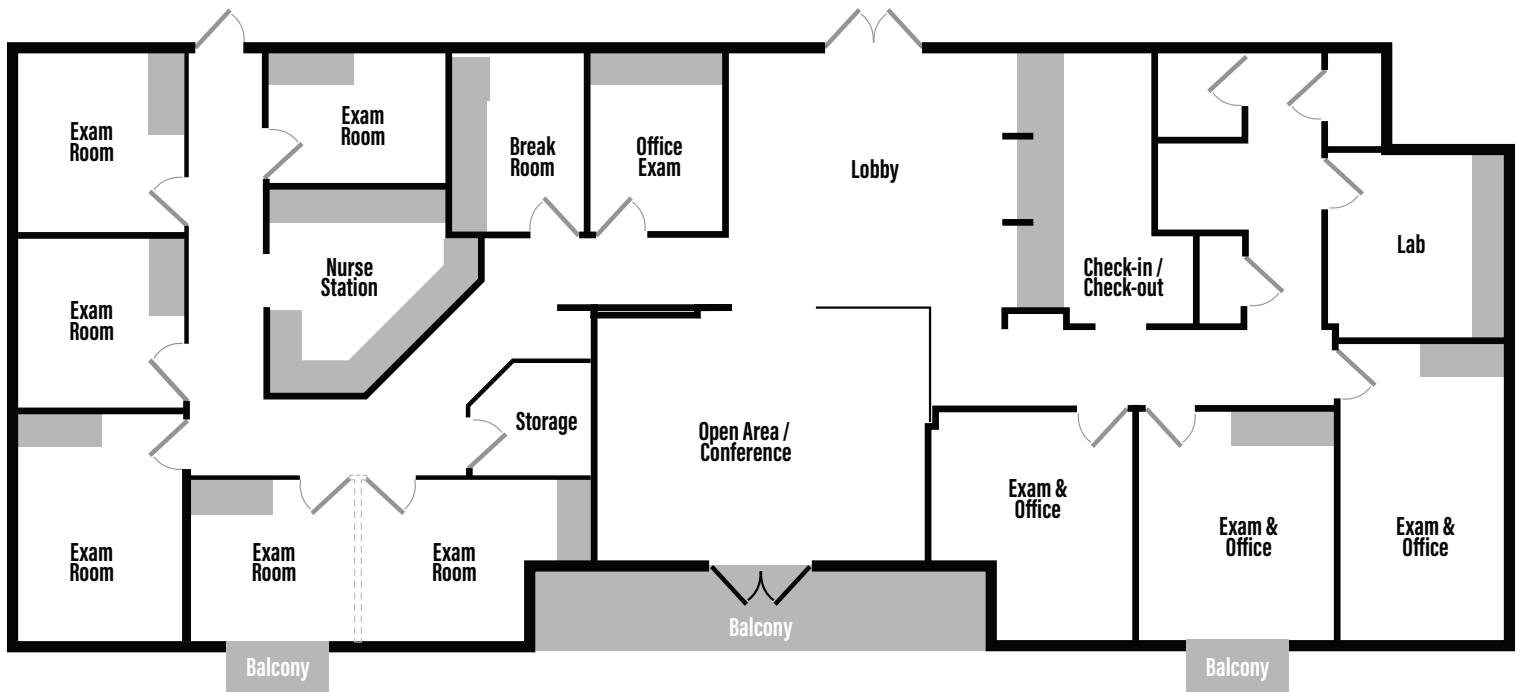
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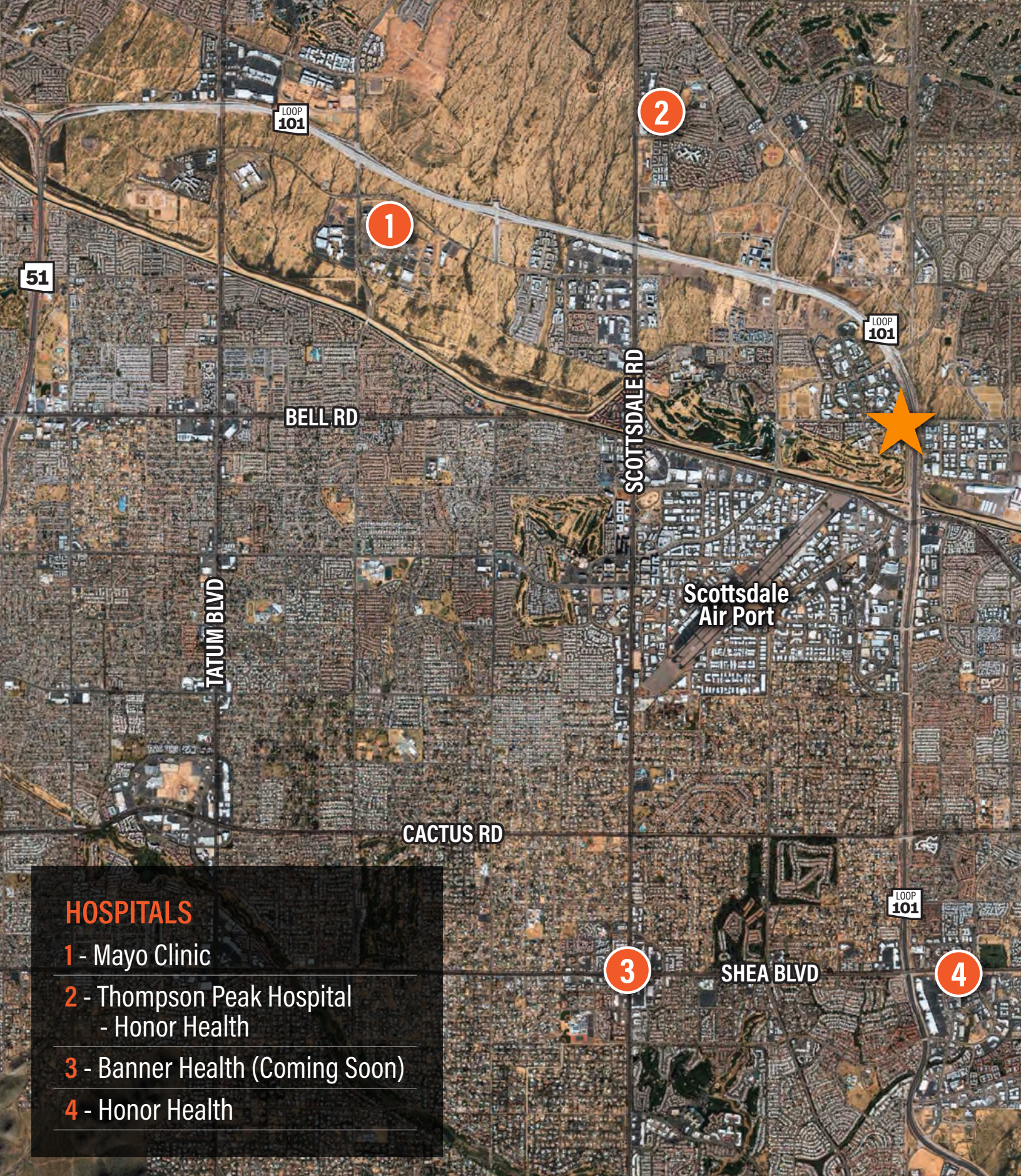




Lease floor plan (+/-4,080 RSF) - *call about 'for sale' floor plan*







## HOSPITALS

- 1 - Mayo Clinic
- 2 - Thompson Peak Hospital  
- Honor Health
- 3 - Banner Health (Coming Soon)
- 4 - Honor Health



# AREA DETAILS

*(within 5-miles)*



**163,862**

**Population**  
(5-mile Radius)



**73,468**

**Households**  
(5-mile Radius)



**2.9%**

**Annual Population  
Growth**



**\$143,238**

**Average Household  
Income**



**\$3B**

**Total Specified  
Consumer Spending**



**\$703,527**

**Median Home  
Value**



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Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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