



**BAHIA 101  
FOR SALE  
OR LEASE**

**PROMINENT  
FREEWAY  
SIGNAGE**

**8900 E. BAHIA DR, SCOTTSDALE 85260**

SUITE 200 | ±12,688 SF | CLASS A OFFICE IN SCOTTSDALE – MOVE-IN READY



FULL  
FLOOR  
AVAILABLE



# FOR SALE OR LEASE

## SUITE 200 | ±12,688 SF

BUILT OUT SPACE IS MOVE-IN READY

Bahia 101 sits just to the East of the Loop 101 at Bell Rd. This three story modern office building includes abundant parking, a beautiful primarily glass facade, second story balconies, and elegant interior finishes.

### LAST SUITE AVAILABLE

Availability	Suite 200   ±12,688 SF
Purchase Price	\$4,350,000   \$342.85 SF
Lease Rate	\$33.00 FS
APN	217-13-007B
Building Size	±39,700 SF
Land Size	±2.4 acres, or 104,230 SF
Year Built	2017
Parking Ratio	4.45/1,000 (110 spaces) (67 covered)
Zoning	I-1 Scottsdale
Freeway Access	Loop 101 (Bell Rd. or Frank Lloyd Wright Blvd.)
Signage	Freeway/Building signage available

VIEW 3D TOUR ONLINE 

[www.colliers.com/greaterphoenix](http://www.colliers.com/greaterphoenix)

