



Location: Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85251

Building Type: Class C Office

Status: Built 1976

Stories: 1

RBA: 12,000 SF

Typical Floor: 12,000 SF

Total Avail: 4,373 SF

% Leased: 63.6%

Developer: -  
 Management: Realty Executives  
 Recorded Owner: Rizzuto Maurice D

For Sale: For Sale at \$1,399,990 (\$116.67/SF) - Active

Expenses: 2012 Tax @ \$1.84/sf

Parcel Number: 129-28-005A

Parking: 40 free Surface Spaces are available; 16 Covered Spaces @ \$30.00/mo; Ratio of 4.50/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5	1,380	1,380	1,380	\$13.00/fs	Vacant	Negotiable	Direct
Reception, 3 offices, conference room, break room.							
P 1st / Suite 8	2,993	2,993	2,993	\$13.00/fs	Vacant	Negotiable	Direct



Location: Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85251

Building Type: Class C Office

Status: Built 1976

Stories: 1

RBA: 11,525 SF

Typical Floor: 11,525 SF

Total Avail: 11,525 SF

% Leased: 100%

Developer: -  
 Management: Precision Laser Plotting  
 Recorded Owner: Glasser Family Trust

For Sale: For Sale at \$1,700,000 (\$147.51/SF) - Active  
 Expenses: 2013 Tax @ \$1.11/sf  
 Parcel Number: 128-44-046L  
 Amenities: Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	11,525	11,525	11,525	Withheld	30 Days	TBD	Direct

#### Building Notes

6060 E Thomas Rd is located in the Scottsdale South submarket.





Location: AKA 7802 E Thomas  
 Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85251

Building Type: Class C Office

Status: Built 1985

Stories: 2

RBA: 11,400 SF

Typical Floor: 4,923 SF

Total Avail: 11,400 SF

% Leased: 100%

Developer: -  
 Management: -  
 Recorded Owner: SPQR Holdings, LLC

For Sale: For Sale at \$1,950,000 (\$171.05/SF) - Active

Expenses: 2013 Tax @ \$1.70/sf

Parcel Number: 130-31-001D

Parking: 10 free Surface Spaces are available; 33 Covered Spaces @ \$30.00/mo; Ratio of 3.77/1,000 SF

Amenities: Corner Lot

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	11,400	11,400	11,400	Withheld	30 Days	TBD	Direct

#### Building Notes

Located in South Scottsdale's building improvement incentive district and business fee reduction district, this property offers great parking, great curb appeal, and major tenant signage on Thomas. The property is situated on Greenbelt with golf course frontage and views, and is just minutes from Old Town, with great access to Loop 101 and Hayden Road.



# CORPORATE HEADQUARTERS SITE FOR SALE IN SCOTTSDALE

2901 N. 78TH STREET  
SCOTTSDALE, AZ 85251



FOR MORE INFORMATION CONTACT:

**KELLY O' DEA**

480.294.6005

[kodea@levrose.com](mailto:kodea@levrose.com)

## LEVROSE

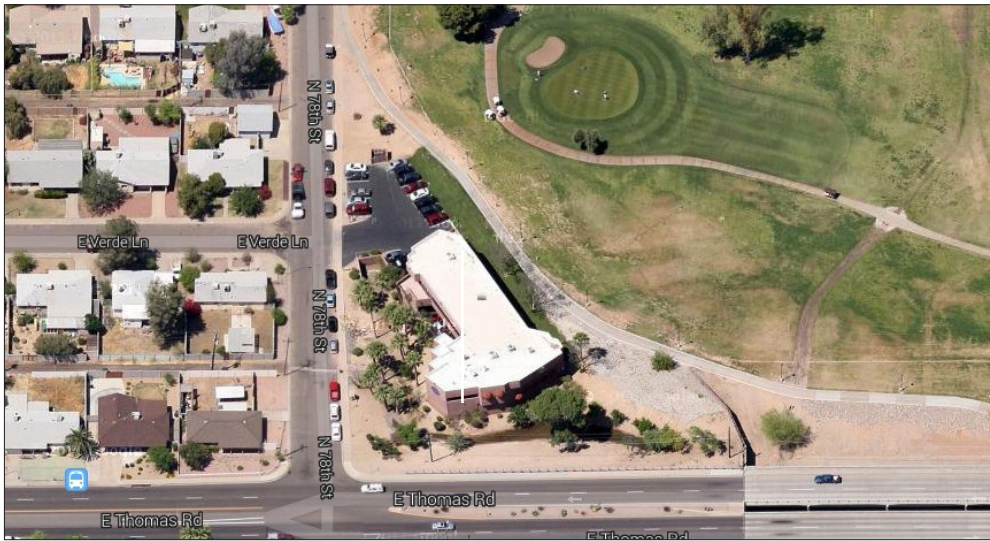
COMMERCIAL REAL ESTATE

4414 N. Civic Center Plaza, Suite 100  
Scottsdale, AZ 85251

T: 480.947.0600 | [www.levrose.com](http://www.levrose.com)







## PROPERTY FEATURES

<b>SALE PRICE:</b>	\$1,950,000 (±\$171/SF)
<b>PROPERTY TYPE:</b>	Two-story, Office building with the majority of the Office space on the second floor overlooking Continental Golf Course
<b>BUILDING SIZE:</b>	±11,400 SF
<b>LOT SIZE:</b>	±54,450 SF or 1.25 Acres (Per Assessor)
<b>YEAR BUILT:</b>	1986 Remodeled 2005
<b>PARKING:</b>	43 onsite parking spaces and street parking along side 78th street
<b>PARCEL NO.:</b>	130-31-001 D (Per Assessor)
<b>ZONING:</b>	C-O (C) Per City of Scottsdale
<b>TELECOM:</b>	Fiber Ready. 100Mb+ speeds available over Fiber Optic connection. <b>Services Available:</b> Fiber, Cable, T1, DSL <b>Available Providers:</b> CentruyLink, Cox, Integra, TW Telecom, XO Communications

