FOUNTAIN HILLS PROFESSIONAL CENTER

13253 LA MONTANA DRIVE



MOATS
OFFICE PROPERTIES


LOCATED IN THE HEART OF DOWNTOWN FOUNTAIN HILLS
LA MONTANA DRIVE
N SAGUARO BOULEVARD
13253
MAIN ENTRANCE
E PALISADES BOULEVARD
GROCERY, RESTAURANTS & RETAIL
17 SURFACE PARKING SPOTS
MONUMENT SIGNAGE AVAILABLE
LA MONTANA DRIVE
RESTAURANTS & RETAIL
FOUNTAIN PARK
MOATS
OFFICE PROPERTIES









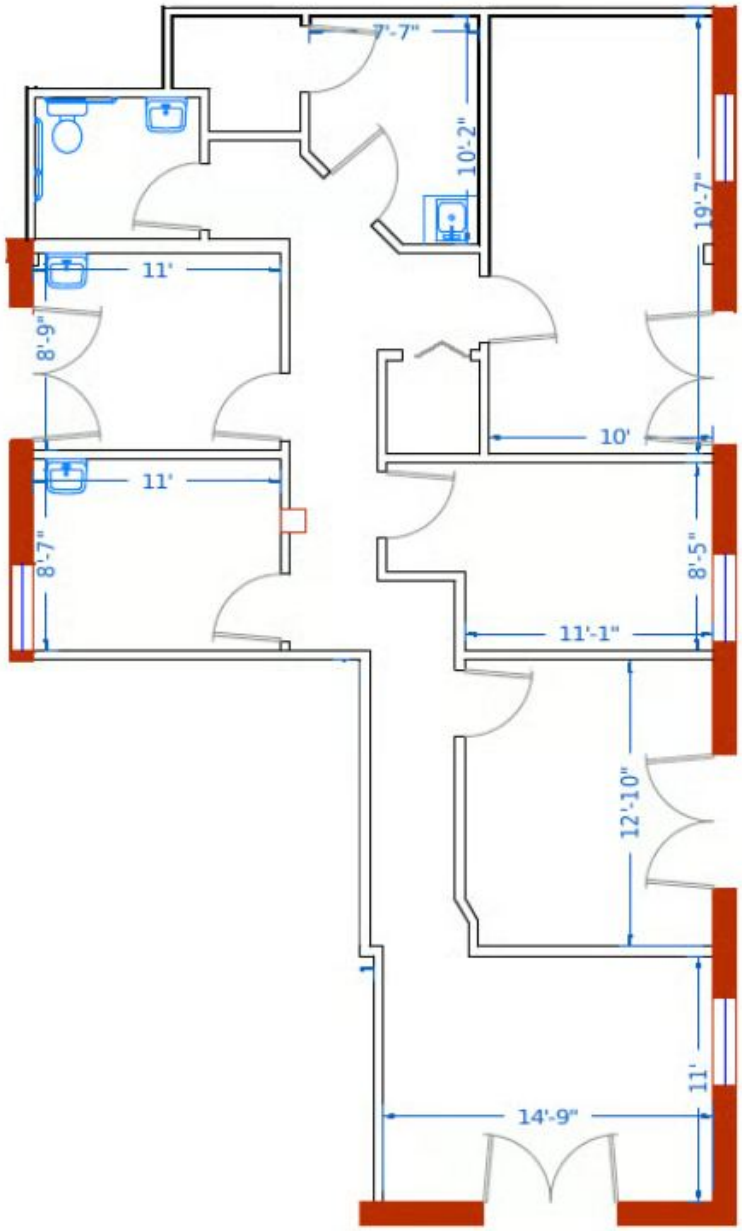


Fountain Hills Professional Center is a well-established medical and professional office campus in the heart of downtown Fountain Hills.

Distinctive Southwestern architecture, inviting outdoor spaces and flexible office configurations create an attractive, professional setting for a variety of businesses.

