

# FOR SALE OR LEASE

RARE FREESTANDING TURNKEY OFFICE BUILDING ±15,291 SF

SCOTTSDALE AIRPARK SUBMARKET

PERFECT FOR MEDICAL OR EDUCATIONAL USE ▪ GORGEOUS SETTING ▪ LOTS OF WINDOWS!

EXTERIOR  
NEWLY PAINTED



CALL FOR PRICING!

14050 N NORTHSIGHT BLVD | SCOTTSDALE, ARIZONA 85260

FOR PRICING OR ADDITIONAL INFORMATION PLEASE CONTACT:



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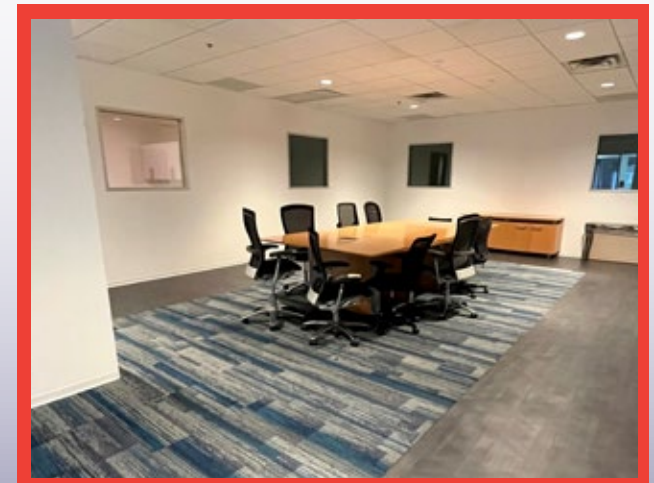
16410 N 91st St | Suite 112  
Scottsdale, AZ 85260

- Building Size:** ▪ ±15,291 sf office building
- Land Size:** ▪ ±1.82 Acres (±79,354 sf)
- Zoning:** ▪ S-R, Service Residential, City of Scottsdale
- APN:** ▪ 215-53-105
- Year Built:** ▪ 1990
- Signage:** ▪ Monument signage available
- Parking:**
  - 4.58/1,000 (Seventy (70±) total)
  - 23± covered parking spots
  - Forty-one (41±) open guest parking spaces
  - + Six (6) handicap
- Renovations:**
  - Building exterior & parking structures freshly painted
  - Parking lot to be re-sealed and re-striped
  - Most A/C units replaced in 2021 with warranties!
  - Roof recently re-coated with 10-year warranty!



- Formerly a 11,332± square foot special education and pediatric therapy center, this turnkey\* office facility offers versatility with adjoining 3,959± square foot open/flex space.
- Inviting lobby with raised ceilings, polished concrete flooring and windows around the entire perimeter of the building, all lend to a warm, well-lit, pleasing environment!
- Multiple therapy rooms can be utilized as private offices, conference or meeting rooms.
- Highly functional office area with vaulted ceilings and multiple work stations in place.
- Theater/family waiting room offers 2-way glass for observation of surrounding room activities.
- Two (2) gym/activity rooms include a rock-climbing wall and rubber flooring!

*\* Furniture, fixtures and equipment are negotiable*



- Full working eat-in kitchen features contemporary appliances, including dishwasher, sink, refrigerator, microwave, oven, washer/dryer, plenty of cabinets, prep and counterspace.
- Separate washing station area features additional sink, dishwasher, refrigerator, and storage cabinetry.
- Locker-style cabinetry lines lengthy corridor for practical storage.
- Second-floor mezzanine with two (2) offices, open/flex space, and privacy room.
- Polished concrete, LVT, and carpet tiling throughout make way for easy cleaning and maintenance.
- Two multi-stall restrooms, two (2) private restrooms, one (1) shower, and two (2) drinking fountains
- Newly renovated covered patio complete with stone picnic tables/benches, lush planters, and pavers showcase the building's Mission-style architecture.