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## PROPERTY HIGHLIGHTS

- Rare Corporate Office Opportunity located at the corner of the Continental Golf Club with exceptional Visibility and Golf Course Views.
- Direct access to major Freeways (Loop 101 & Loop 202 freeways), and immediate access to arterial streets (Thomas Road and Hayden Road).
- In place cubicles and most FF&E can be made available
- Unequaled opportunity to own a fee-simple office property and gain instant name recognition along with a highly desirable work environment.
- Vicinity:
  - 1.3 miles to Downtown Scottsdale, or 4 minutes.
  - 1.7 miles to the 101, or 4 minutes.
  - 3.3 miles to the 202, or 7 minutes.
  - 1.0 mile to Scottsdale Healthcare Osborn, or 4 minutes.
  - 5.3 miles to Downtown Tempe, or 12 minutes.
  - 7.4 miles to the Sky Harbor Airport, or 11 minutes.

*All times and distances are approximate and from Google Maps.*
- Neighboring Businesses: CVS Pharmacy, Fresh & Easy Neighborhood Market, Independence Gym, Dunkin Donuts, Pig & Pickle, Circle K, Big 5 Sporting Goods, Uncle Sal's, Starbucks, Subway

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## EXECUTIVE SUMMARY

Located on a parcel at the corner of Coronado Golf Course and only separated by a bike and walking path, 2901 N 78th St enjoys one of the most irreplaceable locations of any office setting. To the north and east, it enjoys unobstructed views overlooking a well maintained golf course, and to the northeast that of Camelback Mountain. To the south the property enjoys a highly visible location along Thomas Rd where traffic counts are reported to be  $\pm 40,000$  vehicles per day, with golf course views continuing beyond this. It is rare to come across a property enjoying the outstanding visibility, the access to two arterial streets and two major freeways, and a setting as exceptional as this rare find provides. LevRose Real Estate is privileged to have been selected to exclusively offer 2901 N 78th St to another User as a Corporate Headquarters site or Investor for the upside income potential or possible change in use.

Uniquely designed to fully enjoy the views to the north and visibility to the south this landmark property holds a memorable impression to passerby's or visitors to the office. An occupant will enjoy heavily shaded parking beneath the main floor, and additional parking along 78th St for heavier employment users or visitors. The seller has solely occupied the property since their ownership began in 2005 and has maintained it in an excellent manner as one would expect a user would.

The property is currently occupied, however, it will be delivered vacant upon a successful close of Escrow. Due to the nature of the Seller's business and to prevent any business interruptions, all site tours and visitation must be coordinated through Listing Agent.

[CLICK TO VIEW PROPERTY TOUR VIDEO HERE](http://youtu.be/9EQB9S_618Q)

Or visit the following link: [http://youtu.be/9EQB9S\\_618Q](http://youtu.be/9EQB9S_618Q)



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Location: Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85257

Building Type: Class B Office

Status: Built 1971

Stories: 1

RBA: 7,504 SF

Typical Floor: 6,604 SF

Total Avail: No Spaces Currently Available

% Leased: 100%

Developer: -  
 Management: Clayton Companies  
 Recorded Owner: Clayton Companies

For Sale: For Sale at \$825,000 (\$109.94/SF) - Active

Expenses: 2013 Tax @ \$1.62/sf; 2010 Ops @ \$3.00/sf

Parcel Number: 131-02-110P

Parking: 15 free Surface Spaces are available; 8 free Covered Spaces are available; Ratio of 1.32/1,000 SF

Amenities: Signage

#### Building Notes

2501 N. Hayden Road is less than a mile southeast of downtown Scottsdale and approximately eight miles east of downtown and midtown Phoenix. The neighborhood boundaries may generally be defined as Indian School Road to the north, Loop 101 Freeway to the east, Thomas Road to the south and Scottsdale Road to the west. 2501 N. Hayden is located in a mature neighborhood which is centrally located with good access to two freeway systems.

Multi-tenant, commercial office building consisting of 7,504 square feet. Originally built in 1971 the building was remodeled in 2001. The building has four suites with entry to each suite provided on the building's south side adjacent to the parking area.





Location: Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85251

Building Type: Class C Office/Medical

Status: Built 1974

Stories: 1

RBA: 7,969 SF

Typical Floor: 7,969 SF

Total Avail: 7,969 SF

% Leased: 0%

Developer: -  
 Management: -  
 Recorded Owner: PP & L Investments

For Sale: Not For Sale

Expenses: 2013 Tax @ \$2.63/sf

Parcel Number: 130-11-003, 130-11-004, 130-11-005, 130-11-006, 130-11-007, 130-11-008

Parking: Free Surface Spaces; 46 Reserved Spaces are available; Ratio of 5.77/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	7,969	7,969	7,969	\$18.00/mg	Vacant	Negotiable	Direct
- Freestanding building located in the heart of Old Town Scottsdale near galleries, restaurants, retail and Scottsdale Healthcare Osborn Hospital - First class building improvements including: two medical/treatment wings equipped with treatment rooms, nurses' stations, doctors' offices and storage - 2 hard-wood floor exercise/workout rooms suitable for yoga, aerobics, weight equipment or exercise machines - Jacuzzi/sunken whirlpool - Individual Men's & Women's locker rooms equipped with rest rooms, showers, built-in saunas (handicapped accessible)							

#### Building Notes

Excellent parking ratio, Prime Old Town Location, Close to Valley Ho Hotels and other Old Town popular venues.





