

FOR LEASE OR SALE

FREESTANDING FLEX COMMERCIAL BUILDING

15650 N 83rd Way | Scottsdale, AZ 85260



±22,188 Sq. Ft.

Reduced!

~~\$4,125,000~~

\$3,900,000

15650

ROOF RECOAT - 5-YEAR WARRANTY



PROPOSED PAINT
COLOR RENDERING

15650

**COX COMMUNICATIONS
FIBER**

Presented by

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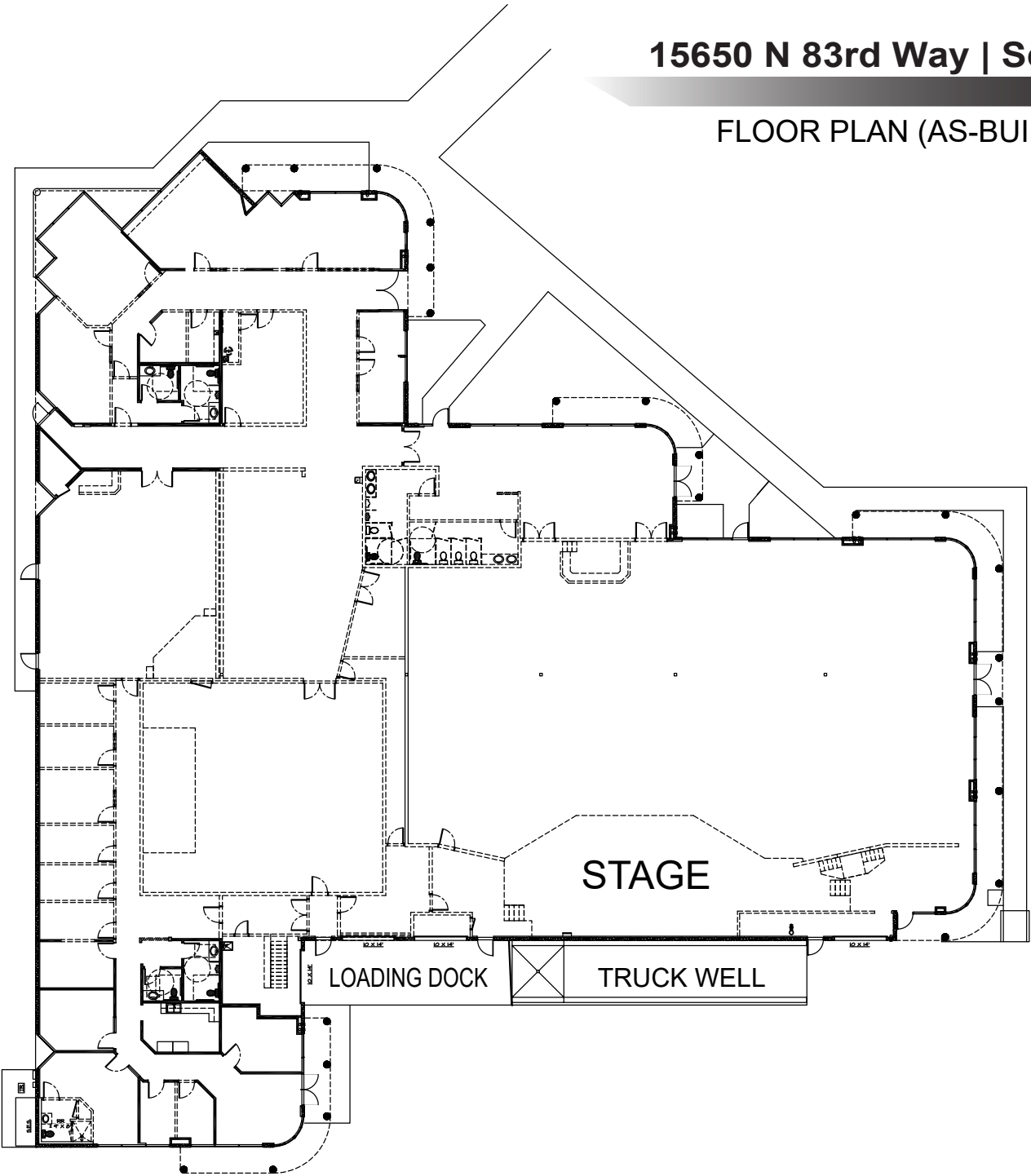
www.shellcommercial.com

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

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.

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FLOOR PLAN (AS-BUILT) ±22,188 SQ. FT.