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INTERIOR



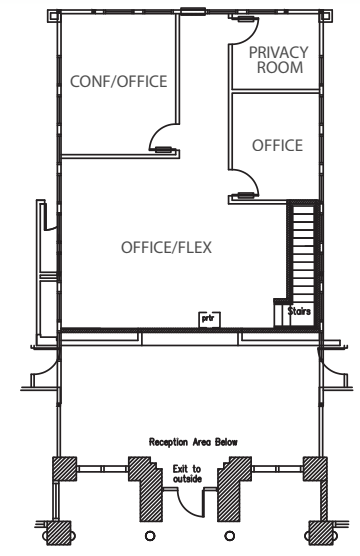
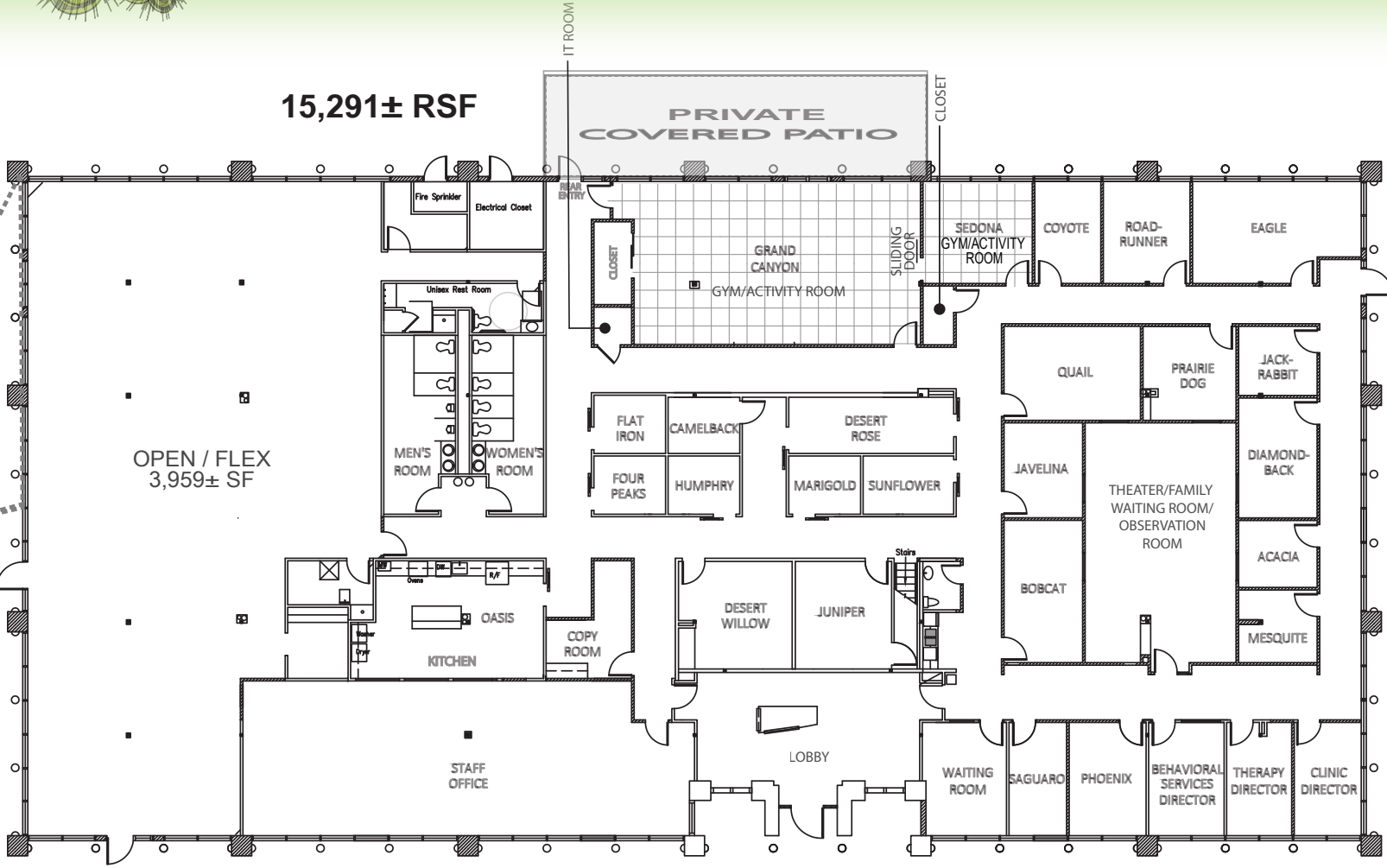
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# NORTHSIGHT PARK