Location: Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85251

Building Type: Class B Office/Office Live/Work Unit

Status: Built 2006

Stories: 2

RBA: 6,413 SF

Typical Floor: 3,472 SF

Total Avail: 6,413 SF

% Leased: 0%

Developer: -  
 Management: -  
 Recorded Owner: MidFirst Bank

For Sale: Not For Sale

Expenses: 2013 Tax @ \$2.88/sf

Parcel Number: 130-11-073

Parking: 12 free Surface Spaces are available; Ratio of 1.87/1,000 SF

Amenities: Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,207	3,207	6,413	Withheld	Vacant	Negotiable	Direct
*THIS PROPERTY IS NOT CURRENTLY AVAILABLE FOR LEASE* *This space is currently vacant, but not available for lease. it is being kept for the purpose of tracking absorption and vacancy.							
E 2nd	3,206	3,206	6,413	Withheld	Vacant	Negotiable	Direct
*THIS PROPERTY IS NOT CURRENTLY AVAILABLE FOR LEASE* *This space is currently vacant, but not available for lease. it is being kept for the purpose of tracking absorption and vacancy.							

#### Building Notes

Freestanding, Modern efficient, fee simple building built in 2006, high-end finishes throughout including 24" travertine tile, ceiling heights are 14 ft and 12 ft respectively, located near the Valley Ho Hotel, with immediate access to loop 101 and downtown Scottsdale amenities.

\*THIS PROPERTY IS NOT CURRENTLY AVAILABLE FOR LEASE

\*

\*This space is currently vacant, but not available for lease. it is being kept for the purpose of tracking absorption and vacancy.



Location: Indian Plaza Professional Center  
 Scottsdale Cluster  
 Scottsdale South Submarket  
 Maricopa County  
 Scottsdale, AZ 85251

Building Type: Class C Office

Status: Built 1982

Stories: 2

RBA: 5,785 SF

Typical Floor: 2,892 SF

Total Avail: 2,417 SF

% Leased: 58.2%

Developer: -  
 Management: -  
 Recorded Owner: 75th Street Holdings LLC

For Sale: For Sale at \$1,000,000 (\$172.86/SF) - Active

Expenses: 2013 Tax @ \$1.64/sf

Parcel Number: 173-40-028A, 173-40-030A

Parking: 6 free Surface Spaces are available; 7 free Covered Spaces are available; Ratio of 1.21/1,000 SF

Amenities: Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	729	729	729	\$17.50/mg	Vacant	Negotiable	Direct
Multi-tenant office building with suites ready for immediate occupancy • Downtown Scottsdale - Entertainment District Location • Office space available in a ±5,785 SF two-story office building • Close proximity to Scottsdale Fashion Square Mall, Scottsdale Waterfront, upscale retail, dining & entertainment • 7 dedicated, covered parking spaces located behind building • Building facade signage available							
P 2nd / Suite 201	1,688	1,688	1,688	\$16.50/mg	Vacant	Negotiable	Direct
Reception, four (4) offices plus a conference room, copy/break room, travertine tile throughout and upgraded lighting - very functional floor plan Multi-tenant office building with suites ready for immediate occupancy • Downtown Scottsdale - Entertainment District Location • Office space available in a ±5,785 SF two-story office building • Close proximity to Scottsdale Fashion Square Mall, Scottsdale Waterfront, upscale retail, dining & entertainment • 7 dedicated, covered parking spaces located behind building • Building facade signage available							

#### Building Notes

This property has a great downtown Scottsdale location, just one block south of Camelback. The two-story building has covered parking available.



# SCOTTSDALE OFFICE BUILDING FOR SALE

4385 North 75th Street | Scottsdale, AZ 85251



FOR MORE INFORMATION CONTACT:

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**KELLY O'DEA**

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4385 North 75th Street | Scottsdale

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# PROPERTY OVERVIEW

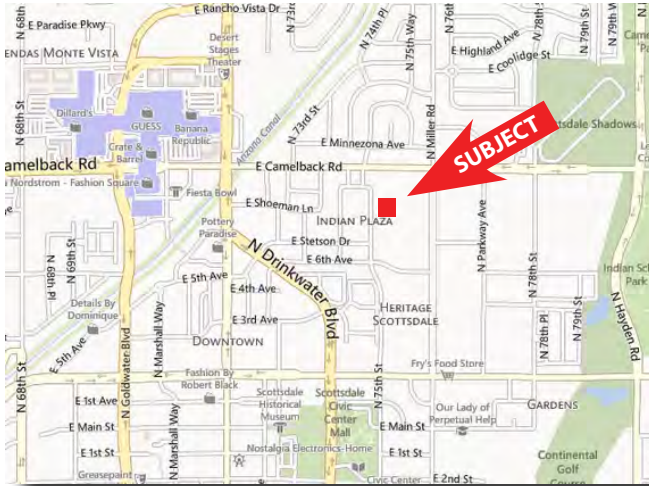
## THE OPPORTUNITY

4385 North 75th Street provides an owner/user with the unique opportunity to acquire a well positioned office building, located within the prestigious Old Town Scottsdale Office Submarket. This ideal location offers direct access to an abundance of Class A shopping, dining and hospitality, and is just minutes to major transportation arterials.

4385 North 75th Street, constructed in 1982, is a single-story office building totaling  $\pm 5,785$  square feet. Exterior features include seven covered parking spaces, desert landscaping, pedestrian walkways, and great views. Interior features include: an entry with reception area, tastefully designed suite entries and flooring, fully built-out office space, and a great use of common space. The property is situated on a  $\pm 0.14$ -acre parcel, zoned C-3 / P-C DO & P-2 or Highway Commercial / Planned Community / Auto Parking by the City of Scottsdale.

