

SCOTTSDALE AIRPARK SUBMARKET  
**MCDOWELL MOUNTAIN BUSINESS PARK**

**FOR LEASE ± 13,656 SF**

**FIRST STORY OFFICE/WAREHOUSE**

**ONE MONTH FREE RENT FOR EACH YEAR OF LEASE TERM!\***

\*BASE RENT ONLY. UP TO 3-YEAR SIGNED LEASE



**RATE REDUCED!**

**\$1.35/SF NNN**

**9160 E BAHIA DRIVE | SUITE 100 | SCOTTSDALE, ARIZONA 85260**

**TO SCHEDULE A TOUR OR FOR MORE INFORMATION PLEASE CONTACT:**



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16410 N 91st St | Suite 112  
Scottsdale, AZ 85260

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## SUITE FEATURES:

- **±13,656 SF OFFICE/WAREHOUSE**  
**(±10,136 SF OFFICE / ±3,520 SF WAREHOUSE)**

### OPTIONAL WAREHOUSE AVAILABLE FOR LEASE

Additional ±1,025 sf fully air-conditioned warehouse with 12'x14' electric rollup door (SEE FLOOR PLAN)

- Large reception area with lobby seating to welcome guests and employees
- Five (5) private offices
- Large conference room off the lobby with corner cabinetry & sink perfect for meetings; features electric shades
- Large file/storage room
- Full size kitchen with upper & lower cabinets, ample countertop space, dishwasher, and full size refrigerator
- Two (2) multi-stall restrooms each featuring lockers and a shower

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# SUITE/BUILDING FEATURES

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(SUITE FEATURES - CONTINUED)

- Large open office/bullpen space with six (6) powered workstations in place
- Two (2) large work/flex/storage spaces
- Two (2) fully air-conditioned warehouses with  $\pm 24'$  clear height and skylights for abundant natural light (racking can be included)
- 12'x14' electric rollup door
- Rear warehouse features a  $\pm 360$  sf steel mezzanine for added storage (not included in sq. ft.)

## BUILDING FEATURES:

- Prominent building with corporate headquarter identity
- Great visibility on the corner of 91st Street and Bahia Dr
- Easy access to Loop 101 Freeway
- 24/7 Comprehensive access control system
- Fiber optic available
- Private employee back entrance available
- Ample parking. Ratio:1.0/300 sf

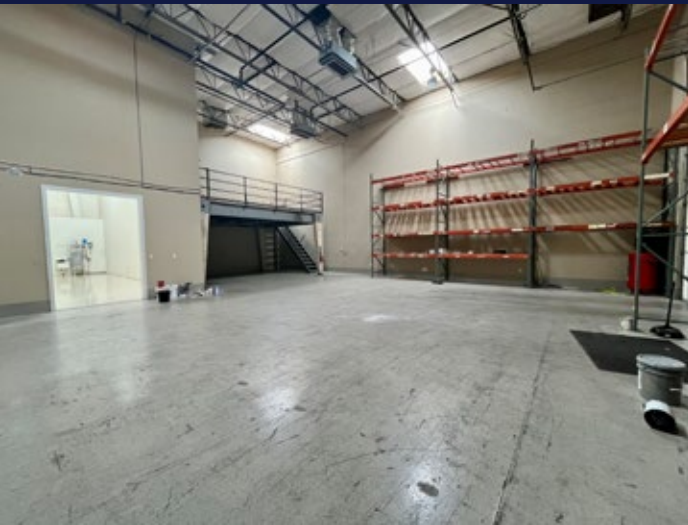
## ZONING:

- I-1, Light Industrial, City of Scottsdale



# INTERIOR

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LARGE WORK / FLEX / STORAGE SPACE



