

Aquila at McDowell Mountain FOR SALE

6,512± SF
OFFICE CONDO

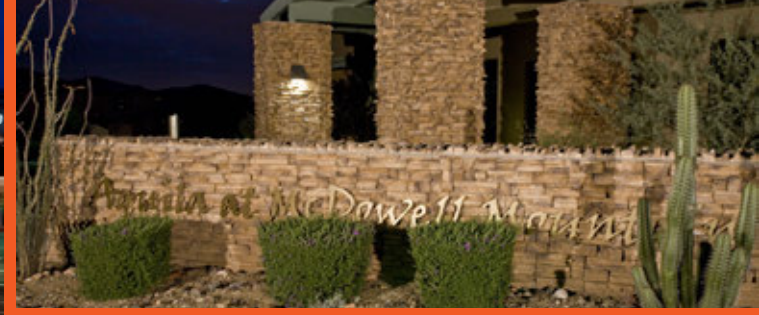
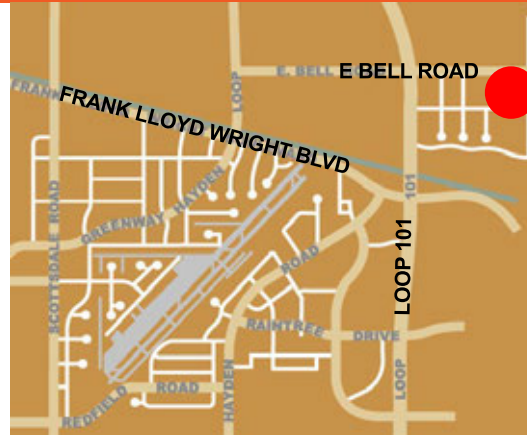
\$1,800,000 PRICE (UNFURNISHED)
6.15± CAP RATE

**100% Leased and Fully Furnished
Executive Office Suites**

Professionally Managed
Property Owner Association

9943 E Bell Road | Scottsdale, AZ 85260

Total Premises: 6,512± sf
Year Constructed: 2007
Features: Gorgeous Lobby/Reception Area
Twenty-one (21) Offices from
±115 - 230 square feet each
Two (2) Private Conference Rooms
Kitchen Facility | M/W Restrooms
Eight (8) Covered Parking Spaces
Projected NOI (2018): \$107,365± Approx. (Call for Details)



shellcommercial.com



480 443 3992



Randy Shell

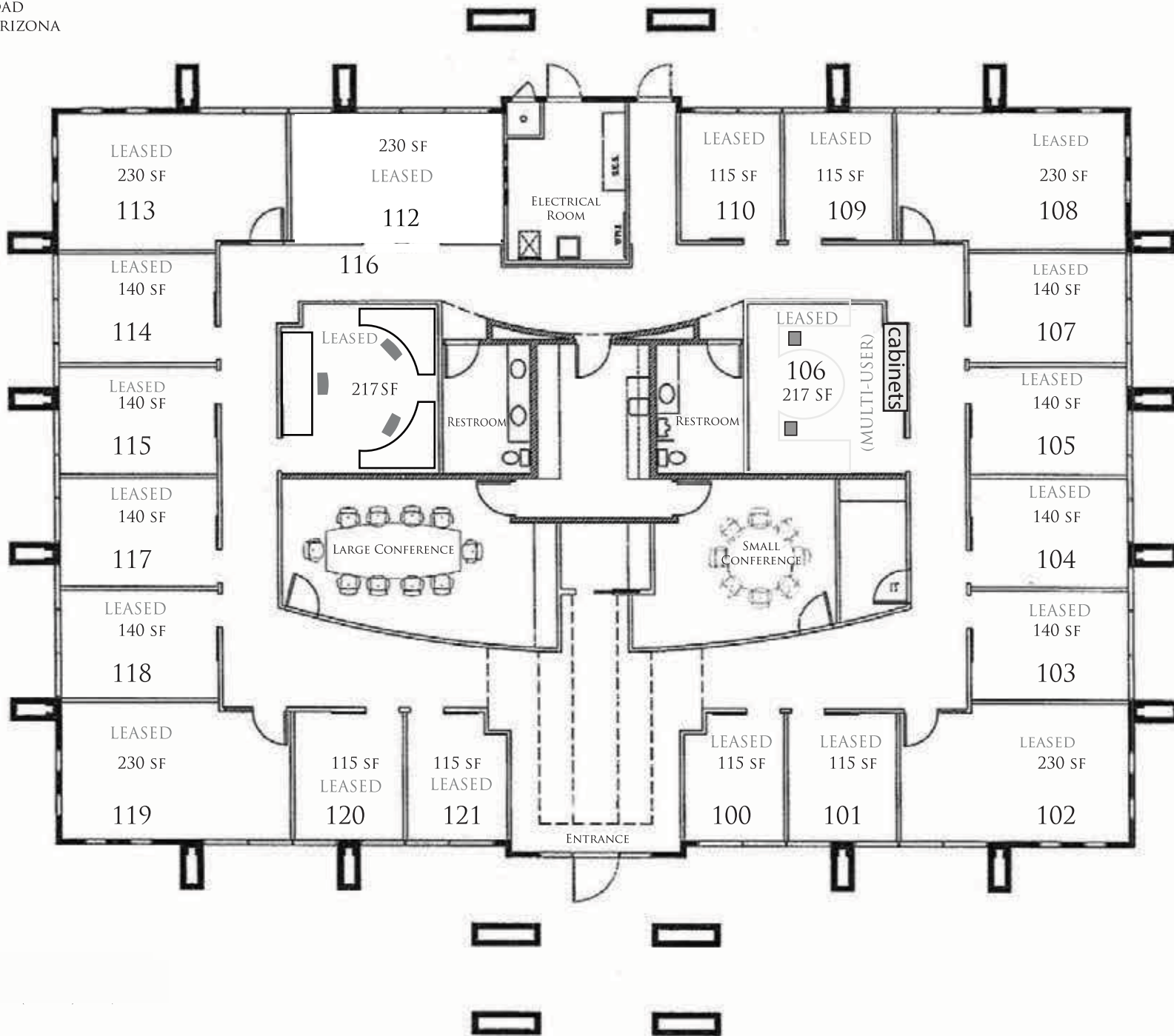
Designated Broker

C 480 694 4100

randy@shellcommercial.com

FLOOR PLAN

AQUILA AT MCDOWELL MOUNTAIN EXECUTIVE SUITES
 9943 E BELL ROAD
 SCOTTSDALE, ARIZONA



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9943 E BELL ROAD | SCOTTSDALE, ARIZONA 85260

PERFECT FOR OWNER / USER / INVESTOR! FURNISHINGS AVAILABLE SEPARATELY!



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