



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



**Tim Phillips**  
 Associate Vice President  
 (602) 361-2047  
 tphillips@gpe1.com



COMMERCIAL ADVISORS

# 13880 NORTH NORTHSIGHT BLVD - Scottsdale, AZ 85260



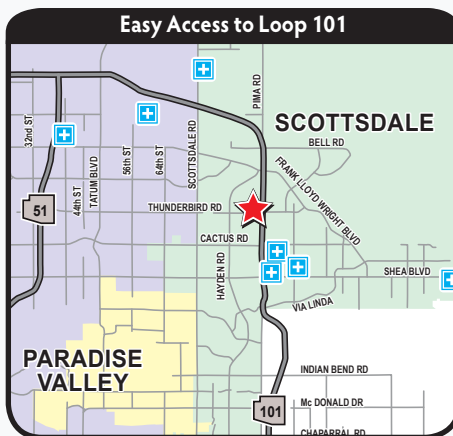
## 13880 N NORTHSIGHT BLVD

South of E Raintree Dr & N Northsight Blvd



Office Condo for Sale or Lease in Prestigious North Scottsdale Location

<b>Project Size</b>	12,662 SF
<b>Availability</b>	C-109      3,740 SF
<b>Purchase Price</b>	\$841,500 (\$225.00/SF)
<b>Lease Rate</b>	\$15.00/SF Modified Gross
<b>Annual Increases</b>	\$0.50/SF
<b>Year Built</b>	2000
<b>Zoning</b>	C-T, City of Scottsdale (Office Condo)
<b>Parking</b>	11 Parking Spaces (4 Reserved)



### AMENITIES

- Backs up to Northsight Park
- Less than one mile from the Loop 101
- Numerous retail, restaurant and service amenities nearby including Paradise Bakery & Cafe, Sam's Club, Gold's Gym and more



GPE Commercial Advisors provides full service commercial real estate solutions. One call and you have instant access to expert knowledge, research and resources. We successfully match buyers with sellers and tenants with landlords.



2777 East Camelback Road, Suite 230  
 Phoenix, Arizona 85016  
 (480) 994-8155 • (480) 994-8599  
 www.GPE1.com



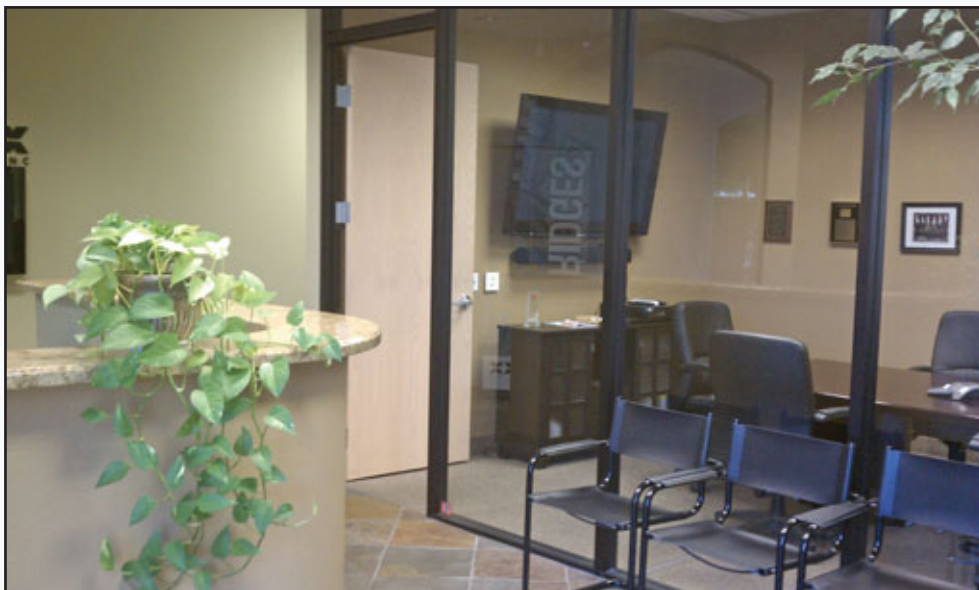
**Tim Phillips**  
 Associate Vice President  
 (602) 361-2047  
 tphillips@gpe1.com



COMMERCIAL ADVISORS

# 13880 NORTH NORTHSIGHT BLVD - Scottsdale, AZ 85260

Page 2



C-109 • 3,740 SF

