



## **Bldg 5**

5425 E Bell Rd, Scottsdale, AZ 85254

**WestUSA**  
REALTY



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West USA Realty

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(602) 703-3421



## Bldg 5

\$26.00 /SF/YR

West USA Realty presents a space for Lease. A 2,540 SF office condo in Bell Professional Center, Scottsdale, AZ. Ideally located with quick access to Loop 101 and SR 51 and minutes from Desert Ridge, Scottsdale 101, The Promenade, Kierland Commons, The Scottsdale Quarter, Mayo Clinic and Abrazo Scottsdale Campus. End-cap unit with excellent street visibility...

- End-cap office condo offering excellent street visibility from the property entrance.
- Convenient access to Loop 101 and SR 51, minutes from Desert Ridge, Kierland Commons, and The Scottsdale Quarter.
- Interior layout includes a reception area, open workspace, four private offices, two restrooms, and a full kitchen/break room.
- Three covered, reserved parking spaces with additional uncovered parking available.
- Situated in a professionally managed center within a strong demographic trade area.
- Close proximity to Mayo Clinic, Abrazo Scottsdale Campus, and major retail destinations.



Rental Rate:	\$26.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	6,170 SF
Year Built:	2005
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.17 /SF/MO

## 1st Floor Ste 140

Space Available	2,565 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

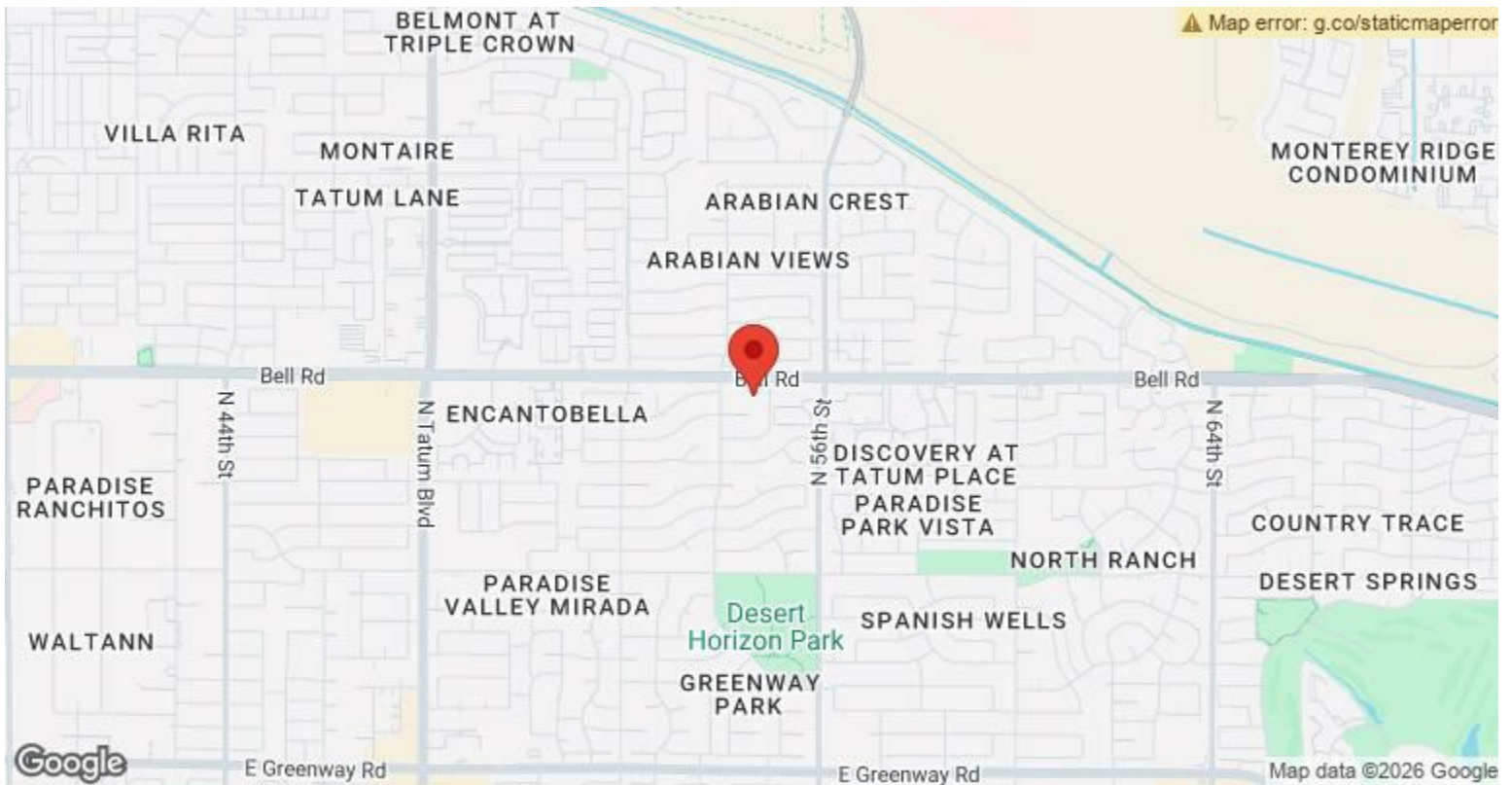
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Excel Vision	-	



