

# MULTI-TENANT OFFICE BUILDING

9188 E SAN SALVADOR DR | SCOTTSDALE, AZ 85258

FOR LEASE/SALE • ±11,226 SF • CONTACT FOR SALE PRICE



## EXCLUSIVE CONTACT:

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFR PAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 04/06/20



## Building Information

Address	9188 E San Salvador Dr Scottsdale, AZ 85258
Year Built	1985
Total Square Feet	11,226
Parcel No.	217-36-026

## Suite Details

Suite 102	±1,537 SF
Suite 103	±525 SF
Suite 204	±1,481 SF
*Suites 102 & 103 Contiguous up to ±2,062 SF	

## Demographics

	1 MI	3 MI
Population	5,778	60,992
Households	3,139	28,833
Median Age	56.8	52.7
Average HH Income	\$120,857	\$141,330

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## Property Features

- Located just off the Loop 101 Freeway and 90th St/Via Linda
- Frontage on Via Linda and San Salvador Dr

## Suite Features

### Suite 102

- Future General Office Spec Suite

### Suite 103

- Ready to Occupy, Layout includes: Reception, 2 Offices, Storage/Data Room & Common Restroom

### Suite 204

- Ready to Occupy, Layout Includes: Reception, 4 Offices, Bullpen, Private Restroom, & Storage/Data Room



## LEASE RATE

## Lease Opportunity

SUITE	SF	RATE
Suite 102	±1,537 SF	\$19.50 MG
Suite 103	±525 SF	\$20.50 MG
Suite 204	±1,481 SF	\$19.50 MG



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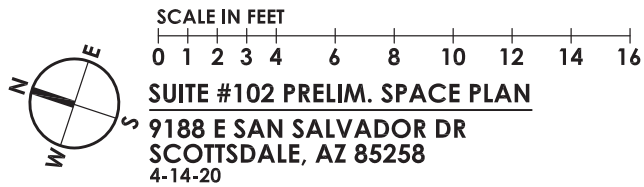


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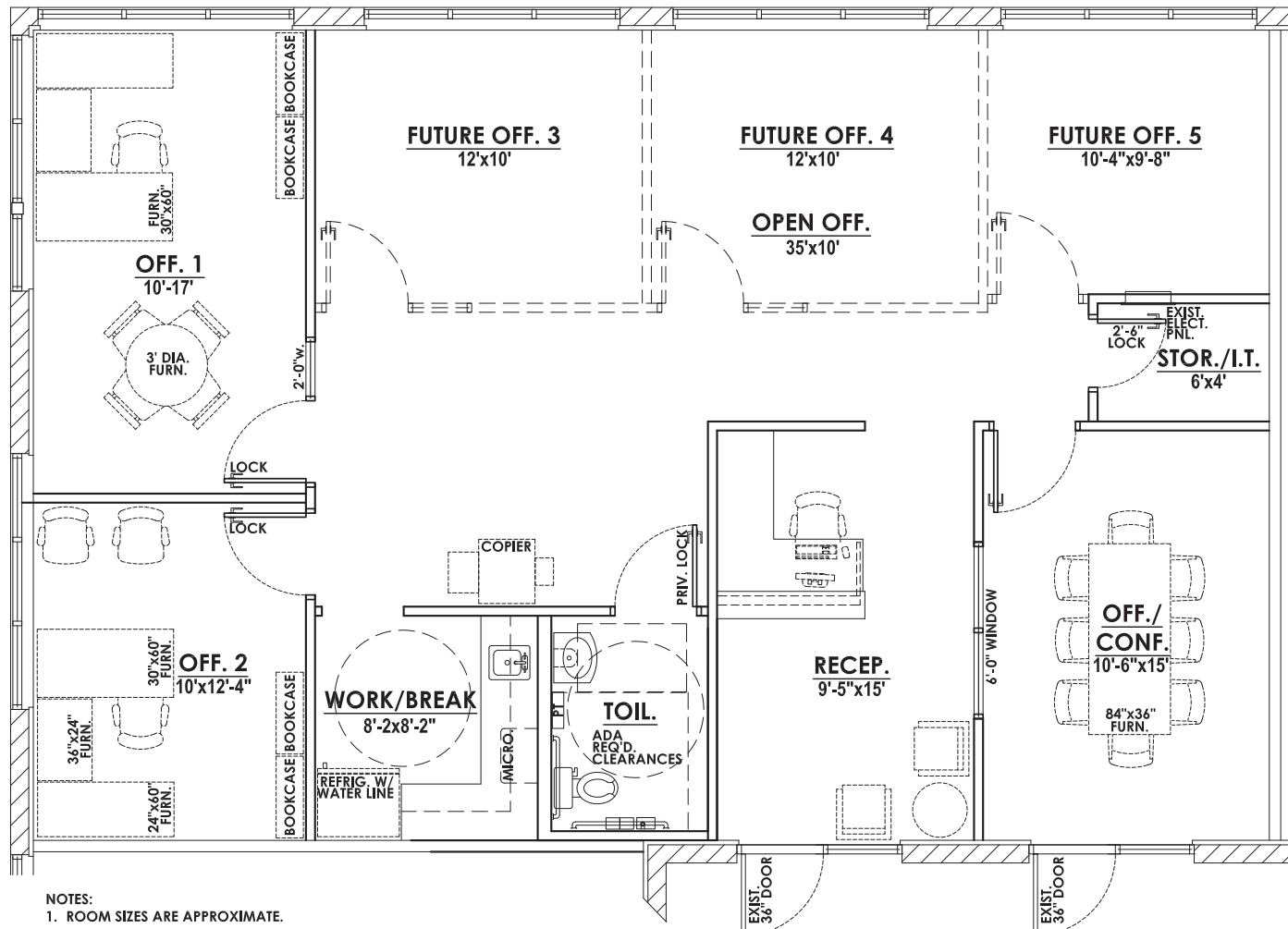
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# Conceptual Floor Plan



