

RAINTREE OFFICE PARK

SPEC SUITE AVAILABLE FOR LEASE



9260 E. Raintree Drive; Scottsdale, AZ

- **SPEC SUITE** of approximately 1,984 RSF **READY FOR OCCUPANCY!!!!**
- **BUILDING SIGNAGE AVAILABLE** with excellent suite accessibility
- LOCATED 1/2 MILE EAST OF THE LOOP 101 FREEWAY AT THE NORTHEAST CORNER OF RAIN TREE AND 92ND STREET.
- Great Parking – 1 parking space for every 230 square feet of building area. Covered canopy available.
- Accessible to many hotels including the Marriott Courtyard, the Marriott at the Princess Resort and the Scottsdale Princess Resort and Hotel.
- Close proximity to amenities at Northsight and local restaurants such as Pei Wei, Paradise Bakery, Flo's, AJ's and Safeway shopping centers.



Offered By:

Francis J. Marotta

MarCor Commercial Real Estate Services

9383 E. Bahia Drive, Ste. 150; Scottsdale, Arizona 85260

Phone: 480-607-0320 Cell 602-619-5556

E-mail: fmarotta@marcorcre.com



SPEC SUITE of approximately 1,984 RSF just refurbished with new paint and carpet. Internal restroom also available within this suite.



Offered By:



Francis J. Marotta

Phone: 480-607-9997; Cell: 602-619-5556

E-mail: fmarotta@marcorcre.com

North Scottsdale Office Space - Available for Lease

9260 E. Raintree Drive in Scottsdale, Arizona

Property Description: Approximately 42,490 square foot office complex consisting of five (5) individual buildings.

Available Space:	<u>Building</u>	<u>Sq. Feet</u>
	Suite 120	1,984

Zoning: C-O, City of Scottsdale.

Lease Rate: **\$24.50 PSF**, net janitorial.

Tenant Improvements: Suites built out to that configuration shown on the attached floorplan.

Parking: 194 overall parking spaces for an overall parking ratio of 1:219.
Covered Canopy is available at a rate of \$35.00 per stall per month.

Amenities:

- Just east of the Raintree exit on the Loop 101 Freeway.
- Internal Restroom located within this suite;
- Beautiful Landscaping and office park environment.
- GREAT BUILDING IDENTITY WITH SIGNAGE AVAILABLE!!!
- Located near all of the amenities of Frank Lloyd Wright Boulevard including restaurants, shopping and hotels.

For Additional Information, contact:

Francis J. Marotta
480-607-0320

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9383 E. Bahia Drive, Ste. 150
Scottsdale, Arizona 85260

Phone 480-607-9997

Fax 480-607-2788

The MarCor logo features the word "MarCor" in a stylized, italicized serif font. The "Mar" is in black and the "Cor" is in red. The logo is set against a white background within a red-bordered box.

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9260 E. Raintree Drive;
Suite 120 - 1,984 RSF