This building is located on 75th Street just east of Camelback Road, one block south of Camelback Road. Nearby business centers include four large business complexes ranging from  $\pm 442,132$  square feet to  $\pm 104,942$  square feet. In addition, this property offers landscaped pedestrian walkways, easy parking lot maneuverability, immediate access to Class A retail, world class resorts and golf courses, and a synergy with the other office buildings in the area. The property is in close proximity to the Scottsdale Fashion Square, Scottsdale Waterfront and all of the amenities of the Old Town Scottsdale area.

All showings are by appointment only. Please contact the exclusive listing agents for more details.



## OFFERING TERMS

Property Type	Commercial Office
Address	4385 North 75th Street Scottsdale, AZ 85251
Building Size	$\pm 5,785$ SF
Lot Size	$\pm 0.14$ Acre
Offering Price	\$1,000,000
Price Per Gross SF	\$172.86/SF
Year Built	1982
No. of Stories	2 Stories
Occupancy	Multiple-Tenant
Vacancy	29.2%
Parking	1.21/1,000 SF
Tax Parcel No.	173-40-028A, 173-40-030A
Taxes (2012)	\$11,184 (\$1.93/SF)
Zoning	C-3, P-C DO & P-2

## 4385 North 75th Street | Scottsdale

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## FIRST FLOOR

4385 North 75th Street | Scottsdale

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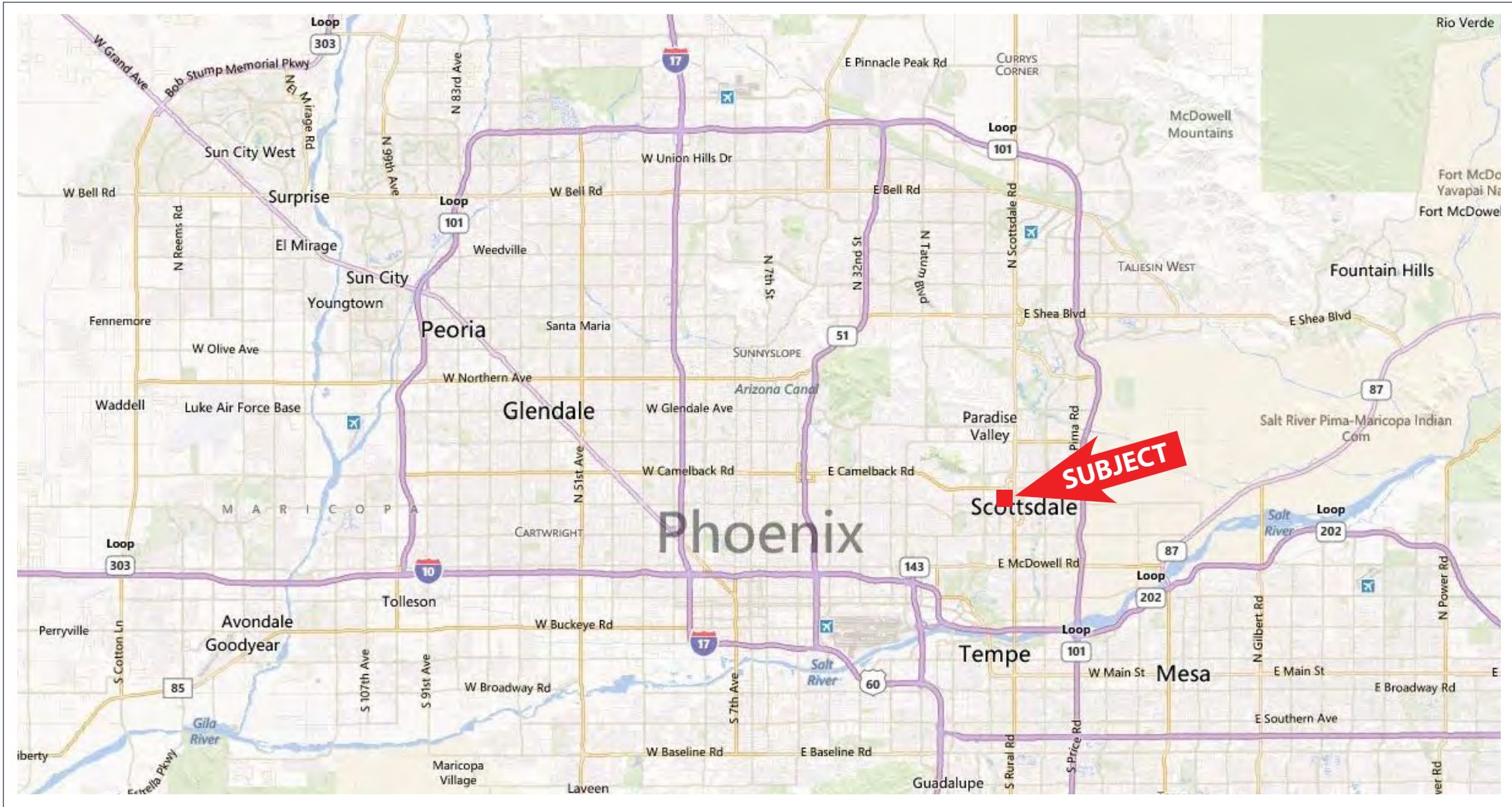
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# LOCATION MAP



