



SIGNAGE
VISIBLE FROM
LOOP 101



FOR LEASE

Medical Office Condo Scottsdale

8765 E Bell Rd. Scottsdale, AZ 85260

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

Zoned: C-2 +/- 4,080 SF



Andrea Davis, CCIM

480.225.0838
Andrea@DavisCREAZ.com



Christine Juby

480.239.3645
CJ@DavisCREAZ.com

www.DavisCREAZ.com



**SIGNAGE
VISIBLE FROM
LOOP 101**

BELL ROAD (+/- 11,000 VPD)

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

TPC Scottsdale

FRANK LLOYD WRIGHT BLVD

**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
- +/- 4,080 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 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
- +/- 4,080 Square Feet

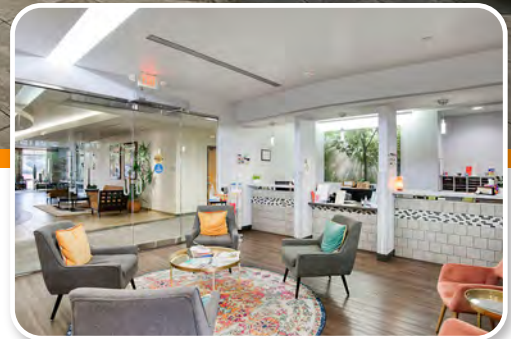
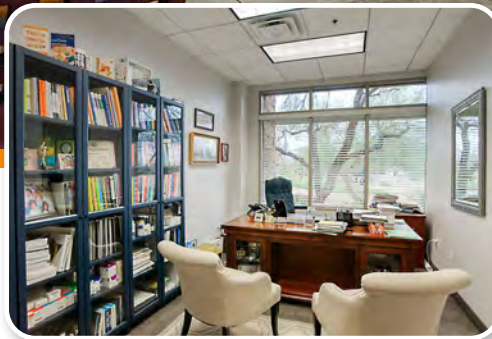


Andrea Davis, CCIM

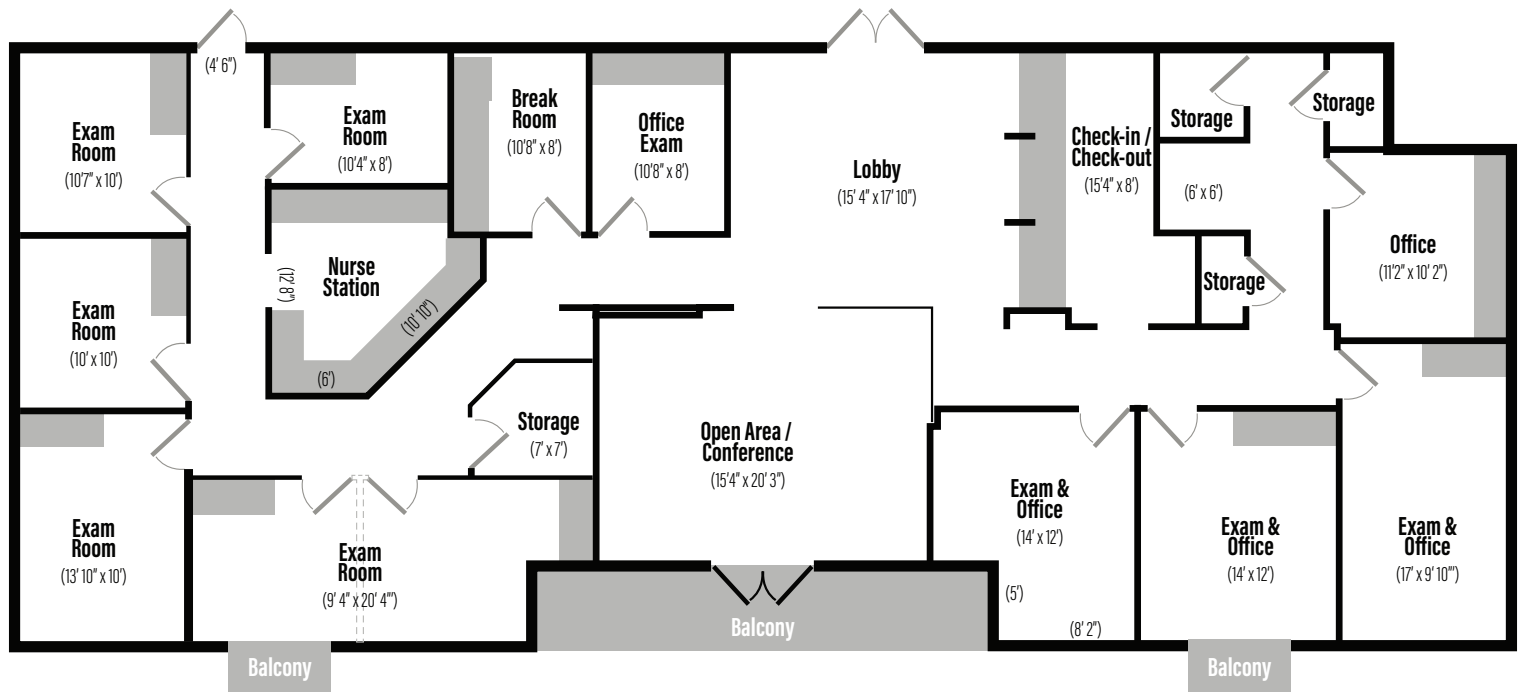
480.225.0838
Andrea@DavisCREAZ.com
www.DavisCREAZ.com

