

OFFICE SUITES FOR LEASE

12035 N SAGUARO BLVD | FOUNTAIN HILLS, AZ 85268



PROPERTY DETAILS



PROPERTY TYPE:
Office Suites



LEASE RATE:
\$17.00/SF MG



AVAILABLE:
Suite 101: ±1,661 SF
Suites 201-202: ±1,566 SF
Suite 205: ±1,073 SF



BUILDING SIZE:
±7,737 SF



ZONING:
C-3, Fountain Hills



PARKING:
2.84/1,000

PROPERTY HIGHLIGHTS

- Building and monument signage
- Exceptional visibility along Saguaro Blvd
- Fountain Views
- Wood plank laminate floors
- Private kitchen sink
- Private restroom



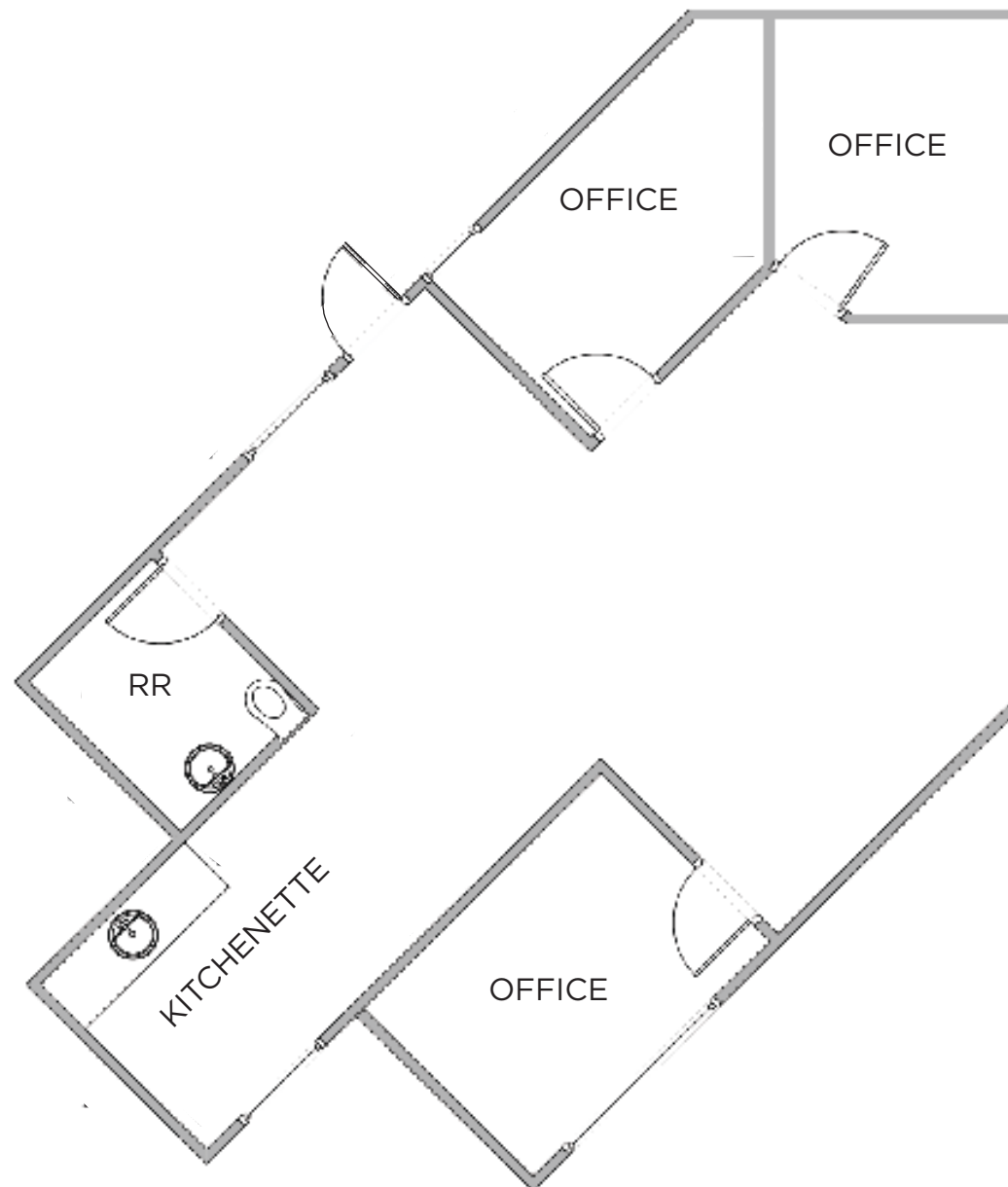
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

INTERIOR PHOTOS



FLOOR PLAN: SUITE 205

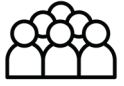
±1,073 SF



FOUNTAIN HILLS CITY OVERVIEW

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES



23K +
TOTAL POPULATION



\$140K +
AVG HH INCOME

DESIRABLE COMMUNITY

Fountain Hills, Arizona is a scenic and close-knit community located just east of Scottsdale in the foothills of the McDowell Mountains. Known for its stunning desert landscape, mountain views, and small-town charm, Fountain Hills offers a peaceful yet upscale lifestyle. The community is named after its world-famous fountain — once the tallest in the world — which serves as the centerpiece of the town and symbolizes its unique character. With a strong sense of community and a reputation for safety, beauty, and tranquility, Fountain Hills consistently ranks among the most desirable places to live in the Phoenix Metro area.