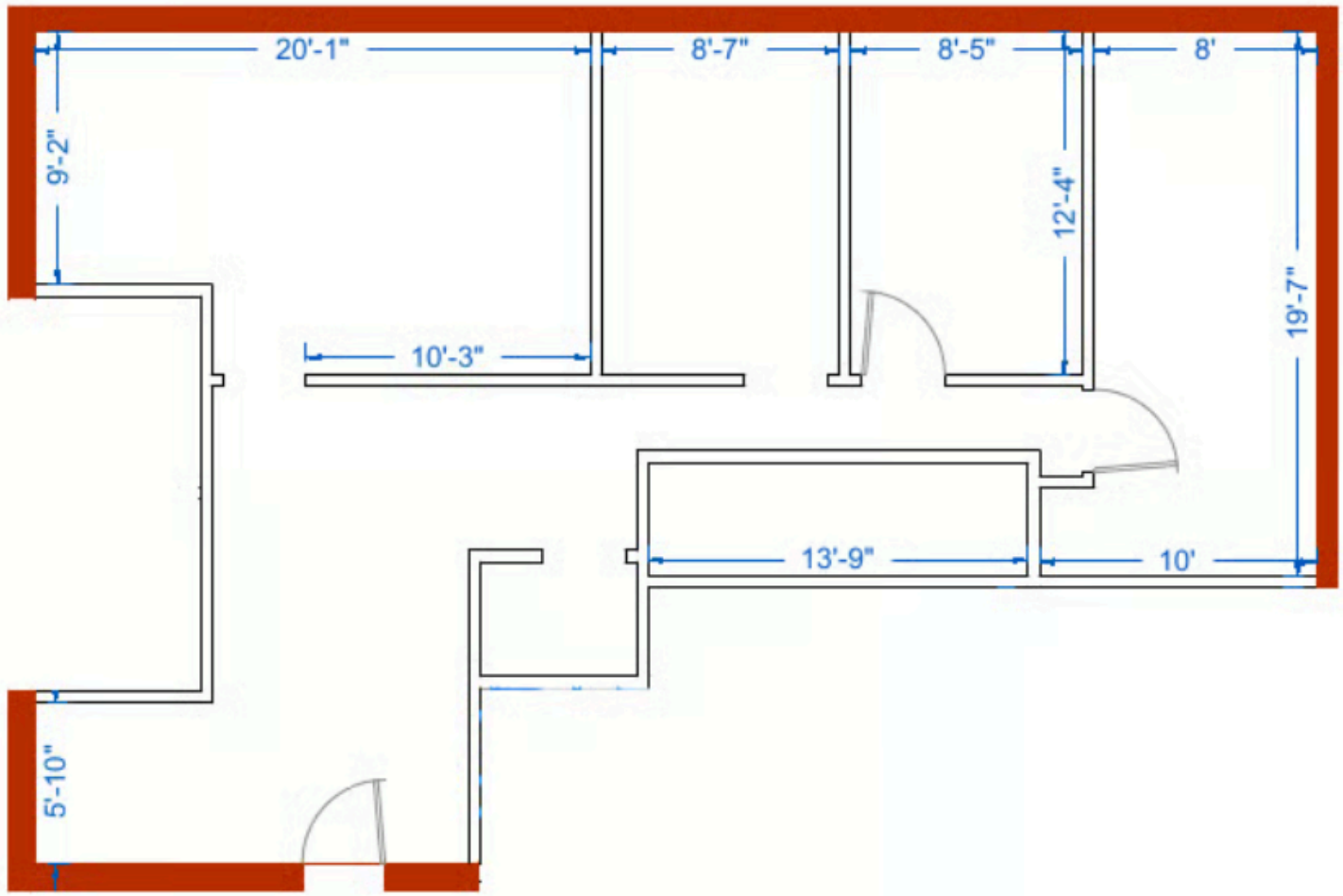
Locally owned and professionally managed by Moats Office Properties, with responsive ownership and a long-term commitment to the property.