15,291± RSF

OPEN / FLEX  
3,959± SF

SHARED  
COVERED OUTDOOR SEATING



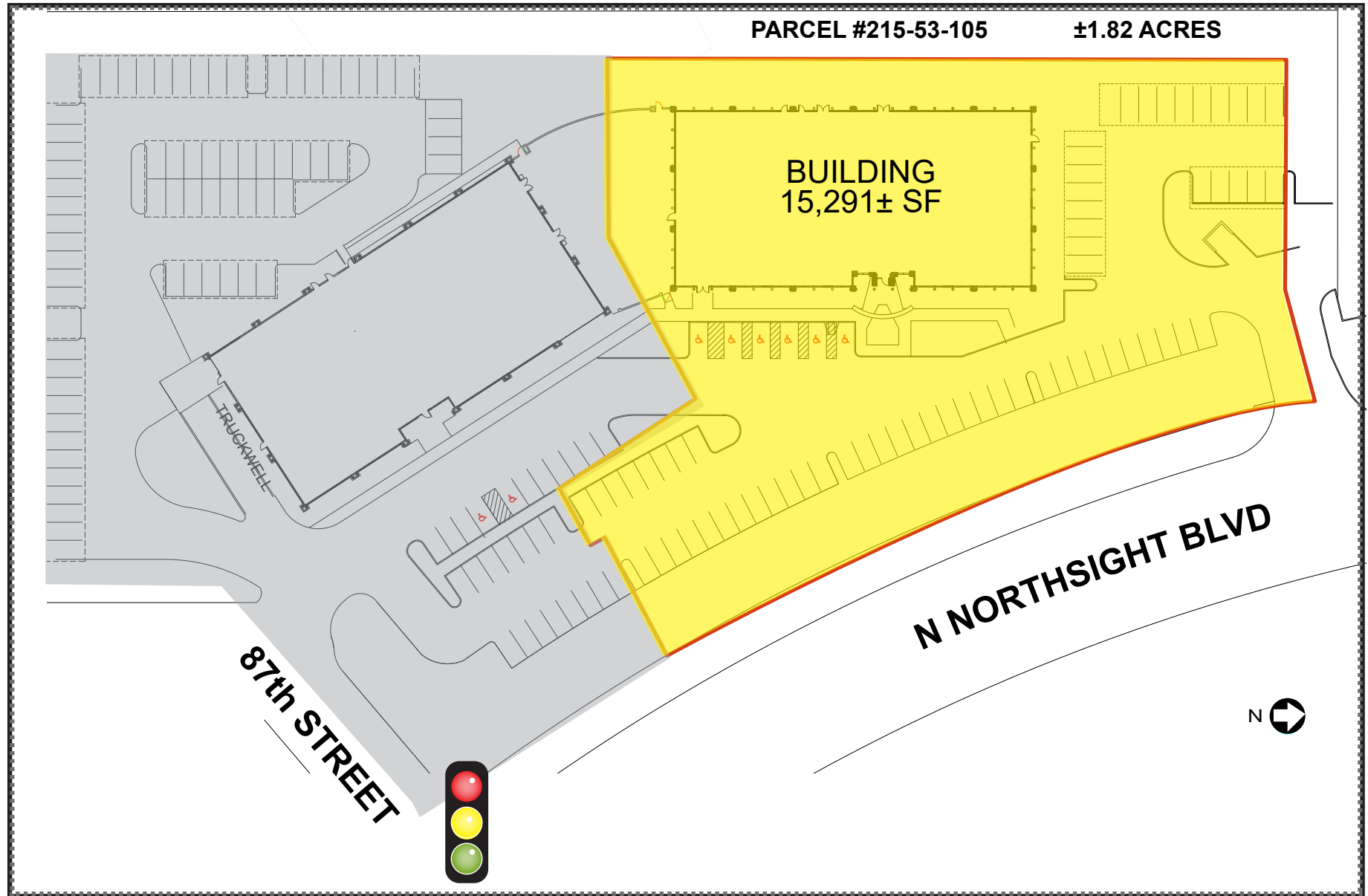
1 Mezzanine Level

14050 N NORTHSIGHT BLVD

**\*Most rooms designated with an Arizona theme name. Identifying name plaque outside the door.**

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# SUBJECT



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### **NORTHSIGHT PARK**

- ADJACENT WITH PRIVATE ACCESS TO NORTHSIGHT PARK, FEATURING BASKETBALL, TENNIS AND SAND VOLLEYBALL COURTS, RAMADA, PLAYGROUND, LOTS OF GREENERY!

