

# Office for Sale

9805 E Bell Rd, Suite 110 | Scottsdale, AZ



**For More Information  
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# Suite 110 ±1,685 SF

\$220.00 PSF



Project Size  
6,400 SF



Parking Ratio  
4.0/1,000



Year Built  
2004

## Building Highlights

First-class finishes throughout the suite include new wood-look ceramic tile flooring and granite desktops and counters in the reception area. Dramatic glass, stone and brick accent walls highlight the offices and conference room. Floor to ceiling windows in the private offices bring the beautiful Sonoran landscape indoors = lots of natural light throughout the suite. Employee break room private restroom, IT and storage rooms. Building signage and covered parking available. Beautifully landscaped office park with brick-paver driveways, stacked-stone feature walls and covered walk ways.





## Area Highlights

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Great Scottsdale location adjacent to McDowell Mountain Ranch master-planned community and Notre Dame Preparatory High School campus. Close to established commercial development in the McDowell Mountain Business Center and Scottsdale's WestWorld multi-use event facility. Convenient access to Loop 101 and the Fairmont Scottsdale Princess Resort, TPC Scottsdale and the Scottsdale Airpark. Enjoy nearby shopping, dining and entertainment at the Scottsdale Promenade, Kierland Commons and Scottsdale Quarter.



