

OFFICE | FOR LEASE



Desert Fairways 8585 E Bell Rd | Scottsdale, AZ 85260

CBRE

Property Summary

- + Prominently located on East Bell Road in North Scottsdale, this property benefits from quick access to Loop 101 and Scottsdale Road, offering seamless connectivity to the Scottsdale Airpark, North Phoenix and the broader Phoenix metropolitan area.
- + Situated within a mature office and medical hub, the surrounding area is anchored by professional services, healthcare providers and neighborhood retail, helping to drive steady client and patient activity.
- + Supported by nearby high income residential communities, the surrounding area provides a strong and growing daytime and resident population that benefits professional office users while remaining well positioned for complementary medical or wellness services.
- + Configured for long term office occupancy, the condominium style layout, convenient access and on site parking offer flexibility for a broad range of professional users.



Property Highlights




- + One story suburban office condominium featuring a large kitchen, dedicated conference room, and spacious private offices well suited for professional use.
- + ±3,296 SF office suite available for lease featuring a large open work area, flexible layout, and functionality ideal for creative, professional, or collaborative office users.
- + Offices feature prominent views along Bell Road, offering visual connection to traffic flow and surrounding activity while enhancing workplace energy and visibility
- + Prominent Bell Road signage provides strong visibility and exposure to passing traffic
- + Ample covered and surface parking provide convenient accommodation for both staff and clients, supporting efficient daily operations and ease of access
- + Existing furniture and equipment can be included or removed per the Tenant's preference

Property Details

Type	Office
Building SF	±8,581 RSF
Available SF	±3,296 RSF
Suite	104
Listing Type	Lease
Lease Rate	\$35.00/SF FS
Year Built	2012
Zoning	C-0/C-2
Stories	1
Parking Ratio	4.50/1000 SF 3 covered
Signage	Suite Entry and Building

Suite 104 - ±3,296SF



	Available
	Common Area
	Leased



Common Area Lobby



Common Area Conference Room



Common Area Break Room



Interior Office



Interior Office



Interior Office

Demographics

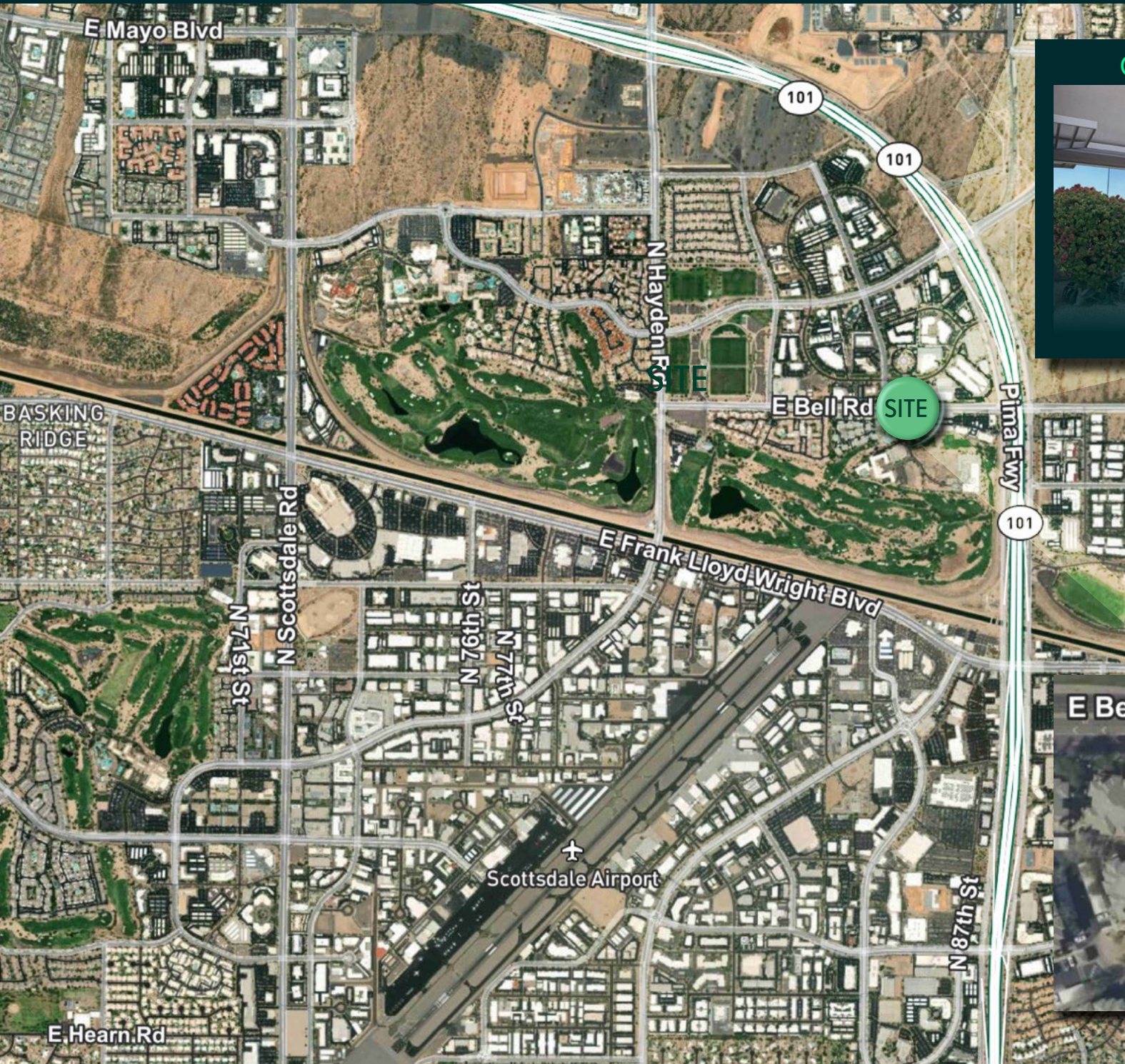
	Population	Average Household Income
2 Mile Radius	31,851	\$138,457
2 Mile Radius	169,199	\$152,661
2 Mile Radius	509,682	\$142,060

Source: ESRI 2025

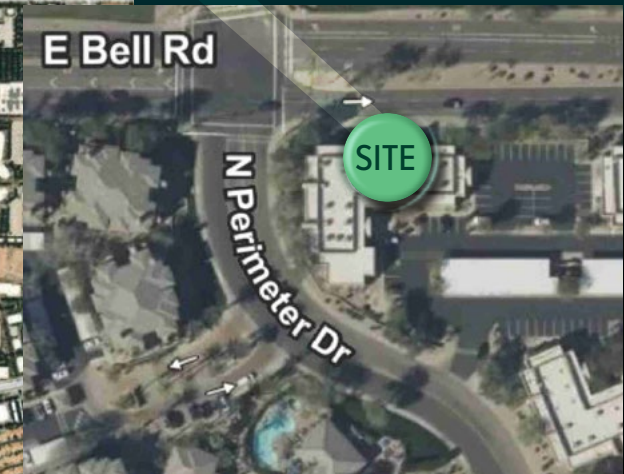
Traffic Counts

Pima Fwy & E Bell Rd  
 ±127,543 vehicles per day

Source: ADOT 2024



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## CONTACT US:



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