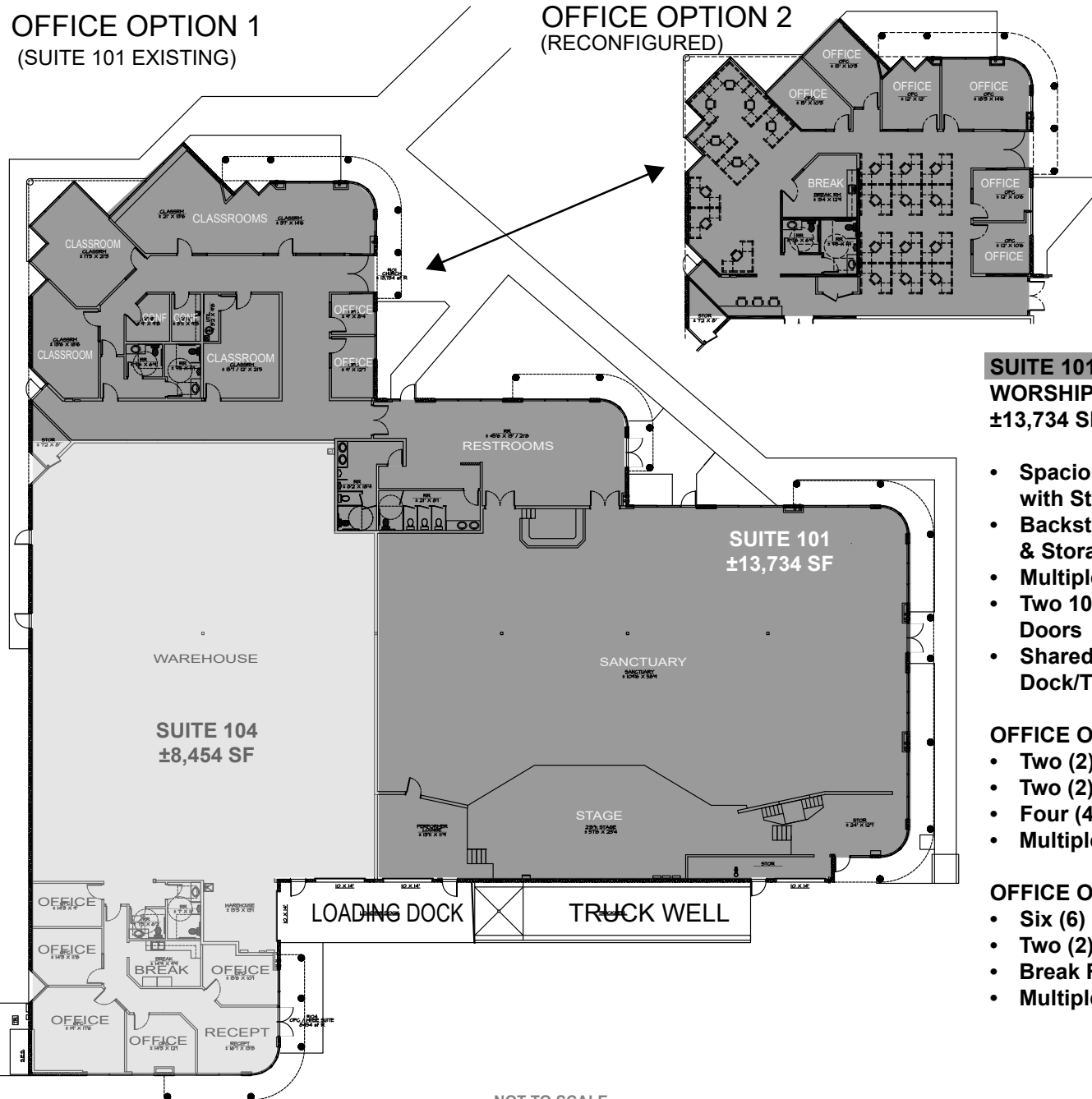


NOT TO SCALE

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.

SPEC FLOOR PLAN OPTIONS

±22,188 TOTAL SQ. FT.



SUITE 104:
OFFICE/WAREHOUSE
±8,454 SF

- Reception
- Five (5) Offices
- Break Room
- Two (2) Restrooms
- Spacious Warehouse
- Two 10'x14' Overhead Doors
- Shared Loading Dock/Truck Well

SUITE 101:
WORSHIP/EDUCATION SPACE
±13,734 SF

- Spacious Sanctuary with Stage
- Backstage Lounge & Storage
- Multiple Restrooms
- Two 10'x14' Overhead Doors
- Shared Loading Dock/Truck Well

OFFICE OPTION 1:

- Two (2) Offices
- Two (2) Conference
- Four (4) Classrooms
- Multiple Restrooms

OFFICE OPTION 2:

- Six (6) Offices
- Two (2) Open/Flex Spaces
- Break Room
- Multiple Restrooms

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SPEC PLAN | THREE-TENANT

SUITE 102:
OFFICE/WAREHOUSE
±3,313 SF

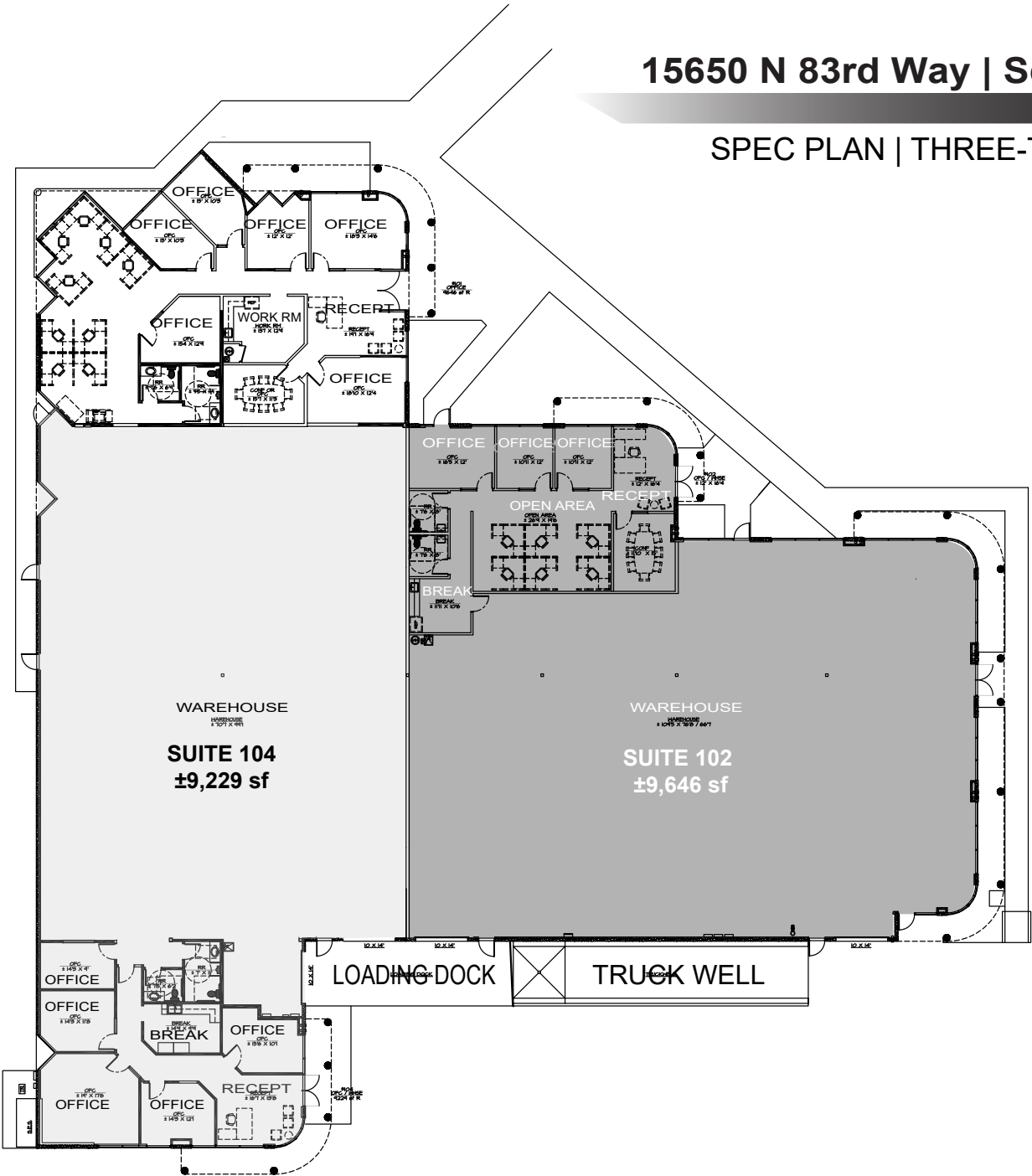
- Reception
- Six (6) Offices
- Conference Room
- Work Room
- Open/Flex Area
- Two (2) Restrooms

SUITE 104:
OFFICE/WAREHOUSE
±9,229 SF

- Reception
- Five (5) Offices
- Break Room
- Two (2) Restrooms
- Spacious Warehouse
- Two 10'x14' Overhead Doors
- Shared Loading Dock/Truck Well

SUITE 102:
OFFICE/WAREHOUSE
±9,646 SF

- Reception
- Three (3) Offices
- Conference Room
- Open/Flex Area
- Two (2) Restrooms
- Large Warehouse
- Two 10'x14' Overhead Doors
- Shared Loading Dock/Truck Well



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