

Owner/User Office Building For Sale

Indian Bend Corporate Centre | 8141 E. Indian Bend Road, Bldg. F, #105, Scottsdale, AZ 85250



- Asking Price: \$462,553 (\$299.00 PSF)
- +/- 1,547 SF
- Owner/User Opportunity
- Extraordinary High-End Finishes
- Move-in-Ready Condition
- Convenient Access to Loop 101 Freeway (1/2 Mile)
- Parking Ratio: 4:1,000
- Two (2) Covered Parking Spaces
- Building Signage Available

www.menlocre.com/property

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Location & Building Information

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LOCATION INFORMATION

Street Address:	8141 E Indian Bend Road, #105
Building:	F
City, State, Zip:	Scottsdale, AZ 85250
Major Intersection:	N Hayden Road & E Indian Bend Road

BUILDING INFORMATION

Building Size:	+/- 6,232 SF
Suite 105:	+/- 1,547 SF
Indian Bend Corporate Centre:	Office Condominium
HOA:	Yes
CAM Charges (Monthly):	\$308.45
Year Built (Building):	2005
Improvements:	2007
Zoning:	PAD (City of Scottsdale)
APN's:	174-11-363 & 174-11-364
2019 Property Taxes:	\$3,069.12 (combined)
Covered Parking (2 Spaces):	#475 & #476
Parking Ratio:	4:1,000
HVAC Units:	Two (2) High-SEER energy efficient units

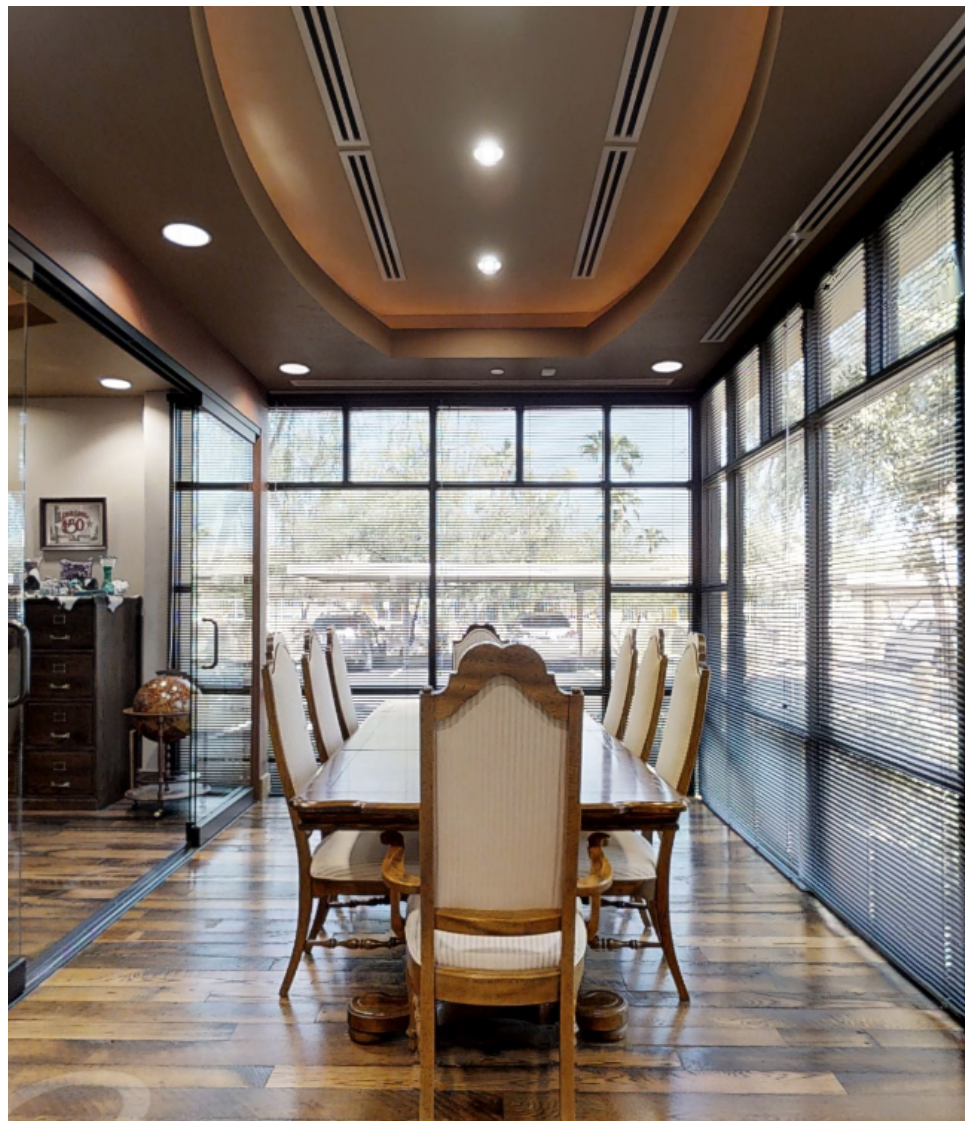
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Interior Finishes

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- Single-Tenant general office design with extraordinary improvements
- Corner office condominium unit situated one building row from Silverado Golf Course
- 100-year old red & white 3/4" thick antique oak plank flooring in private offices and slate stone in hallways, media room and bathroom (3/4" plywood/sound board sub-floor throughout)
- Multi-soffited drywall ceilings with recessed and art directional lighting
- 1/2" thick Herculite glass systems in private offices & conference room
- Condominium demising walls framed & built with an air-gap, 5/8" thick drywall, sound-board and woven insulation to minimize sound transfer
- Knotty Alder interior doors, cabinetry and built-in filing cabinets with granite countertops throughout
- Floor plan consists of lobby, two (2) large executive offices, media/flex room, kitchen with double sink, granite counters, built-in microwave, large private restroom with custom glass shower and bronze fixtures
- 48-port patch panel and extensive CAT5e cabling throughout for networking convenience and workstation flexibility.
- Seller paid \$631,723 or \$408.35 PSF for the shell building and improvements
- Tenant improvement contractor: Compass West
- Architecture/Design: DeLorme & Associates
- Interior Design/Paint Coloring Advisor: Private party; Sedona, AZ
- Office furniture available for purchase under separate agreement



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Additional Photos

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Additional Photos

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[Click to view virtual tour](#)



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Aerial Maps

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Site Details

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,974	28,121	67,752
Total Population:	10,205	56,449	144,994
Average HH Income:	\$93,079	\$94,196	\$100,867