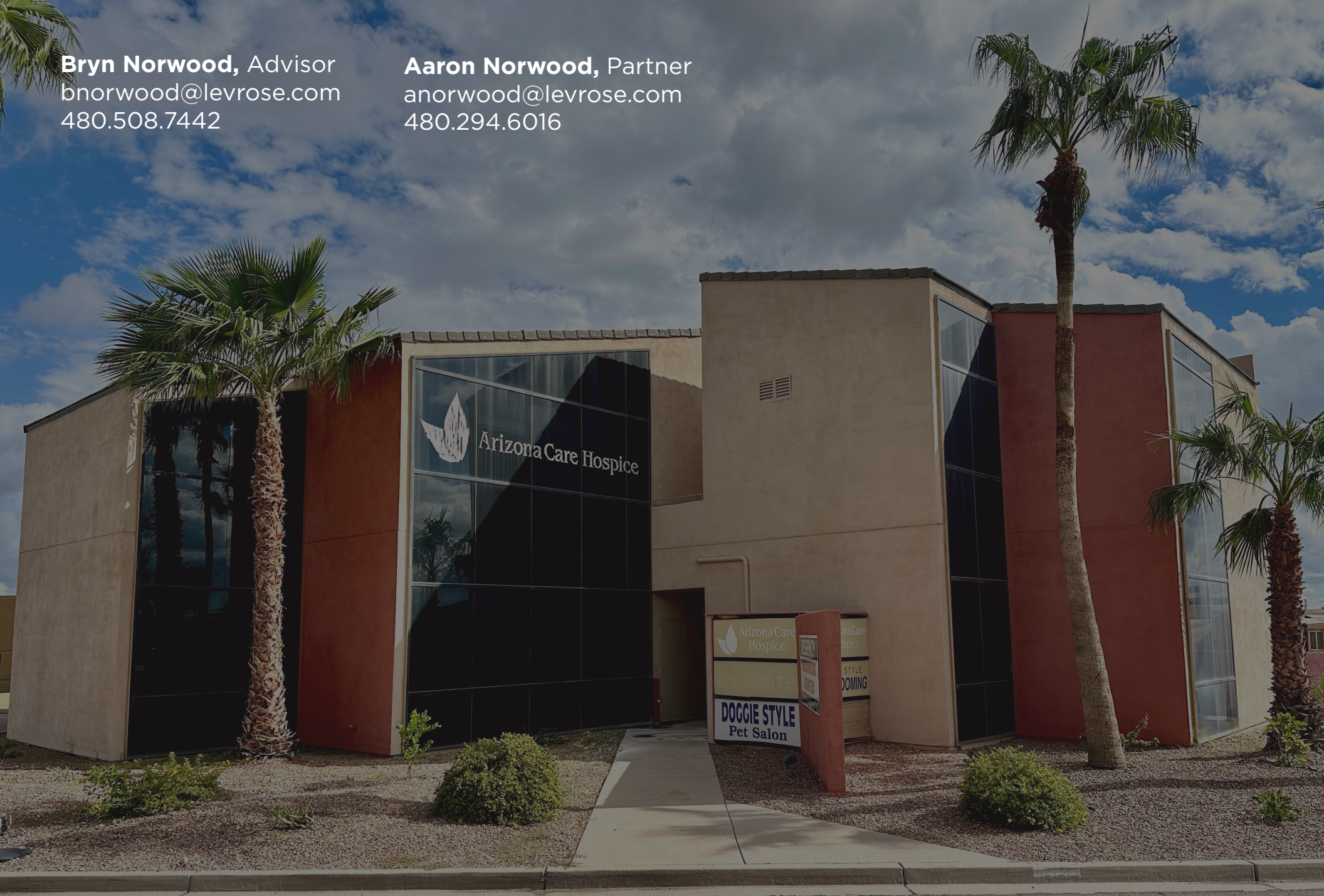
THE TOWN AT A GLANCE

Fountain Hills' top employers include the Fountain Hills Unified School District, Town of Fountain Hills, Eagle Mountain Golf Club, and several small businesses and hospitality establishments that cater to the area's residents and visitors. The town features abundant outdoor recreation opportunities, from hiking in McDowell Mountain Regional Park to boating on nearby Saguaro Lake. Residents enjoy a vibrant arts and cultural scene, highlighted by community events such as the Fountain Festival of Fine Arts & Crafts, live music in the park, and weekly farmers markets. With its blend of natural beauty, active lifestyle, and welcoming atmosphere, Fountain Hills offers an exceptional quality of life.

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