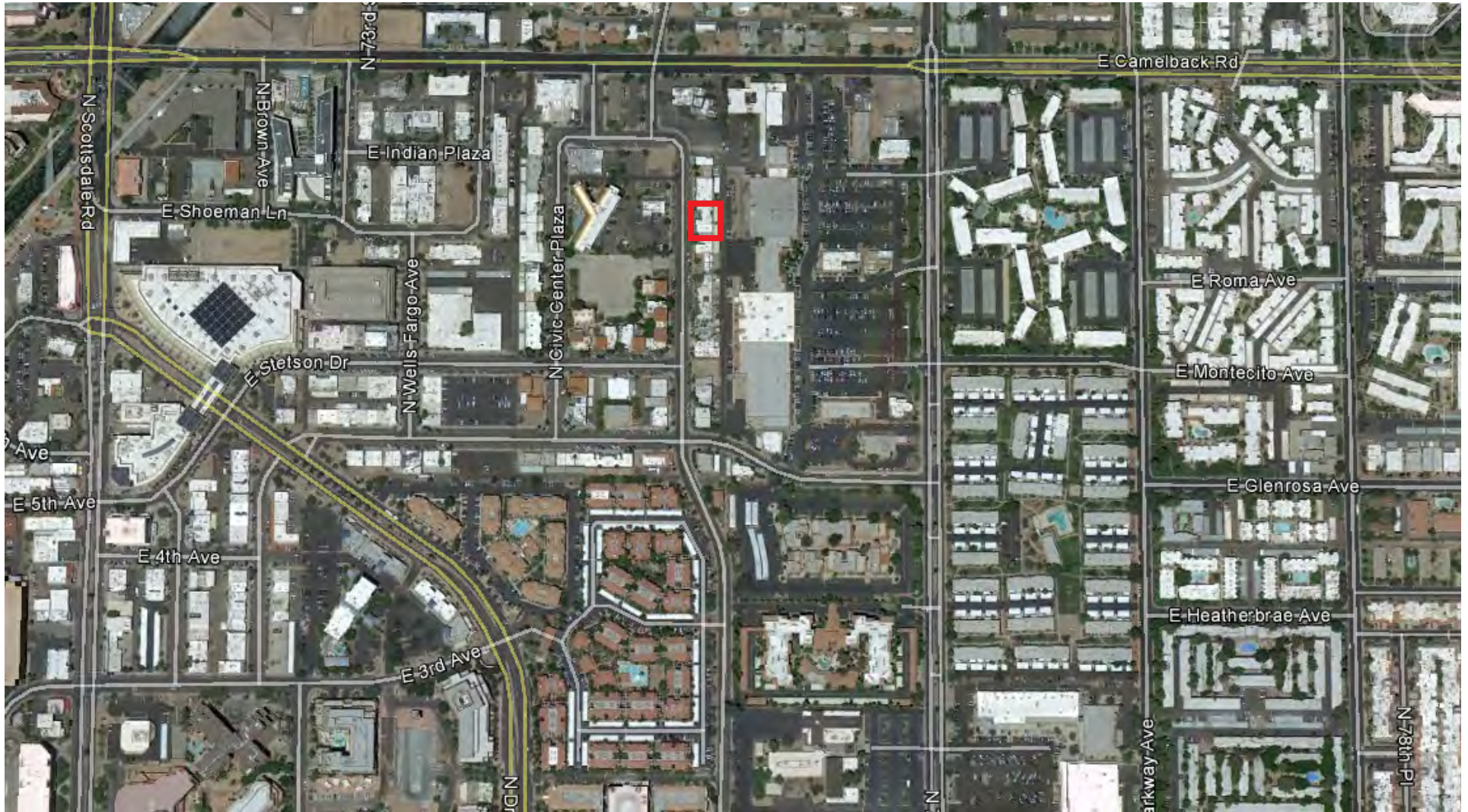
4385 North 75th Street | Scottsdale

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# NEIGHBORHOOD MAP



4385 North 75th Street | Scottsdale

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# AERIAL PHOTO



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# LOCATION CHARACTERISTICS

## THE CITY OF SCOTTSDALE

The City of Scottsdale, Arizona, has long been known as “The West’s Most Western Town.” A mecca of resorts, fine art and high- tech industry, Scottsdale has grown rapidly over the last 30 years to become a sophisticated and cultured city, ranking as one of the top tourist destinations in America. Not only is Scottsdale one of the top places to visit, it is one of the best places to live. The city has been voted the Most Livable City by the U.S. Conference of Mayors in 1993 and since then, has been consistently named among the top 30 cities in which to raise children, the top fifty places to retire and rated the number one resort community in America.

Scottsdale is located a short distance from Sky Harbor International Airport, which is the ninth busiest airport in the United States. Additionally, Scottsdale is home to the Scottsdale Airport; the busiest single runway, general aviation airport in the country and the largest corporate jet facility in Arizona.

The City of Scottsdale encompasses 185.2 square miles and stretches 32 miles in length. From the southern boundary to the northern boundary, Scottsdale rises in elevation approximately 1000 feet. As the third largest city in land area in Arizona, the majority of Scottsdale is comprised of master planned communities. It is almost complete in its planning of available land and is stabilizing into developing these communities and setting aside desert preserves.

## DOWNTOWN SCOTTSDALE

Downtown Scottsdale offers some of the finest galleries, specialty retail, cultural attractions and dining in the Valley of the Sun. Downtown Scottsdale is at the heart of the city’s art scene, with Contemporary and Western Art, Theatre 4301 and a wide variety of outdoor sculptures set amid the lush green lawns and sparkling fountains of Civic Center Mall.

Scottsdale’s Arts District is home to a high concentration of galleries showcasing some of the best Western and Southwestern art in the country. Throughout “Old Town”, shopkeepers sell quality Native American crafts, offering everything from hand-woven Navajo rugs to Zuni silver jewelry.

Downtown, as defined in Scottsdale’s General Plan, is bordered approximately by Chaparral Road on the north, Osborn Road to the south, Miller Road to the east and 68th Street to the west. Within those boundaries, the area is divided into seven districts.