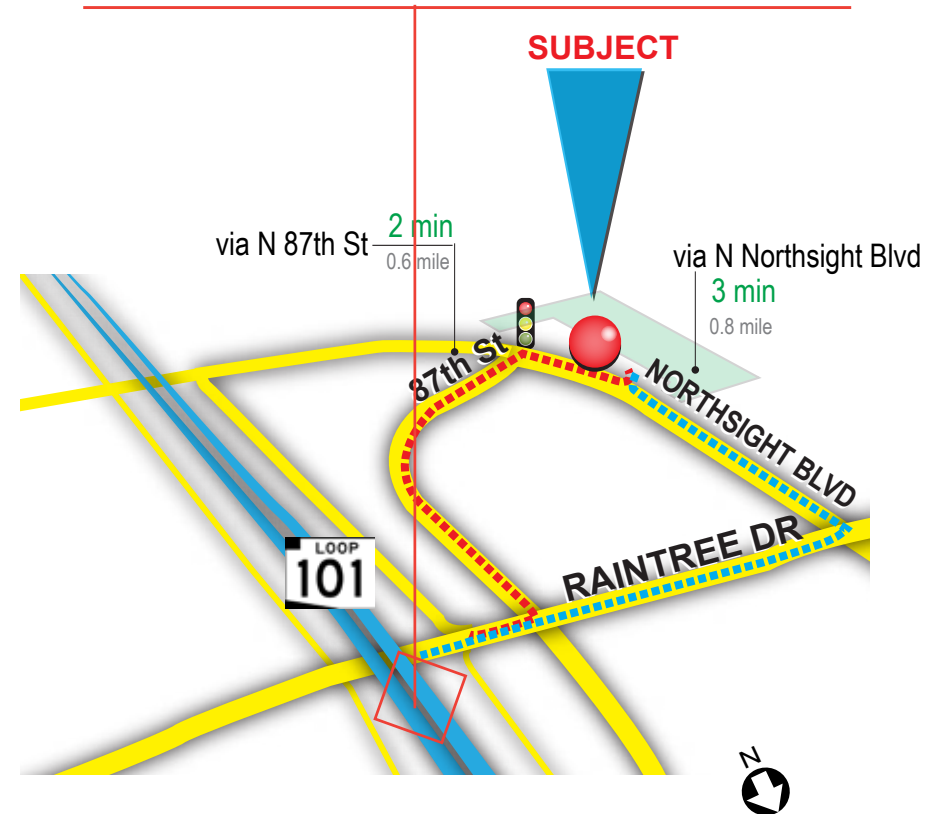
### **NORTHSIGHT BOULEVARD**

- LOCATED AT SIGNAL LIGHT AT 87TH ST & NORTHSIGHT INTERSECTION FOR EASY ACCESS TO LOOP 101 FWY!





LESS THAN ONE MILE FROM LOOP 101 / RAIN TREE DIAMOND INTERCHANGE:



CLOSE PROXIMITY TO NORTH SCOTTSDALE'S FINEST DINING AND SHOPPING AMENITIES:

SCOTTSDALE QUARTER ▪ KIERLAND SCOTTSDALE ▪ SCOTTSDALE PROMENADE

EVENT VENUES:

TPC - WM OPEN ▪ WESTWORLD: BARRETT-JACKSON CLASSIC CAR AUCTION