SUITE 101
1,362 RSF



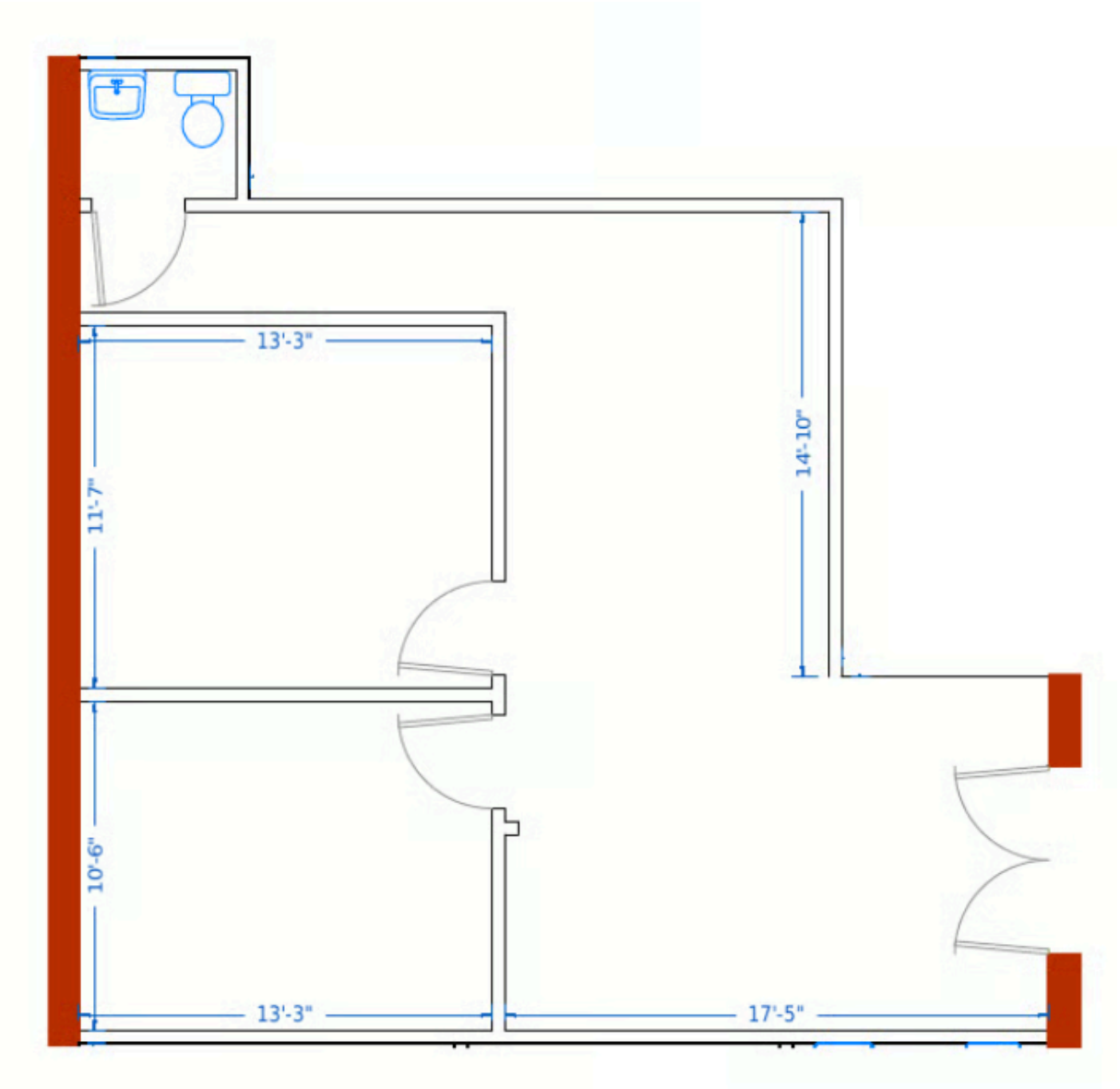
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SUITE 102
1,171 RSF



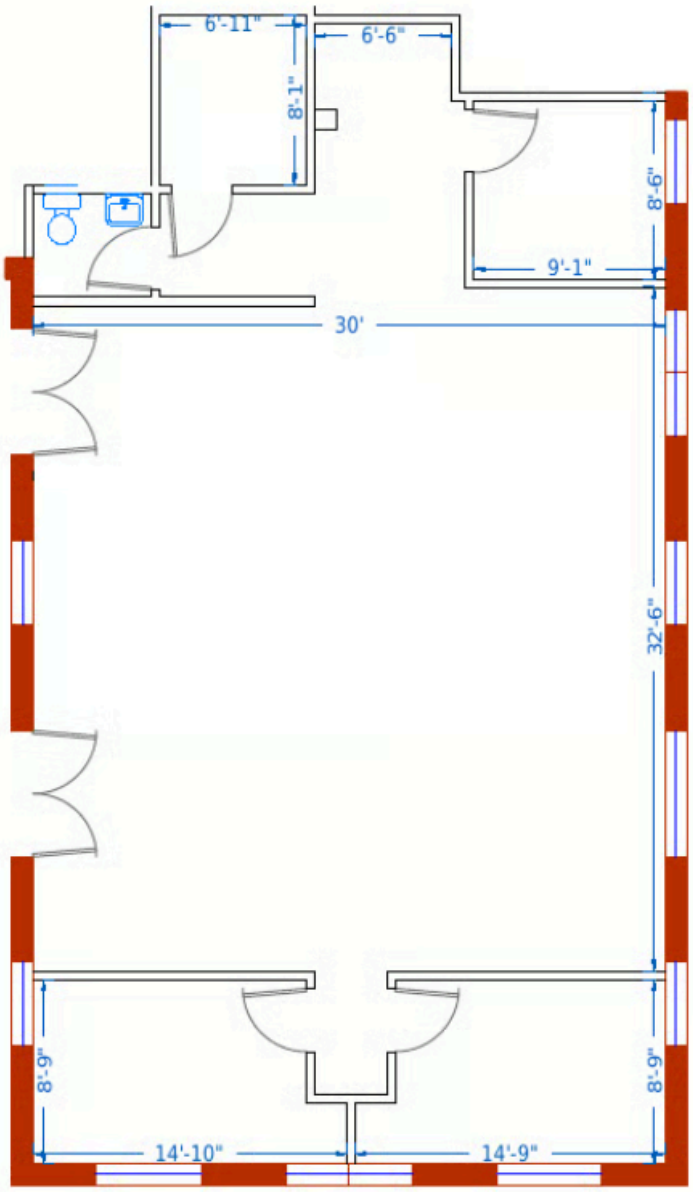
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SUITE 104
815 RSF