Scottsdale Waterfront

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2016 Projection	13,085	82,530	175,931
2011 Estimate	12,926	80,691	168,600
Growth 2011-2016	1.20%	2.30%	4.30%
Growth 2010-2011	(0.30%)	.50%	1.40%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2016 Projection	7,976	40,146	82,884
2011 Estimate	7,826	39,122	79,317
Growth 2011-2016	1.90%	2.60%	4.50%
Growth 2010-2011	(0.20%)	0.50%	1.30%

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2011 Average	\$56,600	\$68,501	\$68,429
2011 Median	\$42,203	\$51,401	\$48,644

## 4385 North 75th Street | Scottsdale

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# 4385 North 75th Street | Scottsdale, AZ 85251



PREPARED BY

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Location: Show Appeal Realty  
Scottsdale Cluster  
Central Scottsdale Submarket  
Maricopa County  
Scottsdale, AZ 85250

Building Type: Class B Office

Status: Built 2007

Stories: 1

RBA: 9,002 SF

Typical Floor: 9,002 SF

Total Avail: 9,002 SF

% Leased: 0%

Developer: -  
Management: -  
Recorded Owner: -

For Sale: For Sale at \$1,575,000 (\$174.96/SF) - Active

Expenses: 2013 Tax @ \$1.88/sf; 2011 Est Ops @ \$4.03/sf

Parcel Number: 174-11-303, 174-11-304, 174-11-305, 174-11-306, 174-11-307, 174-11-308, 174-11-309, 174-11-310, 174-11-311, 174-11-312, 174-11-313, 174-11-314

Parking: 12 free Surface Spaces are available; 16 free Covered Spaces are available; Ratio of 4.00/1,000 SF

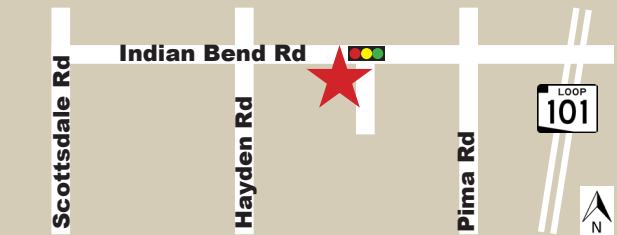
Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	9,002	9,002	9,002	\$10.50/nnn	Vacant	Negotiable	Direct
Large Built-In Granite Semi-Circular Reception Desk 14' x 38' Conference Room with Built- In Custom Dividers Allowing for 1 to 3 Individual Conference Rooms +27 Glass Exterior Offices 2 Interior Offices with Glass Sidelights Open Area Break Room 2 Copy Rooms Storage Room, Closet, Janitorial Closet 2 Banks of Centrally Located ADA Restrooms 1,406 SF Open Bullpen Area for Cubicles or Additional Offices Telephone/Server Room Security System in Place Cabinetry in Some Areas Property has 3 Entrance/Exit Points							

#### Building Notes

This office building is located 1/2 mile west of Loop 101 with a full diamond interchange. There are spectacular views of Silverado Golf Course. The property is adjacent to health club, racquet club, dining and conference facilities. Covered parking is available.



8111 EAST INDIAN BEND ROAD  
SCOTTSDALE, AZ 85250



### EXCLUSIVELY LISTED BY:

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Ken Elmer  
480.522.2778 D  
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kelmer@cpiaz.com



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SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

## FREESTANDING OFFICE BUILDING FOR SALE OR LEASE

- $\pm 9,002$  SF Available
- Only Frontage Building within Indian Bend Corporate Center
- Beautiful, High End, Functional Build-Out (*Floor Plan - Next Page*)
- Constructed in 2007 - 0% Load Factor
- PCC Zoned, City of Scottsdale
- 4:1,000 - General Parking Ratio / Covered, Reserved Spaces Available
- Located on the Southwest Corner at Signalized Intersection, 2 miles West of Loop 101 Freeway and 1 mile East of Scottsdale Road.
- Neighbors Include: Albertsons Neighborhood Center, Scottsdale Resort & Athletic Club, Scottsdale Silverado Golf Club
- Sale Price - \$1,575,000 (\$175.00/SF)
- Lease Rate - \$10.50/SF NNN (NNNs -  $\pm \$8.75$ /SF)  
(*\$19.25/SF Full Service Equivalent, Approximate*)

