

FOR SALE or LEASE

12,837± Leasable Sq. Ft.

McDowell Mountain Business Park

16424 N 91st Street | Suite 100

Scottsdale, Arizona 85260

\$2,100,000

±8,061 sf 1st level area
±3,868 sf 2nd level office + break room
±453 internal stairway
±455 south external stairway
±12,837 Sq. Ft. (Per final plat of:
"The Center at McDowell Mountain")

100%
Air-Conditioned

HIGHLIGHTS:

- Part of 'The Center at McDowell Mountain' condominiums
- Ideal light manufacturing facility; Zoned I-1 City of Scottsdale (CC&Rs)
- 2000-Amp electrical service
- 100% air-conditioned
- Two-level office with private outdoor patio
- End unit for privacy; adjacent to landscape buffer area
- Built in 2004 (LGE design/build)

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A SHOWING CONTACT:



Randy Shell

Designated Broker

C 480.694.4100

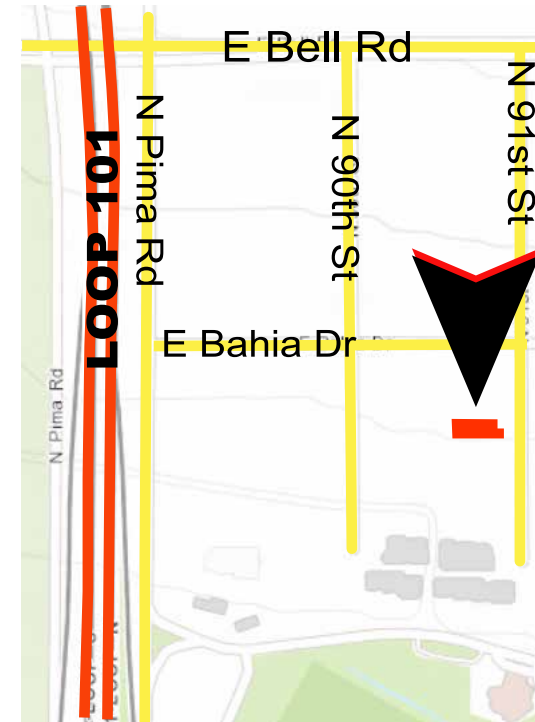
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