

FOR LEASE

90TH STREET & BAHIA BUSINESS PARK

9096 East Bahia Drive, Suite 108 | Scottsdale, AZ 85260

[CLICK HERE](#)
for photos and floorplan



George Haugen *President and Designated Broker – Owner/Agent*

8765 East Bell Road, Suite 207 | Scottsdale, AZ 85260 | (602) 499-6000 Mobile | www.HaugenCommercial.com | George@HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

 **HAUGEN**
COMMERCIAL REAL ESTATE, INC.

FOR LEASE

90TH STREET & BAHIA BUSINESS PARK

9096 East Bahia Drive, Suite 108 | Scottsdale, AZ 85260

PROPERTY SUMMARY

[CLICK HERE](#)
for photos and floorplan

Executive Summary

The property situated at 9096 East Bahia Drive, Suite 108, Scottsdale, Arizona 85260, presents an exceptional commercial setting within the City of Scottsdale's I-1 PCD zoning district. This suite features a practical office/warehouse facility, offering easy accessibility along with many nearby amenities.

Key Property Details

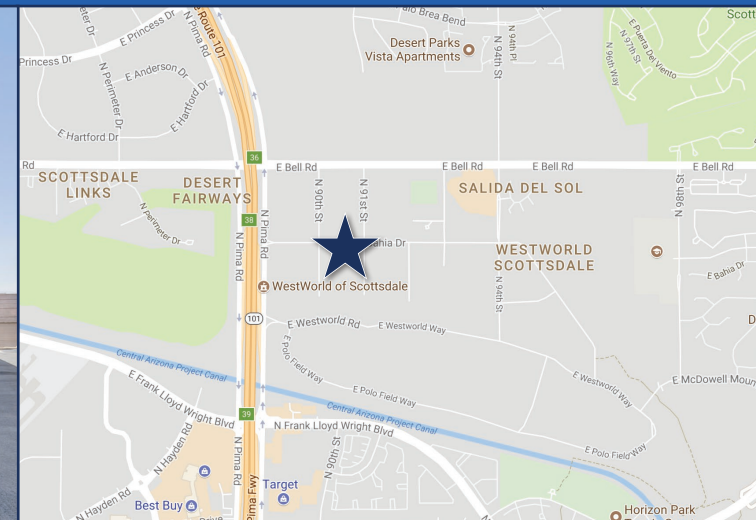
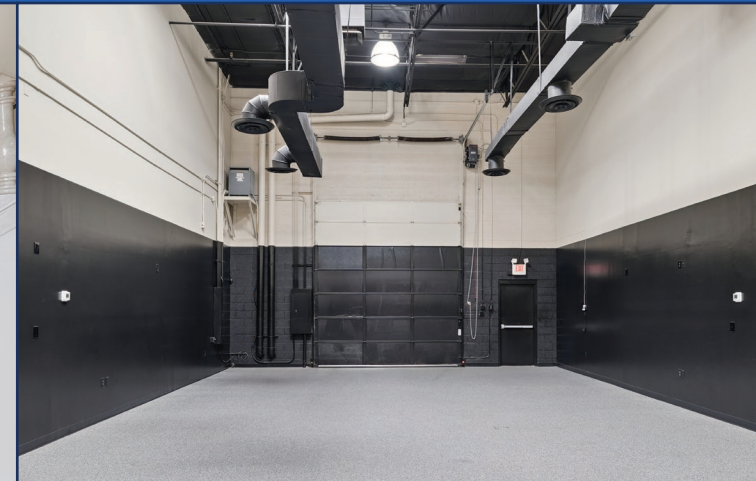
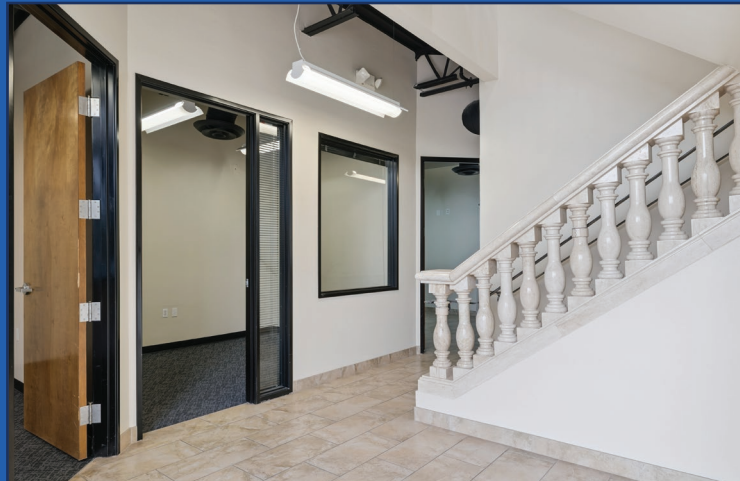
Year Built: 2005
Zoning: I-1 PCD (Planned Community Development), City of Scottsdale
Parking: Three (3) reserved spaces
Unit Size: Approximately 3,044 square feet (Source Remodel Plans)