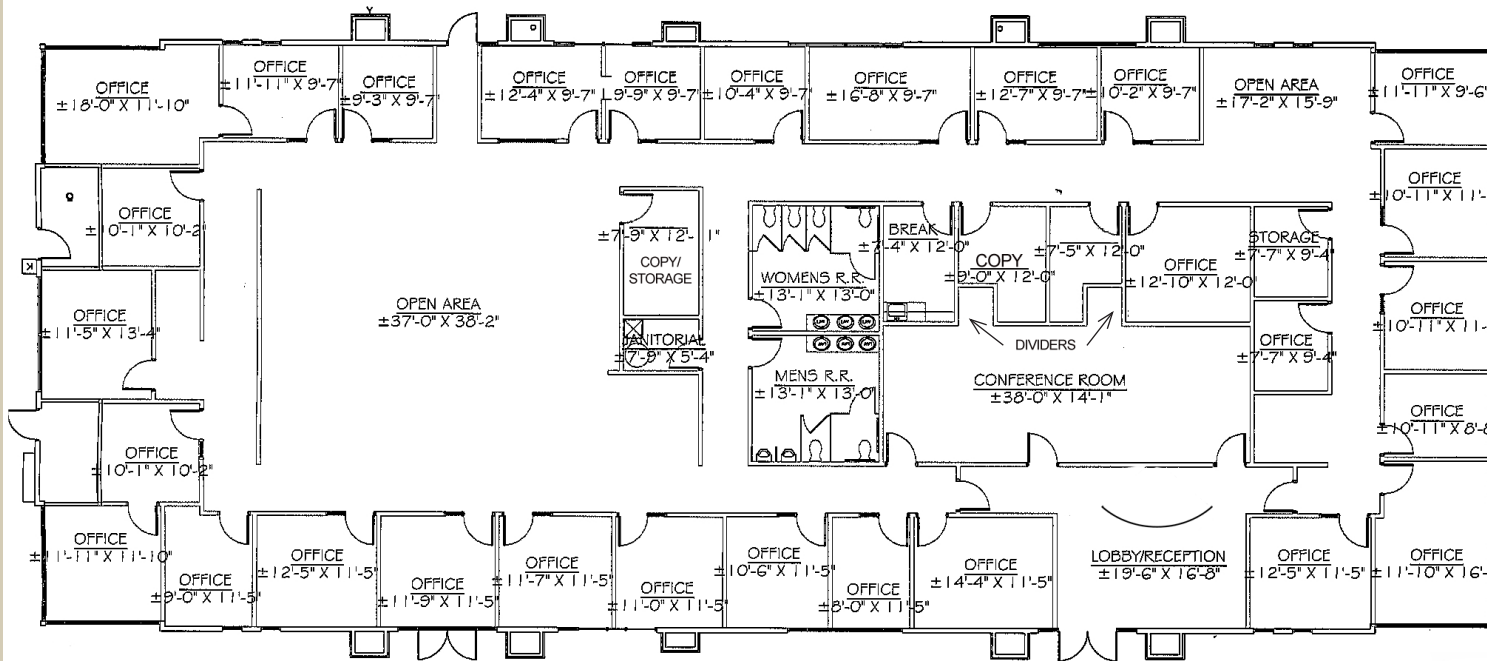
#### DISCLAIMER:

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 prior sale, lease, or withdrawal from the market without prior notice.



# 8111 EAST INDIAN BEND ROAD SCOTTSDALE, AZ 85250

## OFFICE BUILDING FOR SALE OR LEASE



### IMPROVEMENTS:

- Large Built-In Granite Semi-Circular Reception Desk
- 14' x 38' Conference Room with Built-In Custom Dividers Allowing for 1 to 3 Individual Conference Rooms
- ±27 Glass Exterior Offices
- 2 Interior Offices with Glass Sidelights
- Open Area
- Break Room
- 2 Copy Rooms
- Storage Room, Closet, Janitorial Closet
- 2 Banks of Centrally Located ADA Restrooms
- 1,406 SF Open Bullpen Area for Cubicles or Additional Offices
- Telephone/Server Room
- Security System in Place
- Cabinetry in Some Areas
- Property has 3 Entrance/Exit Points

### EXCLUSIVELY LISTED BY:

Ron Schooler  
480.522.2770 D  
602.469.3750 C  
rschooler@cpiaz.com

Ken Elmer  
480.522.2778 D  
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kelmer@cpiaz.com



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**COMMERCIAL PROPERTIES** **CORFAC**  
Incorporated International

Locally Owned. Globally Connected.



Location: E Indian Bend Rd  
 Scottsdale Cluster  
 Central Scottsdale Submarket  
 Maricopa County  
 Scottsdale, AZ 85250

Building Type: Class B Office

Status: Built 2004

Stories: 1

RBA: 9,144 SF

Typical Floor: 9,144 SF

Total Avail: 2,228 SF

% Leased: 100%

Developer: -  
 Management: -  
 Recorded Owner: Wsa Coml Props Llc

For Sale: This property has one 2,228 condo for sale.

Expenses: 2013 Tax @ \$1.85/sf; 2007 Combined Est Tax/Ops @ \$3.38/sf

Parcel Number: 174-11-315, 174-11-316, 174-11-317, 174-11-318, 174-11-319, 174-11-320, 174-11-321, 174-11-322, 174-11-323, 174-11-324, 174-11-325, 174-11-326

Parking: 16 free Covered Spaces are available; 12 free Surface Spaces are available; Ratio of 4.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 119	90 - 2,228	2,228	2,228	\$1,050,000	Withheld	Negotiable	Negotiable	Direct

Condos For Sale @ \$1,050,000 (\$174.22/SF)

- Furnished Executive Office Suites Available for Lease Starting at \$600 FS per Month - 2,228 SF Executive Office Suite Includes: 11 Offices (1 w/Private Restroom); 4 Cubicles; Shared Use of Waiting Room, Conference Room, Break Room, Utility/Phone Room & Two Restrooms - Door Entry Signage Available; Covered Parking Available - Receptionist Services Available; Dedicated Phone & Internet Ports Available - Surrounded by Great Demographics with High Income Population - Within 1.5-Miles of Loop 101 Pima Freeway

#### Building Notes

This is an office condo property.





**FOR SALE  
OR LEASE**

Contact:

Brad Broyles  
or TJ Zaharis

480-610-2400

[brad@coberealestate.com](mailto:brad@coberealestate.com)

[tj@coberealestate.com](mailto:tj@coberealestate.com)

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# EXECUTIVE OFFICE SUITES

8115 E Indian Bend Rd #119, Scottsdale, AZ 85250 (SEC Indian Bend & Hayden Rds)



## Highlights & Features

- Furnished Executive Office Suites Available for Lease Starting at \$600 FS per Month; or Entire Suite for Sale at \$1,050,000
- 6,027 SF Executive Office Suite Includes: 11 Offices (1 w/Private Restroom); 4 Cubicles; Shared Use of Waiting Room, Conference Room, Break Room, Utility/Phone Room & Two Restrooms
- Door Entry Signage Available; Covered Parking Available
- Receptionist Services Available; Dedicated Phone & Internet Ports Available
- Surrounded by Great Demographics with High Income Population
- Within 1.5-Miles of Loop 101 Pima Freeway