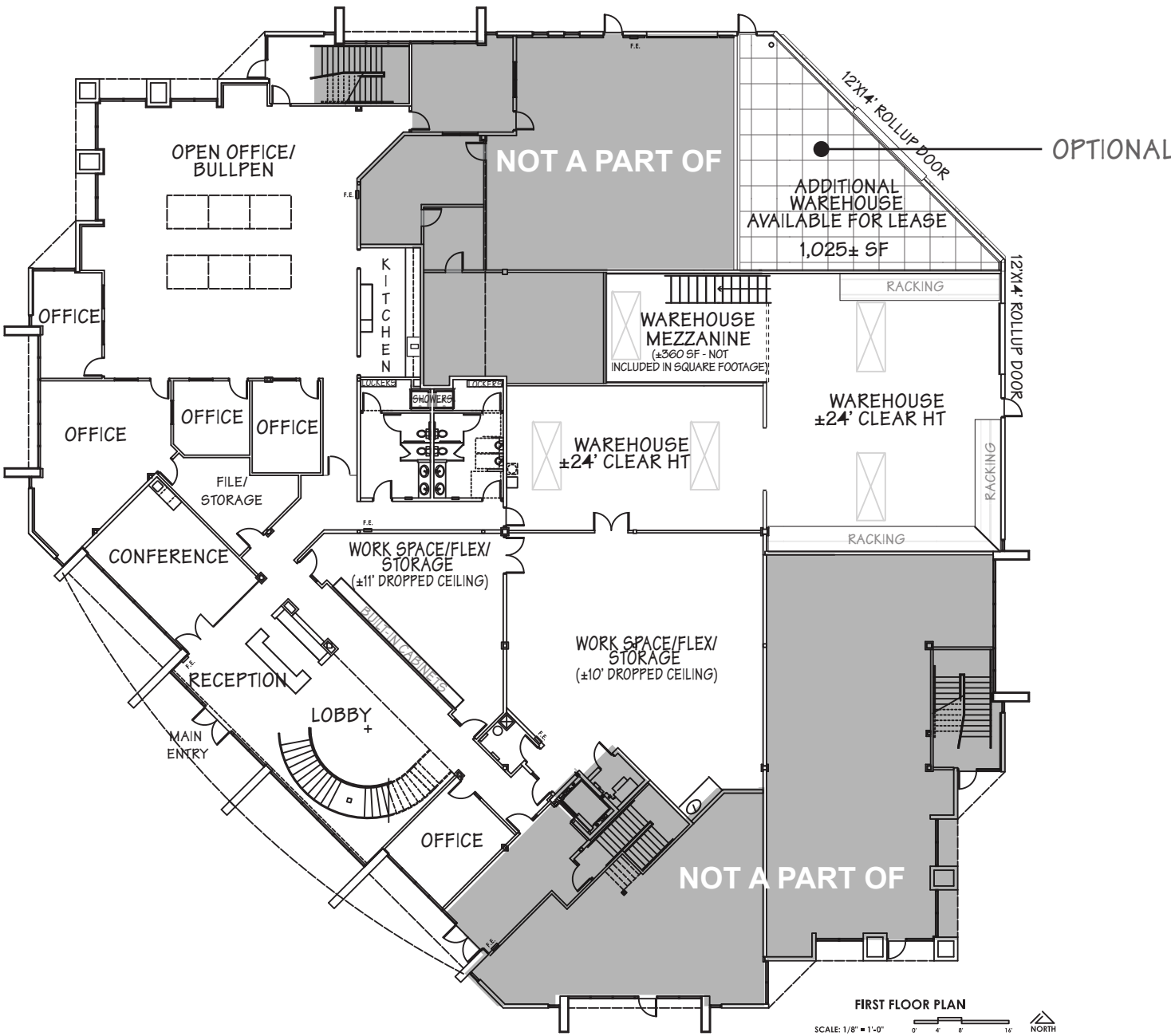
MEZZANINE STORAGE



OPTIONAL ±1,025 SF WAREHOUSE

# FLOOR PLAN ±13,656 SF

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**NOT TO SCALE.** All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

# LOCATION MAP

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