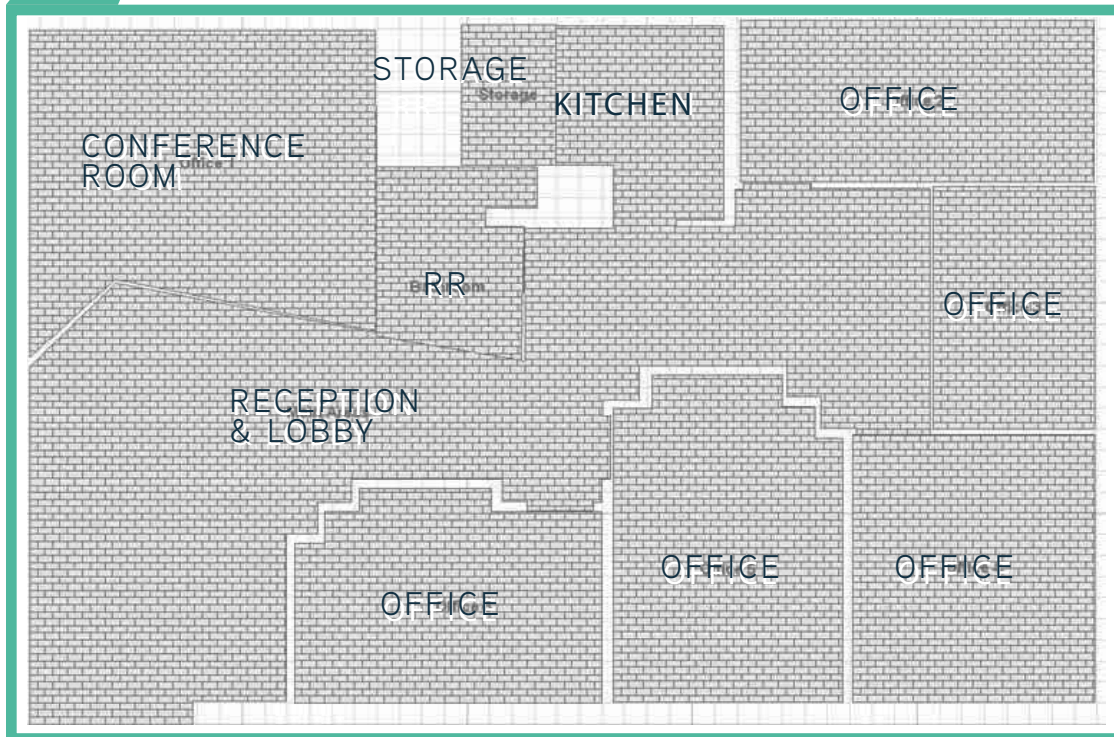
30 minutes from  
Sky Harbor



26,153 cars daily  
travel on Bell Road  
at 98th Street

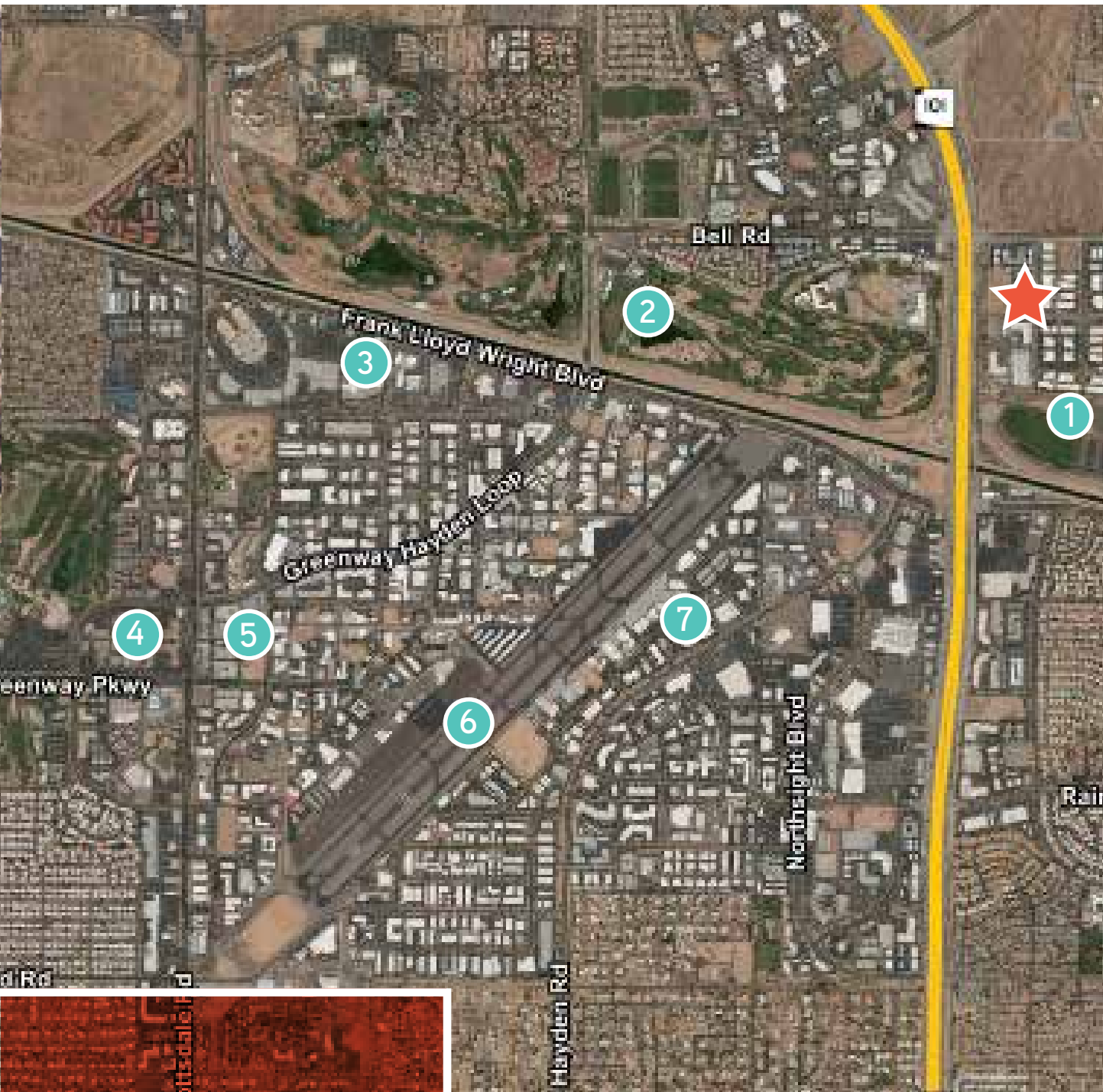
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Convenient access to  
Loop 101 and the Fairmont  
Scottsdale Princes Resort,  
TPC Scottsdale and the  
Scottsdale Airpark.





## Major Area 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

## Demographics



### Population

| 1 mile | 3 miles | 5 miles |
|--------|---------|---------|
| 6,525  | 45,216  | 117,615 |



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