- NOTES:
1. ROOM SIZES ARE APPROXIMATE.
  2. FURNITURE, SHELVING, EQUIPMENT, APPLIANCES, ETC. (REPRESENTED W/ DASHED LINES) SHOWN AS GENERAL SIZES ONLY TO ILLUSTRATE POTENTIAL USABILITY OF THE SPACE, AND ARE NOT NECESSARILY PART OF CONTRACTED WORK. TENANT/OWNER RESPONSIBLE FOR HAVING MEASUREMENTS OF THESE ITEMS AND THE SPACE ITSELF VERIFIED AND COORDINATED AS NECESSARY BEFORE APPROVAL OF FLOOR PLAN.
  3. THIS PRELIMINARY SPACE PLAN DOES NOT INCLUDE/REPRESENT ALL WORK REQUIRED FOR CITY APPROVAL AND/OR CONSTRUCTION, AND NO OTHER REPRESENTATION, EXPRESS OR IMPLIED, IS INTENDED. CONTRACTOR IS RESPONSIBLE FOR DIFFERENCES BETWEEN CONTRACTOR PRELIM. CONSTRUCTION COST ESTIMATES AND FINAL HARD BIDS, WHICH ARE TO BE BASED ON FULL SETS OF COMPLETE CONSTRUCTION DOCUMENTS.



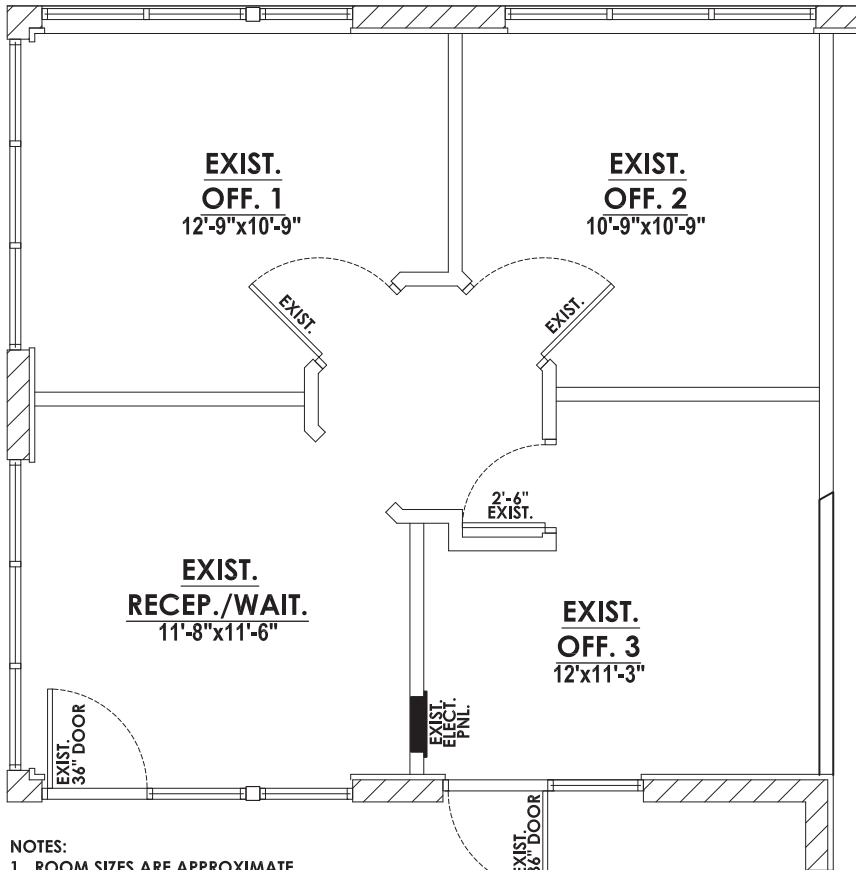
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### EXIST. SUITE 103 FLOOR PLAN