Financial Information

Monthly Lease Rate: Negotiable NNN
2025 Real Estate Taxes: \$363.48 monthly
Association Dues: \$436.60 monthly
Rental Tax Rate: 2.25% monthly
Minimum Term: Three Years with annual increases

Disclosures & Considerations

- The property is listed by Owner/Agent.
- Located within Flood Zone A/O; flood insurance is recommended.
- In proximity to Scottsdale Airport; regular aircraft overflight and associated noise may occur.



George Haugen *President and Designated Broker – Owner/Agent*

8765 East Bell Road, Suite 207 | Scottsdale, AZ 85260 | (602) 499-6000 Mobile | www.HaugenCommercial.com | George@HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

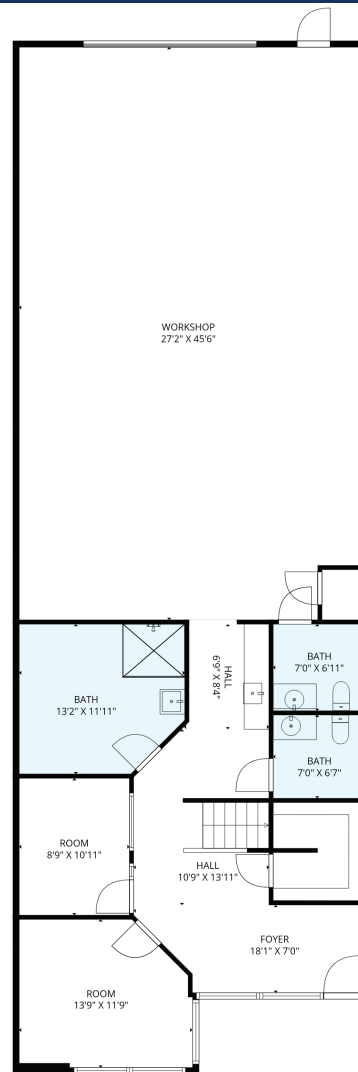
 **HAUGEN**
COMMERCIAL REAL ESTATE, INC.

FOR LEASE

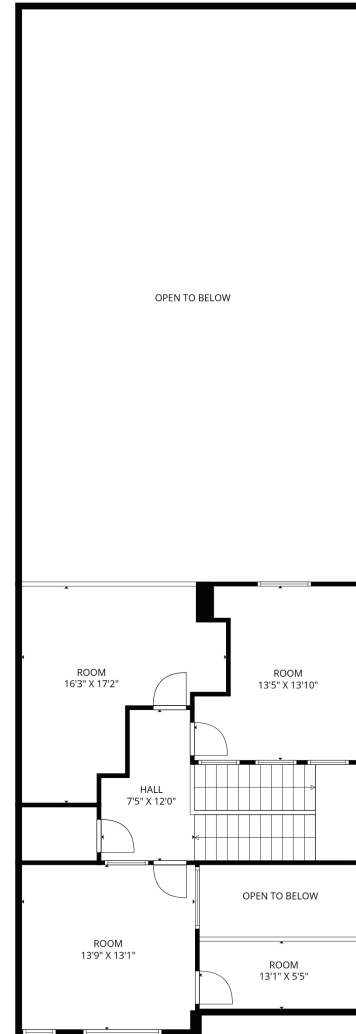
90TH STREET & BAHIA BUSINESS PARK

9096 East Bahia Drive, Suite 108 | Scottsdale, AZ 85260

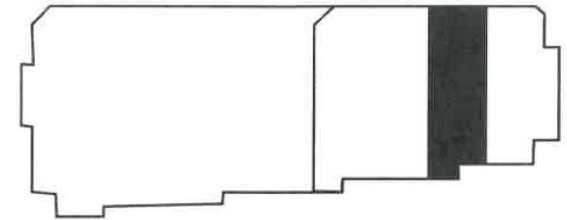
[CLICK HERE
for photos and floorplan](#)



FLOOR 1



FLOOR 2



George Haugen *President and Designated Broker – Owner/Agent*

8765 East Bell Road, Suite 207 | Scottsdale, AZ 85260 | (602) 499-6000 Mobile | www.HaugenCommercial.com | George@HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

 **HAUGEN**
COMMERCIAL REAL ESTATE, INC.