

Office Condo

10575 N 114th St, Ste# 107 & 108 | Scottsdale, AZ 85259
MIRAGE CROSSING

**AVAILABLE FOR
SALE OR LEASE**



Beautiful custom rustic finishes. Mirage Crossing is located at the SEC Frank Lloyd Wright Boulevard (114th Street) and Shea Boulevard. Convenient access to the Loop 101 Freeway. Ideally located to serve the affluent, fast growing Northeast Valley. Enjoy McDowell Mountain Views, pedestrian/equestrian trails and a relaxed office environment. Close to Mayo Clinic. Extensive covered portico areas and patios. Concrete roof tile accents.

**Existing Furniture Available*

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 12 13 21

For more information, contact:

Ken Elmer
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D 480.634.2324
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CCRPAC International

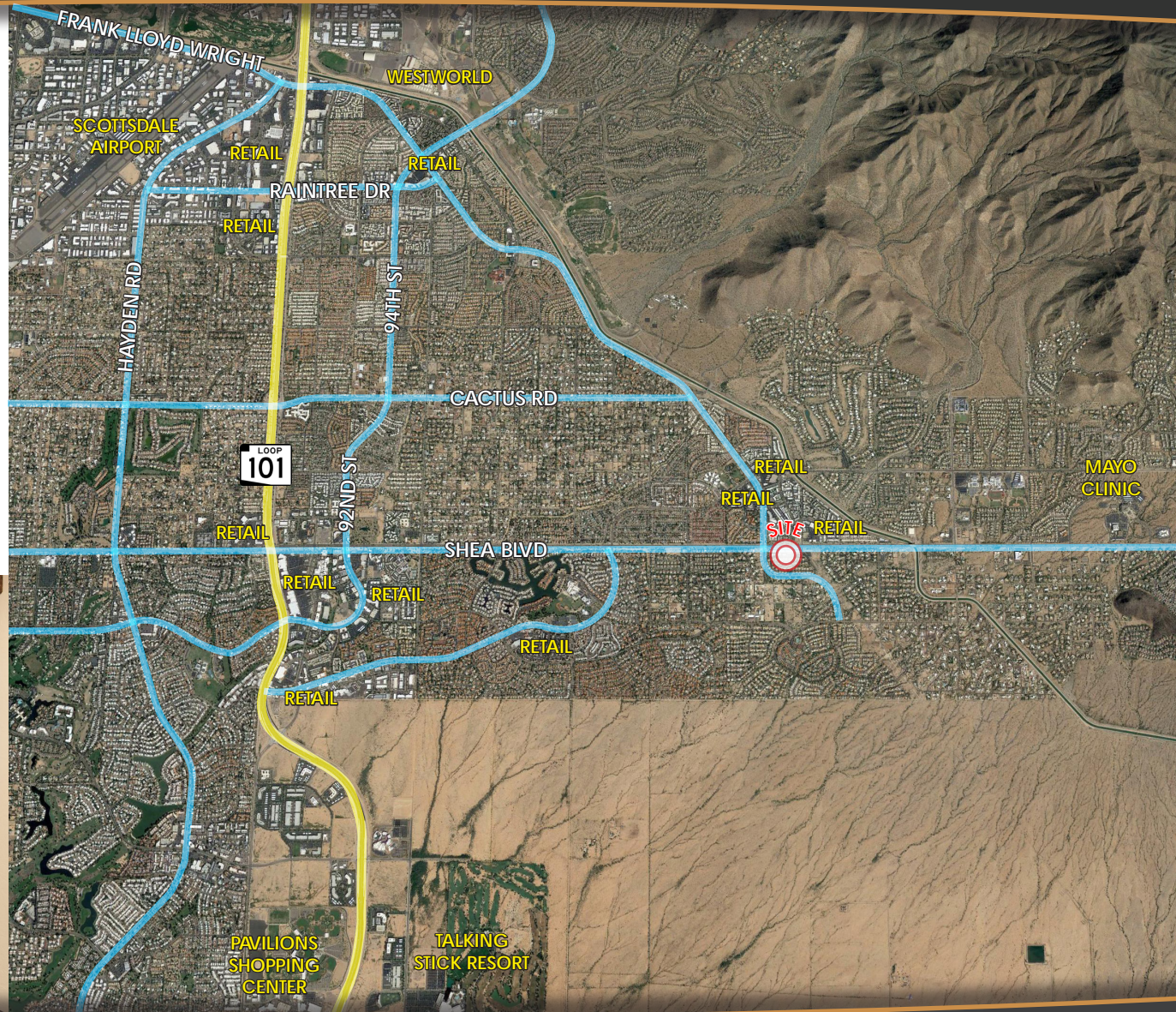
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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MIRAGE CROSSING

- ±3,777 SF Unit
- Custom Professional Reception Desk
- 2 Conference Rooms
- 6 Private Offices
- 1 Large Bullpen
- 2 Restrooms
- 1 Breakroom
- Outside Patio (Common Area)
- 4 Covered Parking Spaces
- 2004± Construction
- APN: 217-56-864
- Sale Price: \$745,000
- Lease Rate: \$14.75/SF/NNN
- Estimated Annual NNNs: \$5.25/SF + Management fee