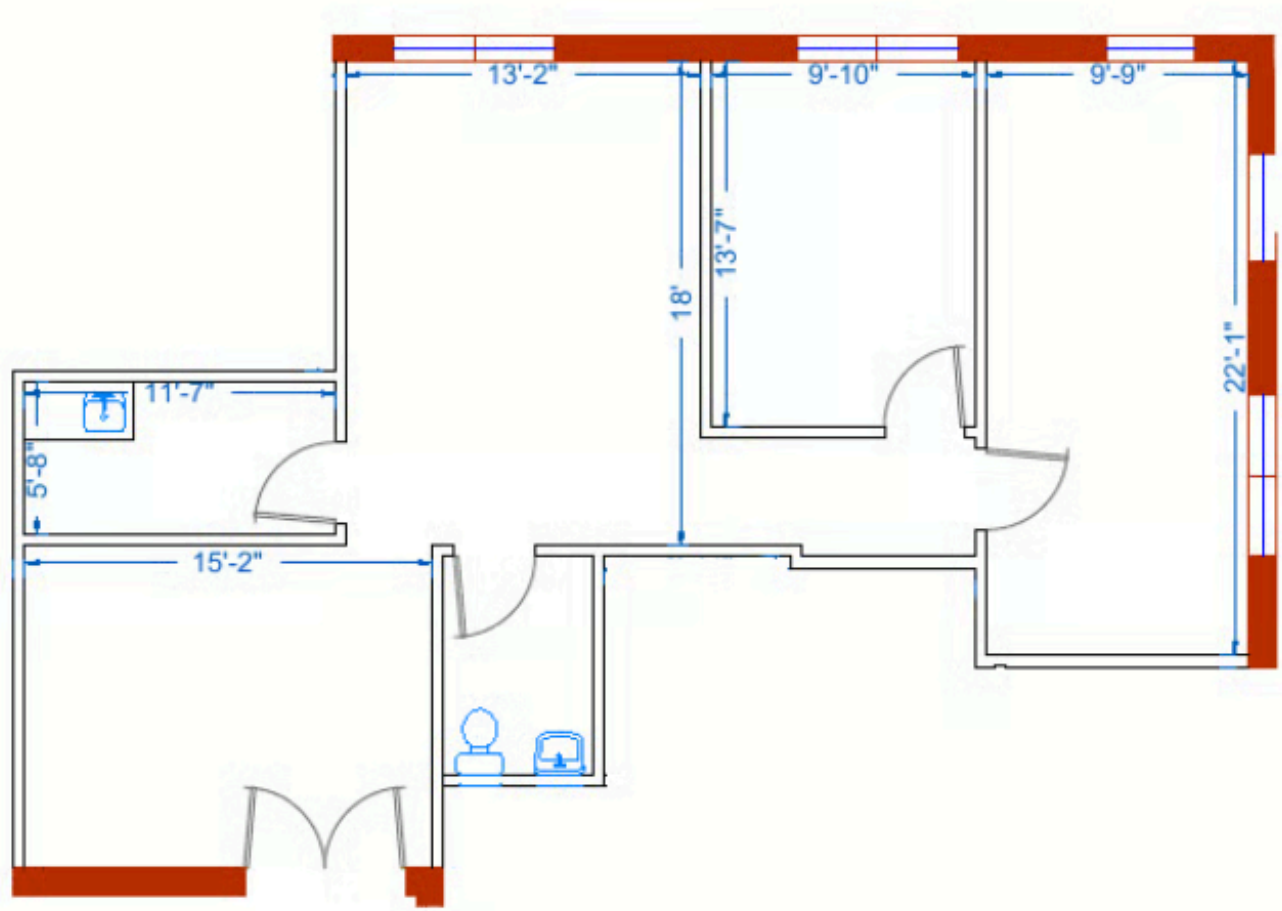
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SUITE 201-202
1,742 RSF