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# Property Photos



Interior Photo



© Rock Interior Photo

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© RocketHub Interior Photo



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Interior Photo

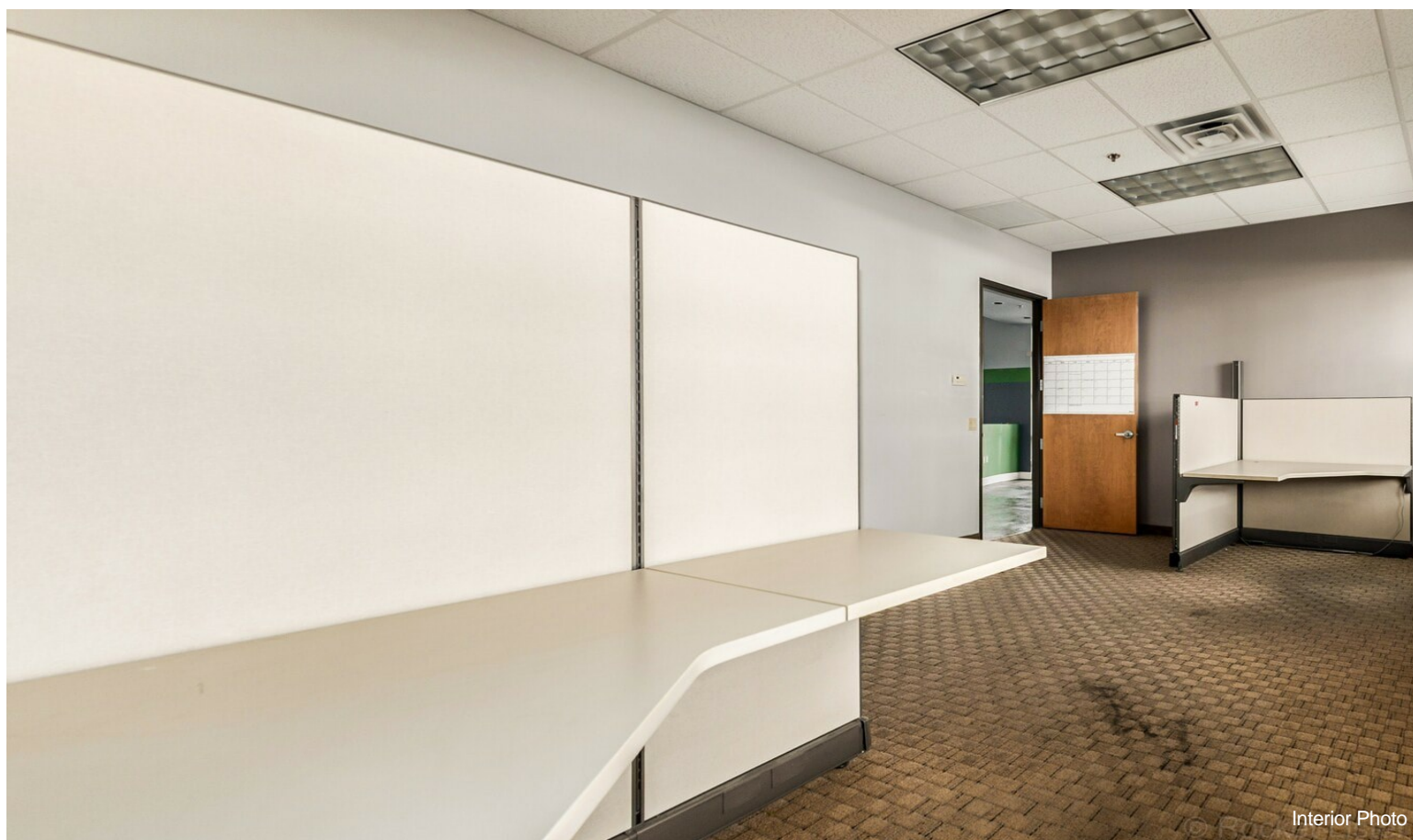


Interior Photo

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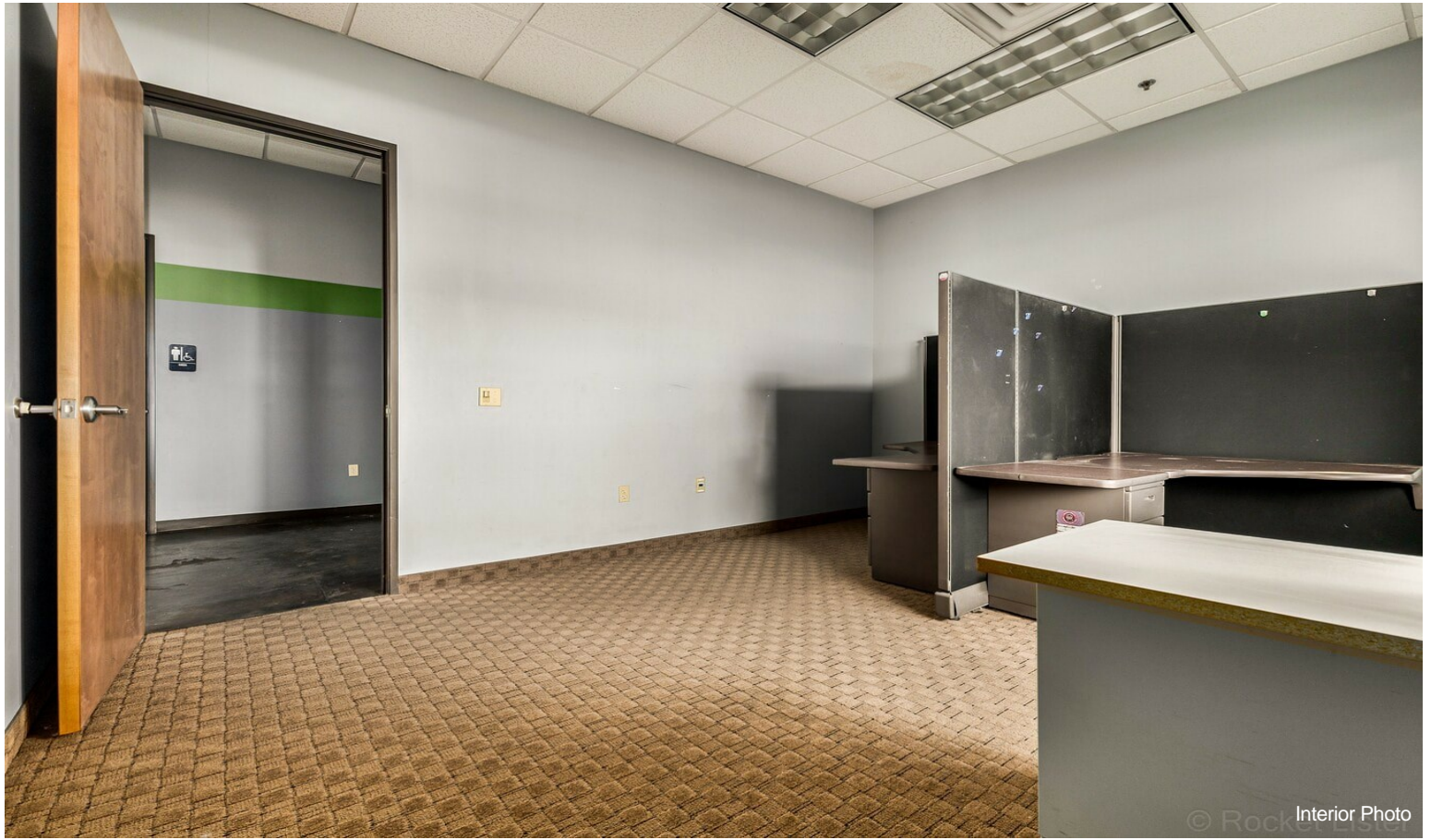


