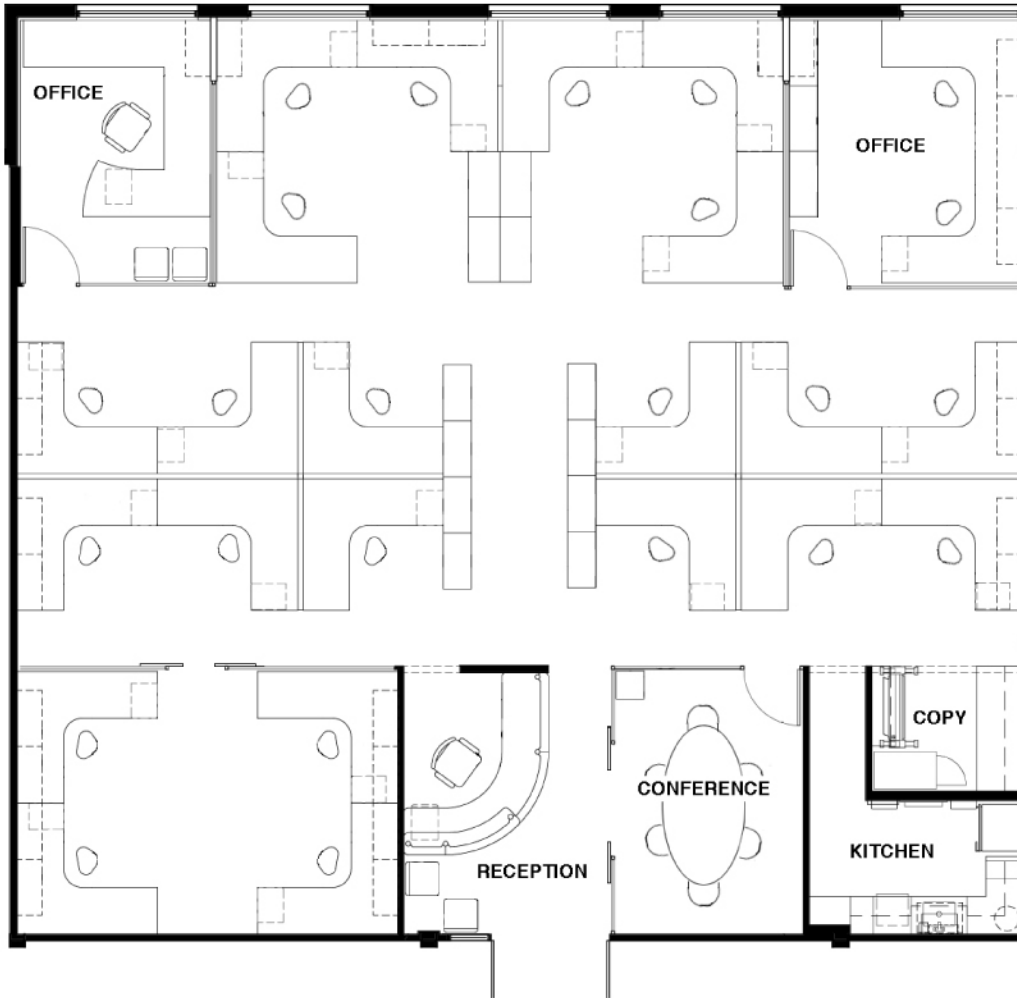


North Scottsdale Office Condo for Sale or Lease

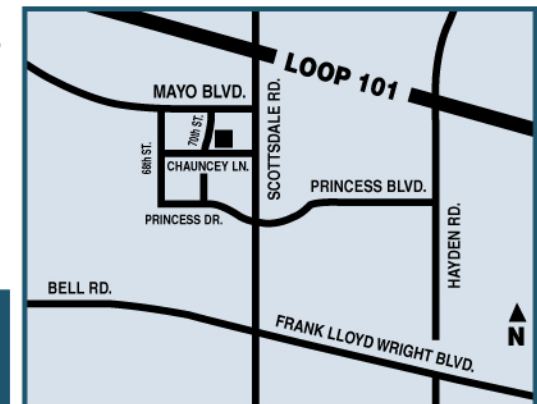
3,064 Sq. Ft. Suite Ideal for Engineering,
Architectural and Related Firms



18325 North Allied Way, Suite 220

- Richly appointed suite with upgraded stone and carpet flooring, impressive glass-walled conference room with complete kitchen
- High visibility illuminated monument signage, plus additional signage opportunities
- Wired for 4 internet carriers: Cox, Qwest, Vintage & Magic
- Includes fully automated electronic security system via remote and cameras, plus CAT 6 network available for purchase
- 208V 30 power, plus high efficiency 19 seer Trane HVAC unit

Located adjacent to
Scottsdale 101 Shopping
Center, 1/4 mile from
Scottsdale Road and
Loop 101.



Offered at \$1,500,000 or Lease
Fully Furnished for \$35/Sq/Ft/ (NNN)

For additional information, contact: **Barry Rosensteel** • PRIN Investments Real Estate Group
602.840.1003 • Barry.Rosensteel@prinreg.com