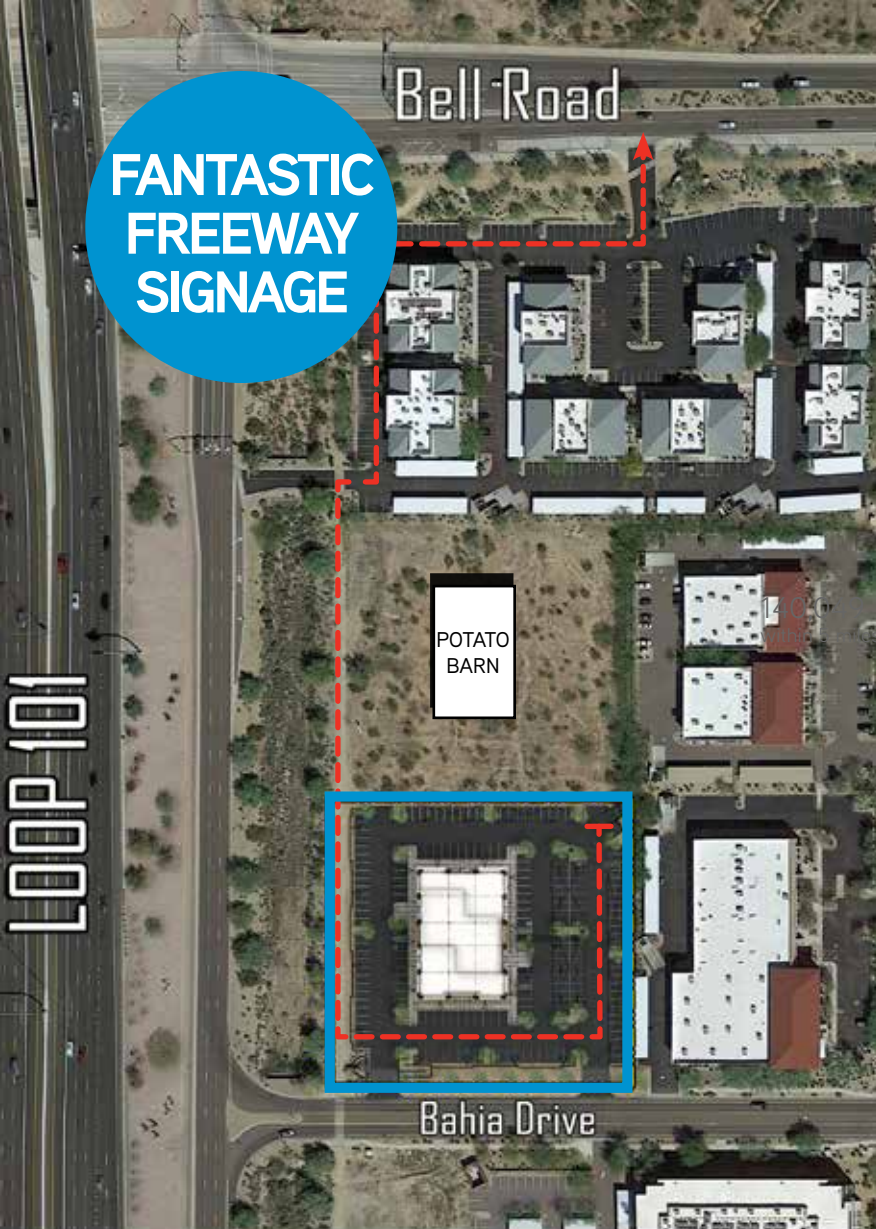
### CONTACT

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# AREA INFORMATION



**POPULATION**

4,862 within 1 mile    58,597 within 3 miles    140,049 within 5 miles



**GROWTH 2015-2020**

7.83% within 1 mile  
7.47% within 3 miles  
6.89% within 5 miles



**HOUSEHOLDS**

2,130 within 1 mile  
25,863 within 3 miles  
60,060 within 5 miles



**DAILY TRAFFIC COUNTS**

131,583 VPD at Loop 101 and Bell Road



**MEDIAN HH INCOME**

\$89,785 within 1 mile  
\$91,016 within 3 miles  
\$89,979 within 5 miles



**DAYTIME EMPLOYMENT**

14,859 within 1 mile  
81,681 within 3 miles  
134,708 within 5 miles



30 minute drive to Phoenix Sky Harbor International Airport

## NOTABLE HIGHLIGHTS:

- Highly visible building signage fronting onto Loop 101
- Incredible views of the McDowell Mountains
- Close proximity to corporate employers and retail amenities within minutes including Scottsdale Airpark, Perimeter Center and Kierland Commons.
- Direct access on Loop 101 with four diamond interchange at Frank Lloyd Wright Blvd.
- Built-out offices / creative space - Furnishings available
- Class A built-out core: common areas

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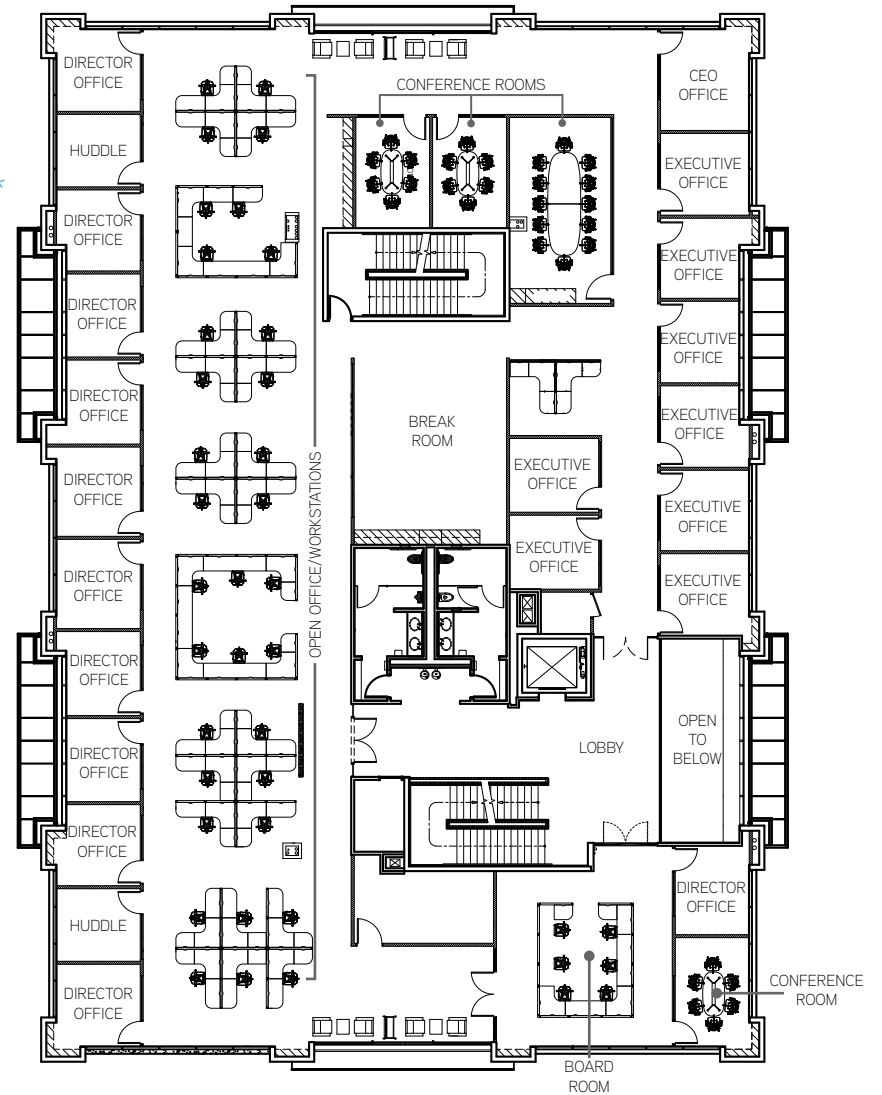
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CONTEMPORARY  
FF & E  
AVAILABLE\*