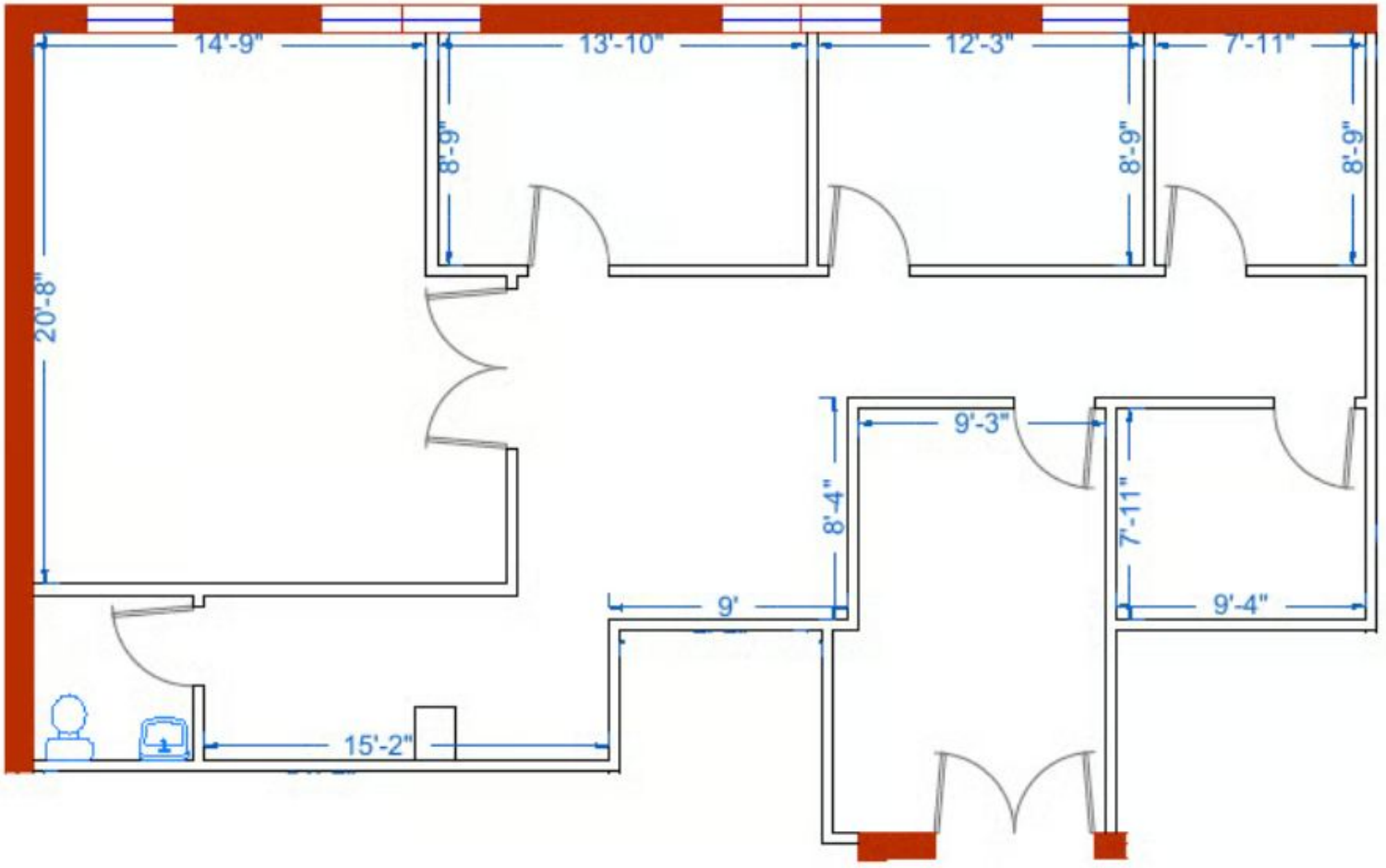
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SUITE 203
1,085 RSF