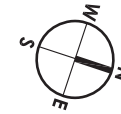
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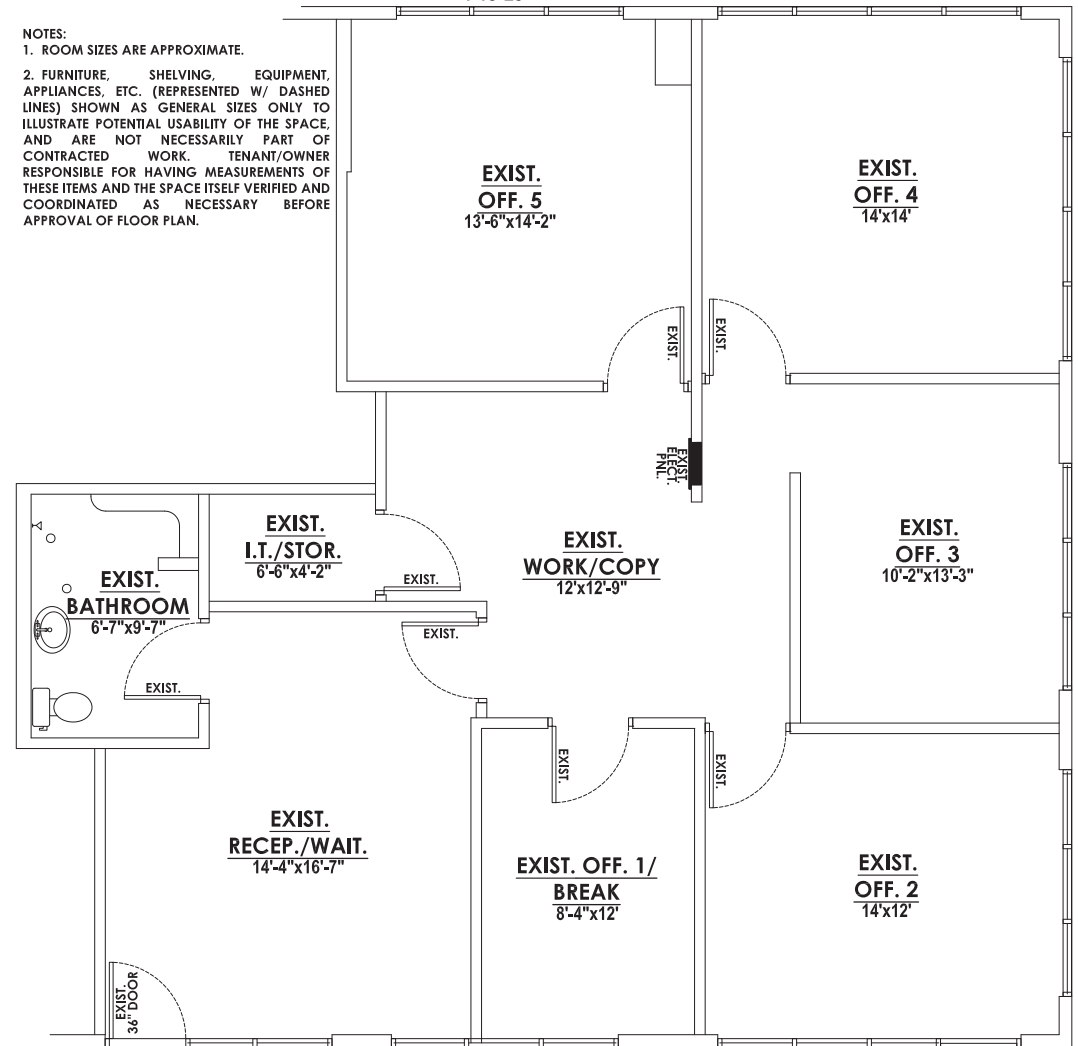
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### EXIST. SUITE 204 FLOOR PLAN