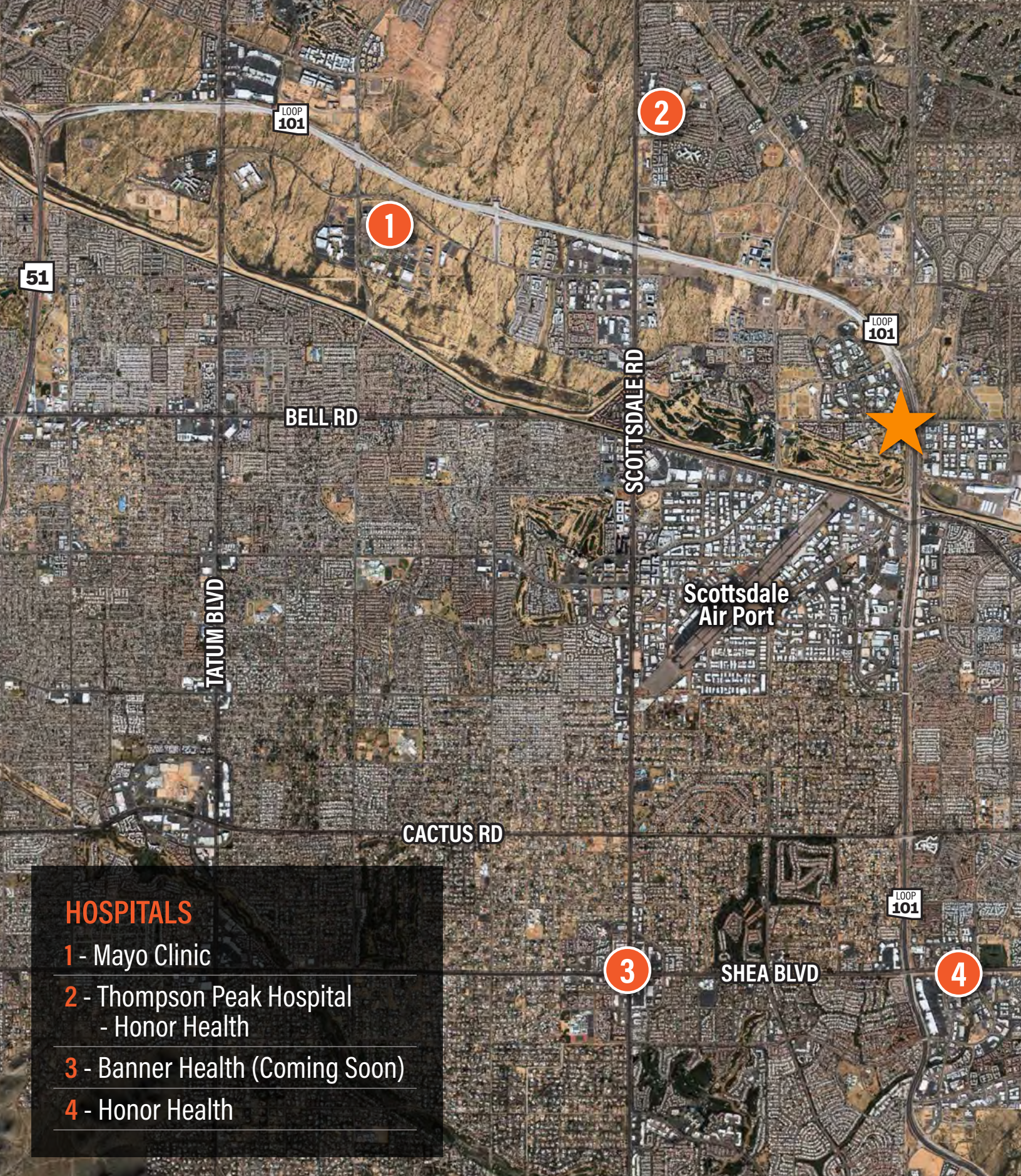
Christine Juby

480.239.3645
CJ@daviscreaz.com
www.DavisCREAZ.com



Lease floor plan (+/-4,080 RSF)





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**



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

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.

Sign up for news and updates at www.daviscreeaz.com.



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.