



Offering Memorandum

8841 E Bell Rd, Building A, Scottsdale, AZ 85260

For Sale or For Lease

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Menlo Group
COMMERCIAL REAL ESTATE

For Sale or For Lease | Built Out Surgery Center

8841 E Bell Rd, Building A, Scottsdale, AZ 85260

Executive Summary

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OFFERING SUMMARY

Sale Price:	\$6,500,000
Price PSF	\$517.30
Lease Rate	\$38.00
Lease Type	NNN
Estimated NNN's	
Property Type	Medical
Building Size:	12,565
APN	217-13-491
Building Class	B
Zoning	C-3/PCD, Scottsdale

PROPERTY OVERVIEW

Introducing the prominent 12,565 SF building nestled in the sought-after Scottsdale area. Boasting a prime location, this property offers an exceptional opportunity for buyers seeking a strategic foothold in the thriving Scottsdale market. With its spacious layout and versatile design, the building presents an ideal canvas for a state-of-the-art surgical center, catering to the specialized needs of the medical community.

PROPERTY HIGHLIGHTS

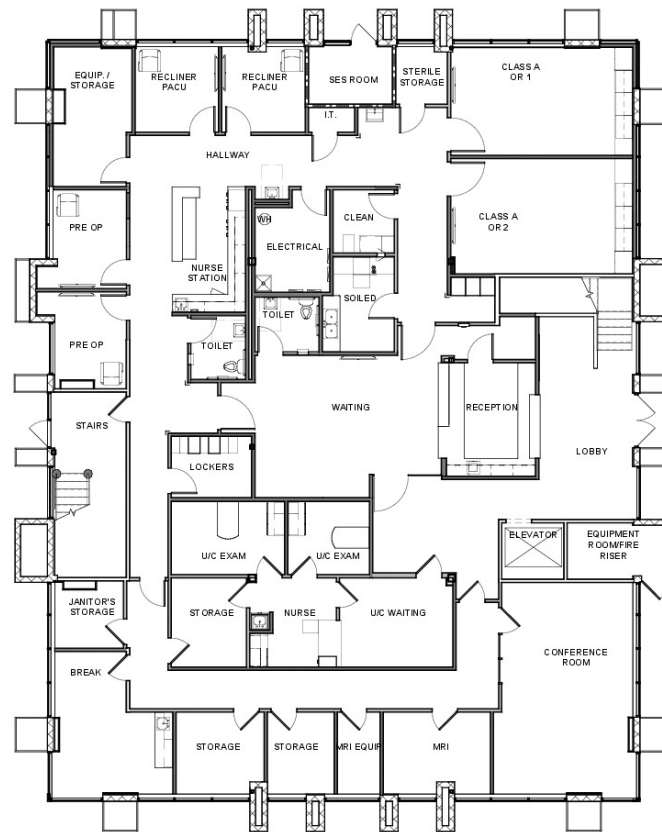
- Built Out Surgical Center
- 2 Operatories
- Ample parking for tenants and visitors
- Lease Rate: \$38.00 NNN
- Excellent Visibility, Freeway Visibility
- High End Finishes
- Prime leasing opportunity in vibrant Scottsdale market

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First Floor Plan

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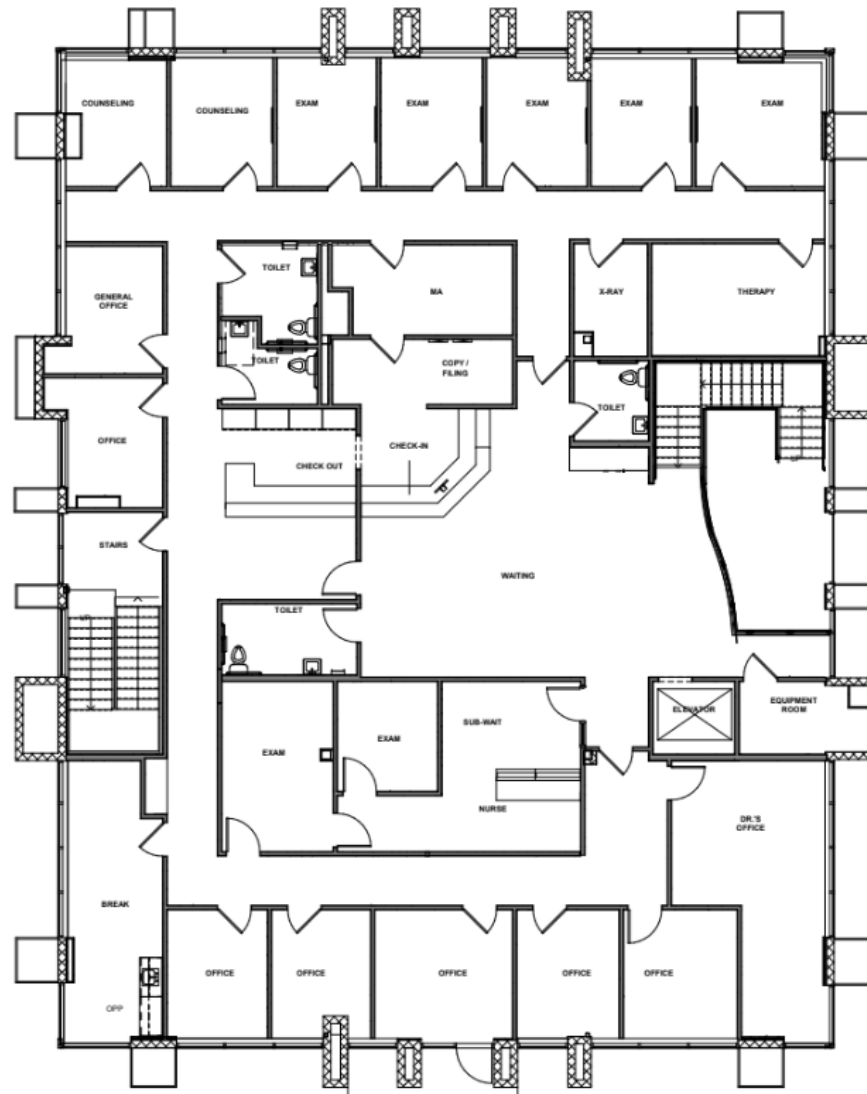


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2nd Floor Plan

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Additional Photos

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Operatories

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Aerial Map

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