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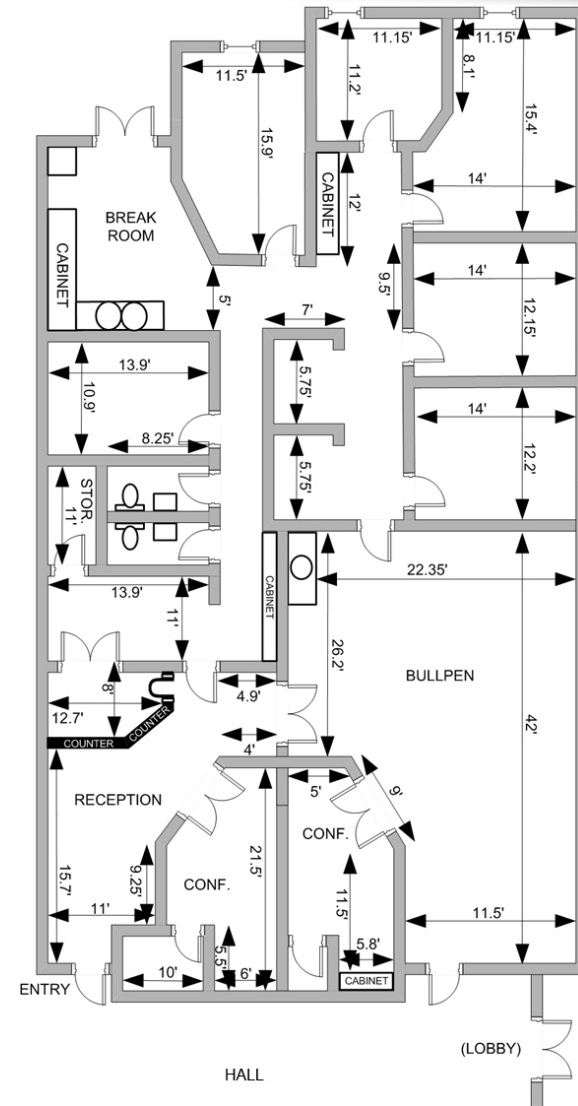
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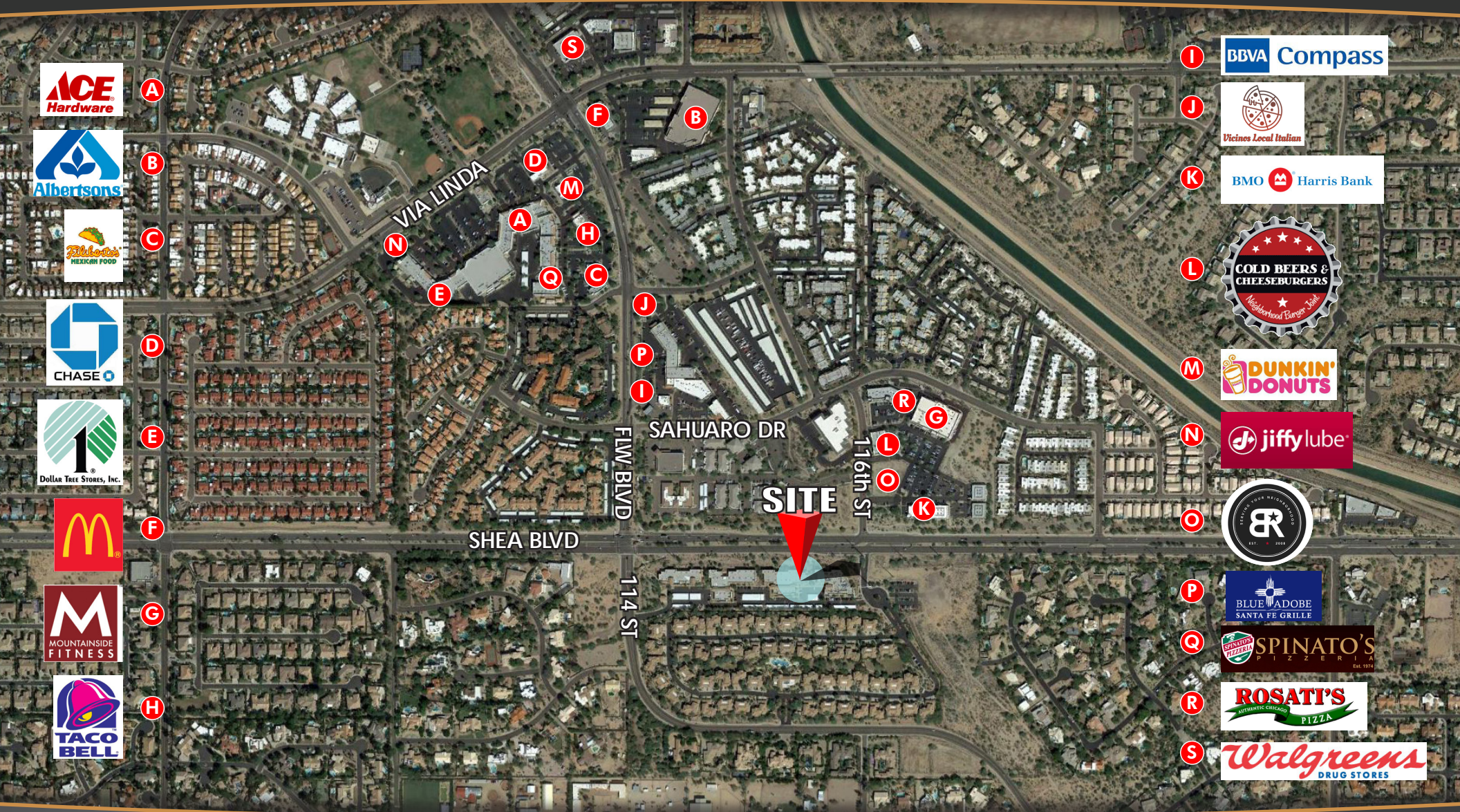
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