

Office Condo For **LEASE** or **SALE**

2,372± sf

10565 N. 114th Street - Suite 101

Scottsdale's Lowest Priced
Gray Shell Office Condo!
Best Pricing **\$149/PSF**



**Southeast corner of Frank Lloyd Wright (114th Street) and Shea Boulevard.
Convenient access to the Loop 101 Freeway.**

SPACE AVAILABLE

- Stone and stucco exteriors, peeled log vegas, inviting patios, tile roofs
- High quality shell construction includes concrete slab and HVAC units (excluding distribution), sprinkler mains and common restrooms
- Individual Electric and Telecommunications rooms
- Individual Electric Meters



All information regarding property is from sources is deemed reliable, but no warranty is made to its accuracy, and no liability is to be imposed on the broker. The same is submitted to errors, omissions, change of price, rental or other conditions, prior to transaction.



SHELL
Commercial Investment Real Estate

16410 north 91st street
suite 112
scottsdale, arizona 85260

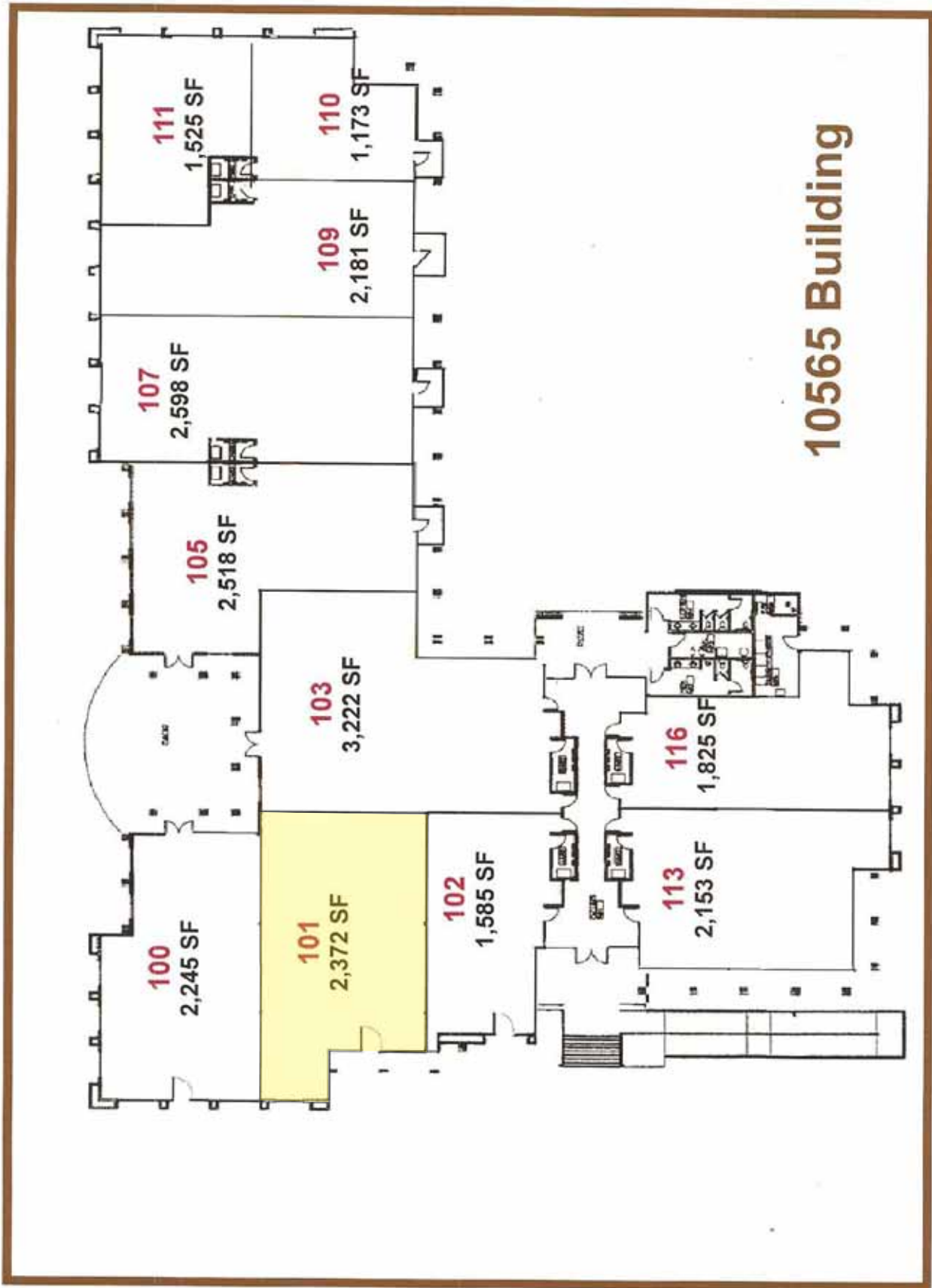
480.443.3992
shellcommercial.com

Randy Shell, Designated Broker
Randy@shellcommercial.com

John Quatrini, Associate Broker
JQ@shellcommercial.com

Michelle Gardner, Sales Associate
michelle@shellcommercial.com

10565 N. 114th Street



10565 Building

NOT TO SCALE

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Mirage Crossing Office Site Plan



10565 Building

Mirage Crossing Property Summary

Property Type:	Office Condominium Suites of High Quality For Sale or For Lease
Location:	SEC Frank Lloyd Wright Boulevard (114 th Street) and Shea Boulevard, Scottsdale, Arizona
Ingress and Egress:	Signalized Access at Frank Lloyd Wright (114 th Street). Entrance also at 116 th Street.
Year Built:	New Construction
Zoning:	SR, Service Residential, City of Scottsdale
Parking Provided:	4:1000 open parking. One covered space per 1000 square feet included.
Building Entrances:	Lobby Entrances as well as Individual Entrances on Office Condominiums. Very Attractive Glass Entry Doors.
Building Exteriors:	Stone Veneer, Stucco. Peeled Log Vegas. Extensive covered portico areas and patios. Concrete Roof Tile Accents. Parapet Walls on roof conceal air conditioning equipment.
Restrooms:	Common Restrooms are provided. Water and Waste are available in each Condominium for Individual Restrooms and/or Coffee Bars.
Shell:	The high quality shell construction includes concrete slab and HVAC units (excluding distribution), sprinkler mains and common restrooms.
Services:	Individual Electric and Telecommunications Rooms are located in each Condominium. Individual Electric Meters.

Shell Construction Improvements

Mirage Crossing Office Condominiums

Common area landscaping

Participation in Master Association for entire Mirage Crossing Office site

Exterior and landscaping maintained by Master Association

Standard exterior primary entry door

Dual pane windows

Electric service runs pulled into the building electric room

Roof mounted compressor and air handlers pre-set in ceiling-distribution not included

Telephone lines pulled to the building

Telephone and cable conduit provided to service room with pull string

R-30 insulation in ceiling

Overhead domestic water provided

Under slab waste line provided

Main sprinkler line, fire riser installed, general sprinkler distribution not including relocation for Tenant Improvement design

Finished corridors where applicable

Finished lobby and restrooms where applicable.