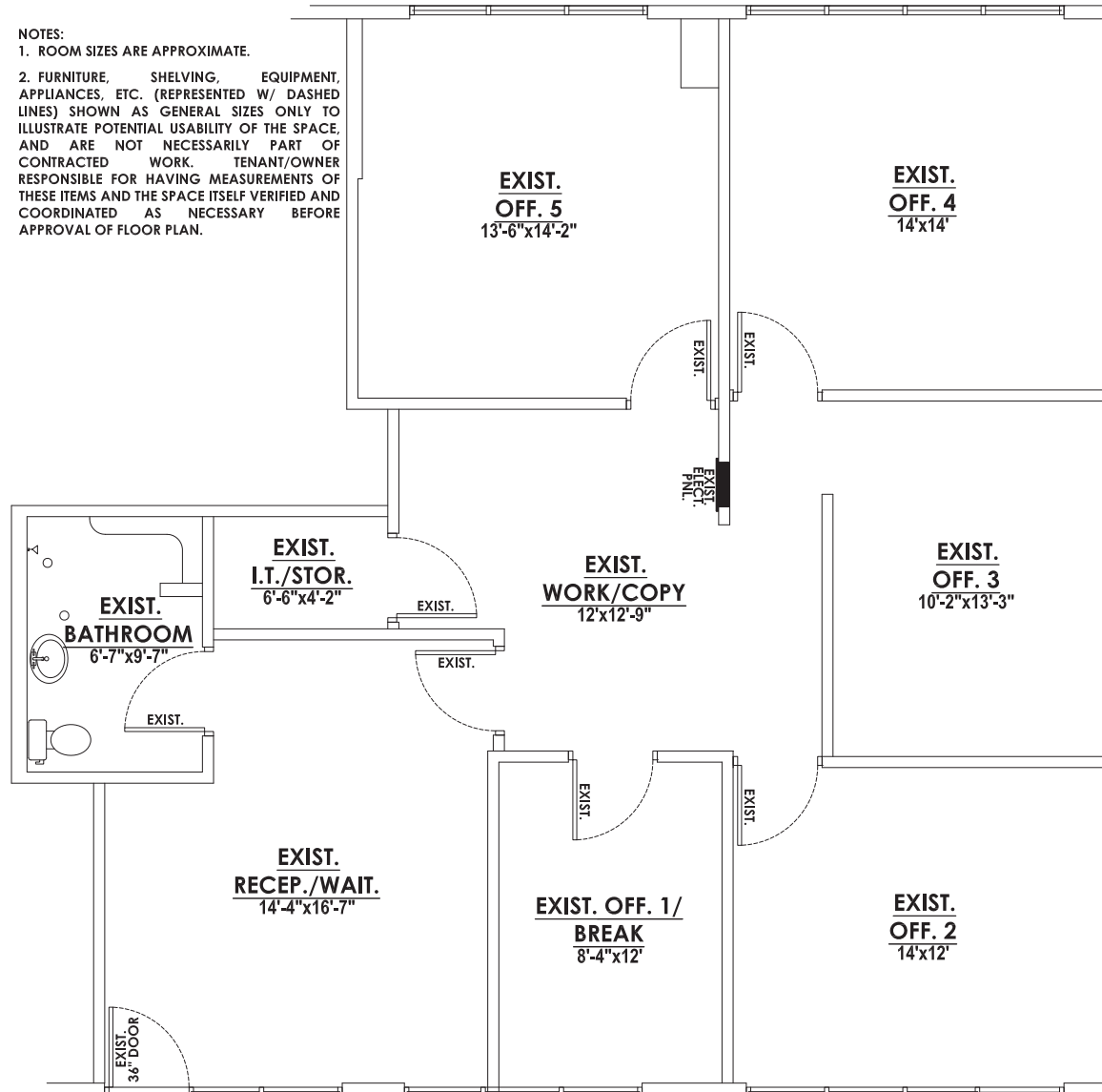
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# Location