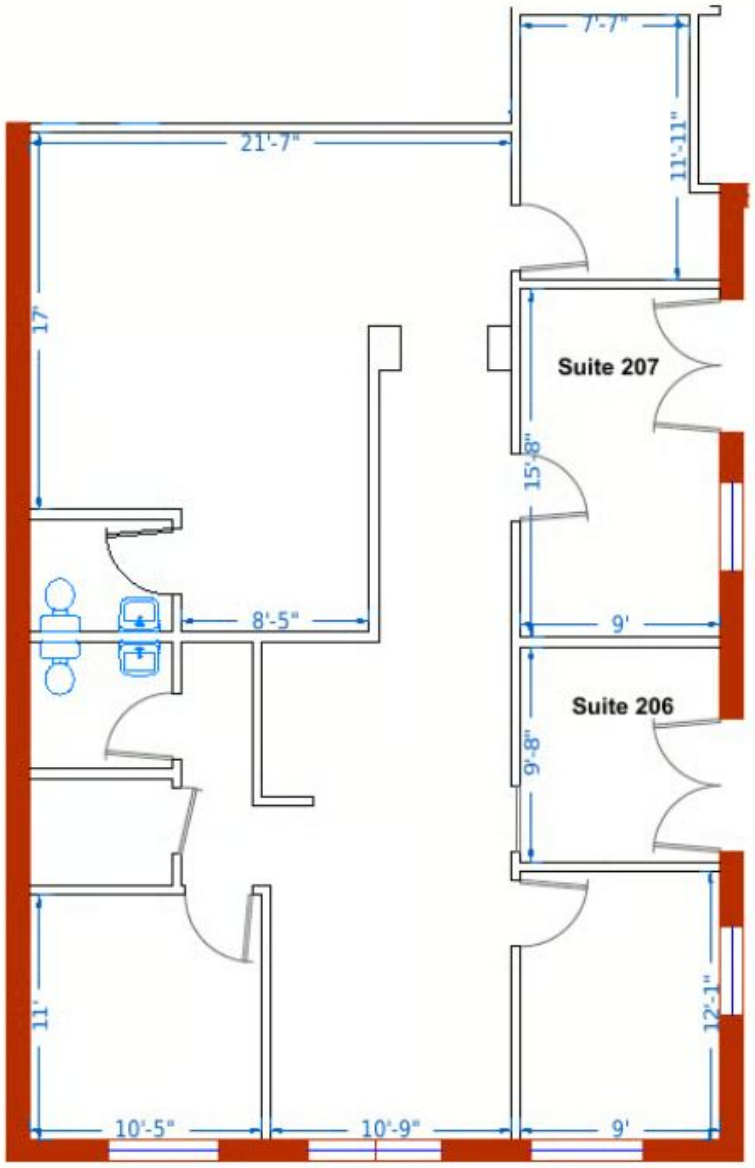
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SUITE 205
1,455 RSF



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SUITE 206-207
1,632 RSF



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- **Exterior & Interior renovations 2025 through 2027. Exterior painted in Spring 2026.**
- **Well-maintained professional and medical office building** totaling ~12,013 SF in Fountain Hills.
- **Charming Santa Fe–style architecture** with **strong street presence** and **high curb appeal**.
- Prominent frontage on La Montana Drive in the Fountain Hills business district, **offering excellent daily visibility**.
- **Flexible, turn-key suites** ranging from ~815 SF to ~1,742 SF, suitable for medical, professional, and service-oriented tenants.
- Central **Saltillo-clay tiled courtyard** and **attractive landscaped grounds** enhance tenant environment.
- Recently **seal-coated parking lot containing 17 surface spots** provides safe and seamless access.
- **Recent and planned capital improvements** include a newly seal-coated parking lot and Q1 2026 exterior upgrades with interior upgrades in available spaces.
- **Tenant-controlled HVAC** and high-speed internet available in most suites.
- **Private in-suite restrooms** in many configurations for comfort and convenience.
- Across from Basha's Grocery with a **strong mix of retail, dining, and services nearby**, improving walkability and daily convenience.

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ABOUT US

For over 33 years, **Moats Office Properties** has owned and operated office buildings in Chicago's Northwest suburbs, Northwest Michigan, and Central Arizona.

We are a family owned and operated business and strive for the best in customer satisfaction.

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CONTACT

LEASING TEAM

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