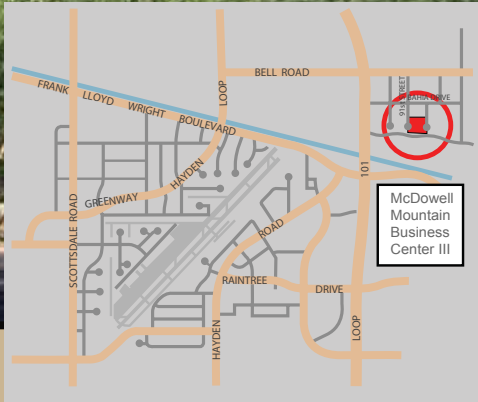


# McDowell Mountain Professional Suites

## *1 to 2 Room Office Suites*

**Brand New Construction**  
Immediate move-in



**16420 N. 92nd STREET**

- Class 'A' office in a garden-like setting with views from most offices
- Flexible office sizes and terms to meet your expansion needs in a changing economy
- Multiple provider options available for internet and telephone capability
- 24 hour monitored security system with controlled card access

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice.



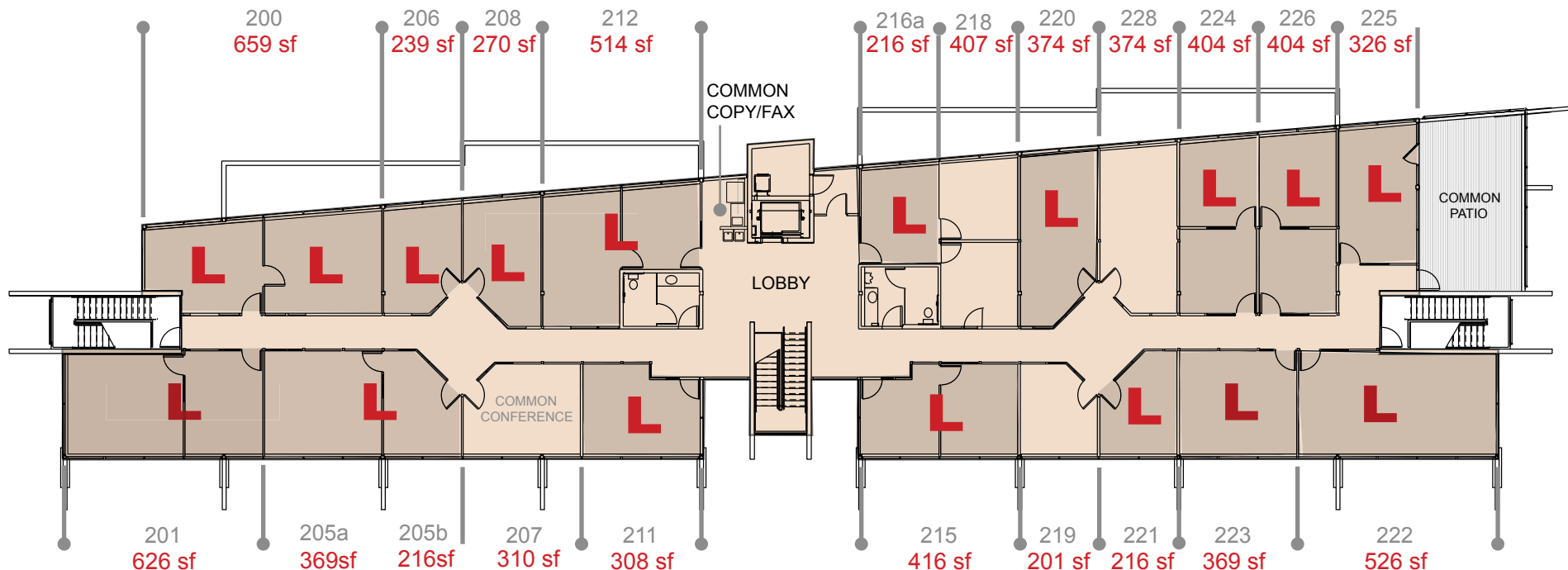
16410 north 91st street  
suite 112  
scottsdale, arizona 85260

**480.443.3992**  
**shellcommercial.com**

Randy Shell, Designated Broker  
Randy@shellcommercial.com

Michelle Gardner, Sales Associate  
Michelle@shellcommercial.com

John Quatrini, Associate Broker  
JQ@shellcommercial.com



### FEATURES:

- Executive Suites - Single office or multiple office Suites from 201 to 407sf.\* includes common area
- Movable partitions allow total flexibility to combine additional offices as required.
- Class A 'build-out' - Suites with hardwood wainscot and fabric on all office walls.
- Nine foot high wood doors throughout with glass sidelites at Suite entrances.
- Covered parking available.
- Hi speed internet and phone service available.
- Controlled card access to Suites for security.
- All utilities included in rent.

## EXECUTIVE SUITES Second Floor

(Pricing Sheet Attached)

16420 N. 92nd Street

\* Suite areas include prorata portion of common areas.

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07/11



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# McDowell Mountain Professional Building

## **SUITE AREAS and PRICING**

<b>Suite No.</b>	<b>Suite Area*</b>	<b>Price</b>
<b>218</b>	<b>±407sf</b>	<b>\$ 884.00</b>
<b>219</b>	<b>±201sf</b>	<b>\$ 437.00</b>
<b>228</b>	<b>±374sf</b>	<b>\$ 812.00</b>

\* Suite areas include prorata  
portion of common areas.

07/11



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scottsdale, arizona  
85260  
randy@shellcommercial.com