Interior Photo



Building Photo

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© Rockwell Interiors Interior Photo



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Building Photo

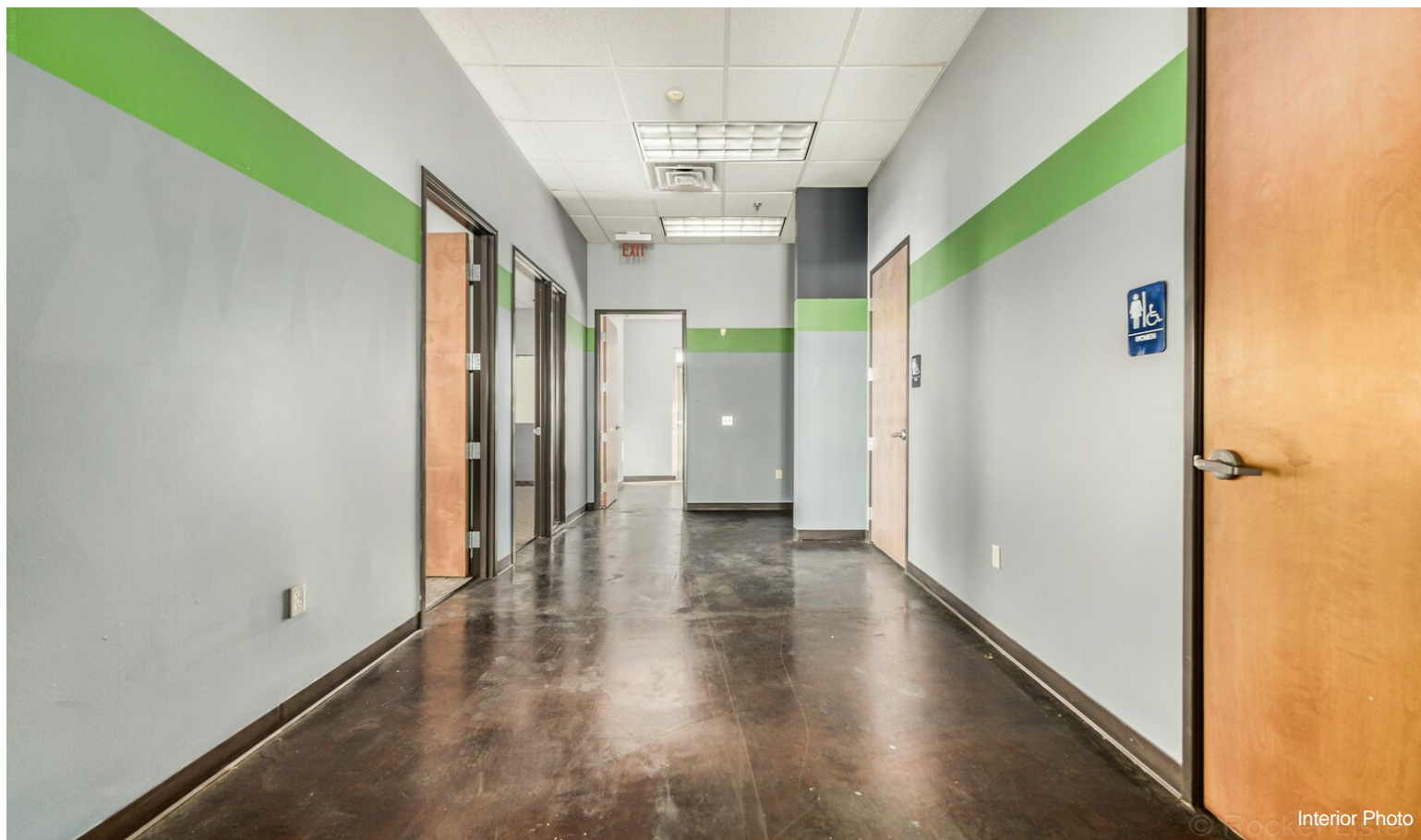


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