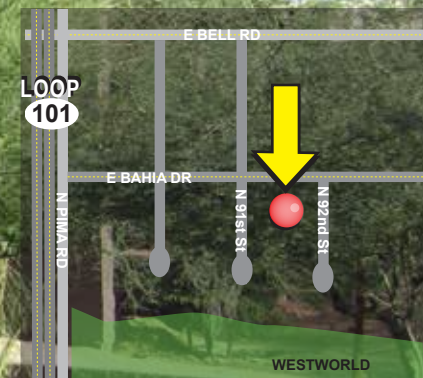




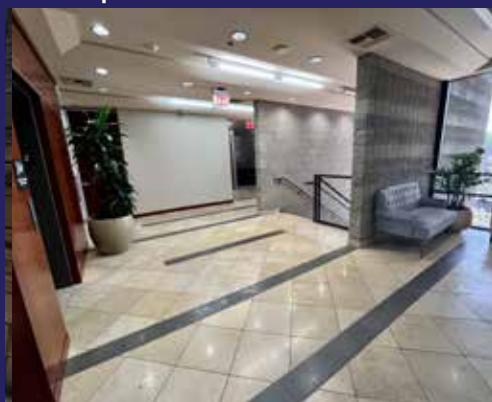
McDowell Mountain
Professional Suites

EXECUTIVE SUITES FOR LEASE

PRIME NORTH SCOTTSDALE LOCATION | CLASS "A" FINISHES | ONE TO TWO ROOM SUITES



16420 N 92nd Street | Scottsdale, Arizona 85260 | McDowell Mountain Business Park



For additional information or to schedule a tour please contact



Randy Shell
Designated Broker
C 480.694.4100
randy@shellcommercial.com



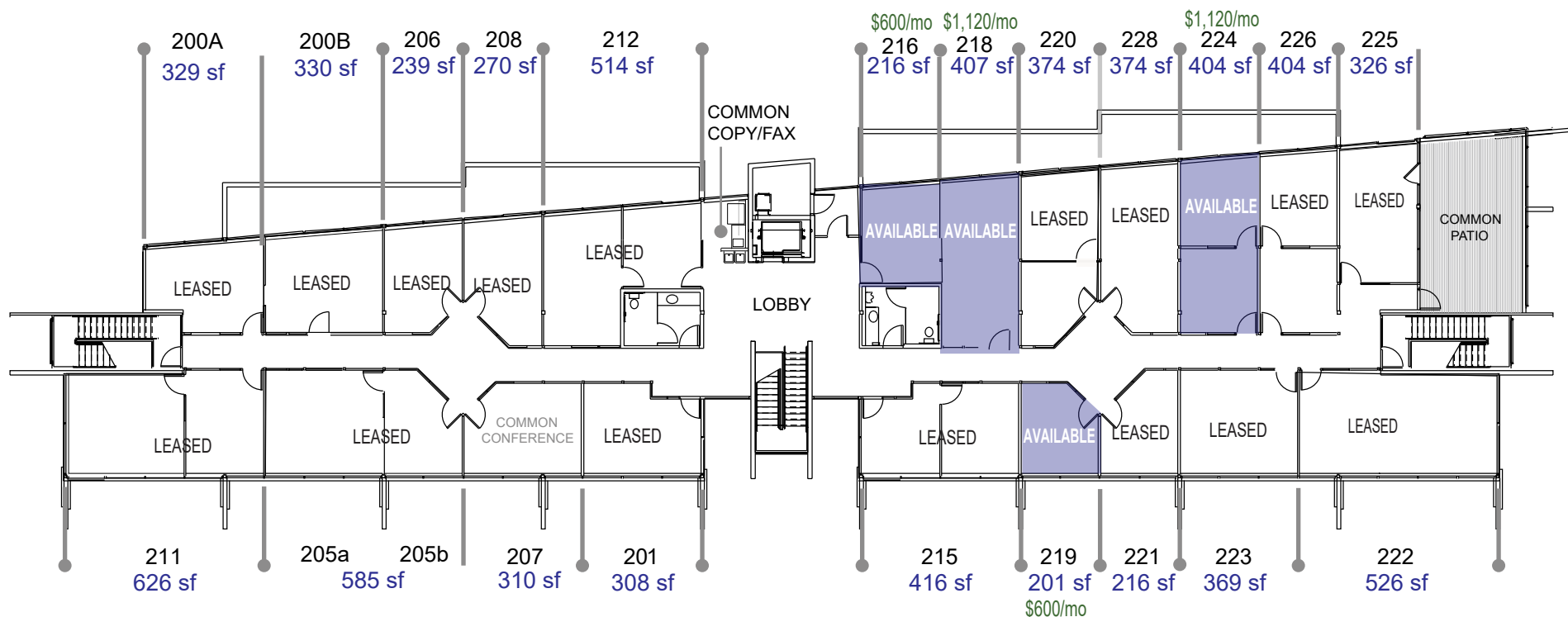
Amanda Wright
Senior Associate
C 480.236.0037
amanda@shellcommercial.com



SHELL
Commercial Investment Real Estate
(480) 443.3992

16410 N 91st St | Suite 112 | Scottsdale, Arizona 85260
www.shellcommercial.com

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.



Features:

- Second floor executive suites with Class "A" build-out
- Professional appearance with hardwood wainscot and fabric panels on all office walls
- 9' high wood entry doors with sidelites to each office
- Windows in each office with views
- Common conference room
- Common outdoor patio with picturesque views of the McDowell Mountains
- Common restrooms
- Attractive lobby areas with tenant directory on the first floor
- Elevator on the premises
- Twenty-four hour monitored security system with controlled card access
- Rate includes electric and janitorial
- Wired for high-speed internet and phone service (tenant's responsibility)
- Common area copier machine available for use (not for printing)
- Covered parking available for \$35/month (based on availability)

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.