# EXECUTIVE OFFICE SUITES

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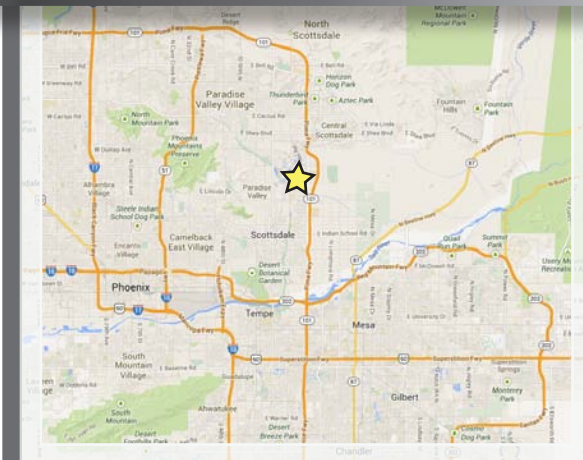
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**FOR SALE  
OR LEASE**



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## FLOOR PLAN

Contact:

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or TJ Zaharis

480-610-2400

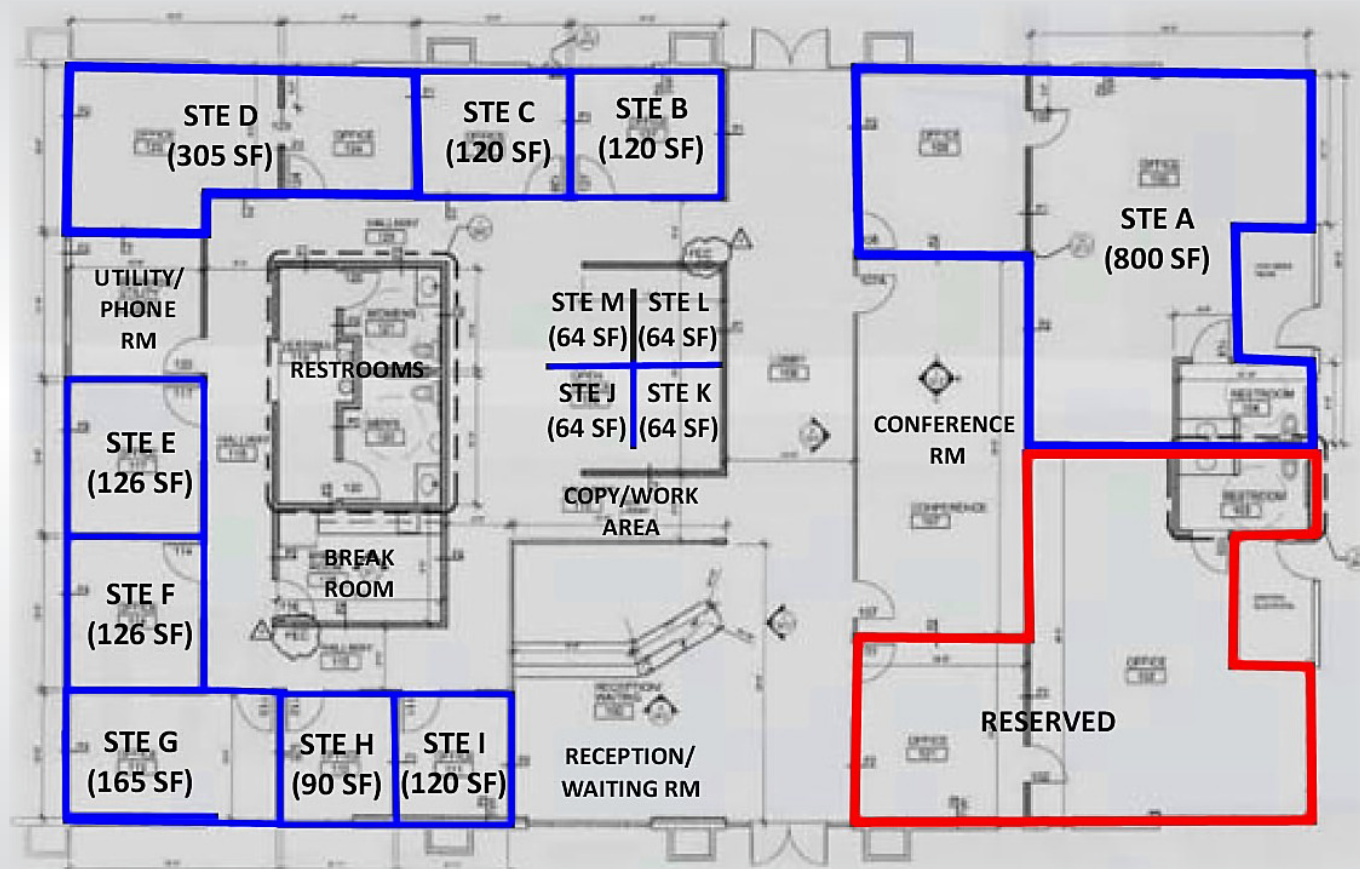
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## SUITE PRICING

SUITE	SF	DESCRIPTION	MONTHLY RENT
A	800	196' Reception/Office & 604' Executive Office w/Private Restroom	\$1,950
B	120	Single Office	\$600
C	120	Single Office	\$600
D	305	2 Offices	\$900
E	126	Single Office	\$600
F	126	Single Office	\$600
G	165	Single Office	\$750
H	90	Single Office	\$600
I	120	Single Office	\$600
J-M	256	4 Cubicles (64 SF Each)	\$300ea



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