# SPACE PLAN

SECOND FLOOR | SUITE 200, ±12,688 RSF\*



\*Contact Broker for Details

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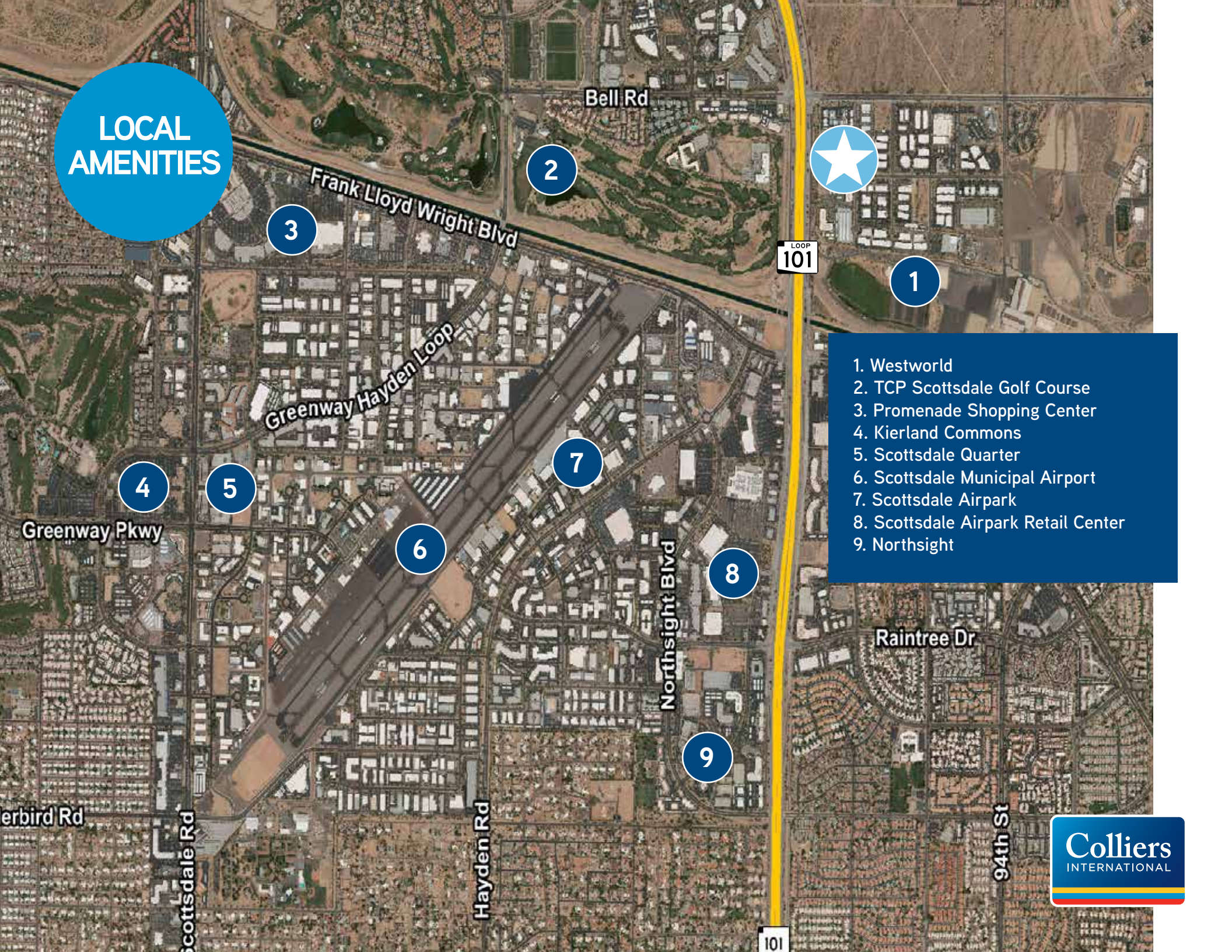
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# LOCAL AMENITIES



- 1. Westworld
- 2. TCP Scottsdale Golf Course
- 3. Promenade Shopping Center
- 4. Kierland Commons
- 5. Scottsdale Quarter
- 6. Scottsdale Municipal Airport
- 7. Scottsdale Airpark
- 8. Scottsdale Airpark Retail Center
- 9. Northsight