

EVANS BUSINESS
CENTER

FOR
LEASE

8145-8151 E EVANS RD
SCOTTSDALE, AZ 85260

SCOTTSDALE AIRPARK
OFFICE COMPLEX

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NEW OWNERSHIP!


ALIGNMENT
REALTY CAPITAL

LEVROSE
COMMERCIAL REAL ESTATE

TCN
NORTHWEST
REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY TYPE	Office/Flex/Industrial
LEASE RATE	\$20/SF NNN Flex/Warehouse \$30/SF FS Office Space
LOT SIZE	±4.55 AC
BUILDING SIZE	4 Buildings Totaling ±48,126 SF
PARKING	4:1,000
ZONING	I-G
FLEX WAREHOUSE	12' Clear Height 9' Roll Up Doors



HIGHLIGHTS

- Location, Location, Location - Located in the heart of Scottsdale Airpark
- New Spec Flex Warehouse Options Coming Soon!
- Monument Signage & Building Signage Exposure
- Exposed Ceilings and updated LED lighting throughout

SUITE AVAILABILITY

8145 E EVANS

AVAILABILITY: *CLICK SUITE TO VIEW FLOORPLAN

SUITE 3 ±2,735 SF \$20/SF NNN | Flex/Warehouse

8147 E EVANS

AVAILABILITY: *CLICK SUITE TO VIEW FLOORPLAN

SUITE 3 ±2,269 SF \$30/SF FS Net Janitorial | Office

SUITE 6 ±2,770 SF \$20/SF NNN | Flex/Warehouse

8149 E EVANS

AVAILABILITY: *CLICK SUITE TO VIEW FLOORPLAN

SUITE 10 ±1,506 SF \$30/SF FS Net Janitorial | Office

8151 E EVANS

FULLY LEASED!



AERIAL OVERVIEW





SCOTTSDALE ROAD

SCOTTSDALE

SITE

THUNDERBIRD ROAD

NORTHSIGHT BOULEVARD

87TH STREET

RAINTREE DRIVE

LOOP

101



True Food kitchen

GLOBALLY INSPIRED CUISINE

west elm

Breakfast Kitchen Bar

BREAKFAST · LUNCH

Zinbinger

Size & Burger Bar

Creamistry

SOL

MEXICAN · COCINA

lululemon

athletica

DOMINICK'S

STEAKHOUSE

GRIMALDI'S

COAL BRICK-OVEN PIZZERIA

MASTRO'S OCEAN CLUB

ZINC BISTRO

NORTH ITALIA

FROM SCRATCH DAILY

MICHAEL KORS

t.caya

ORGANICA

P.F. CHANG'S

CHINA BISTRO

THE MISSION

Snooze

AN A.M. EATERY

Tommy Bahama

The Cheesecake Factory

POSTINO

winecafé

KOHL'S

MORTON'S

THE STEAKHOUSE

COACH

NEW YORK

KOHL'S

Chick-fil-A

PEI WEI

RESTAURANT

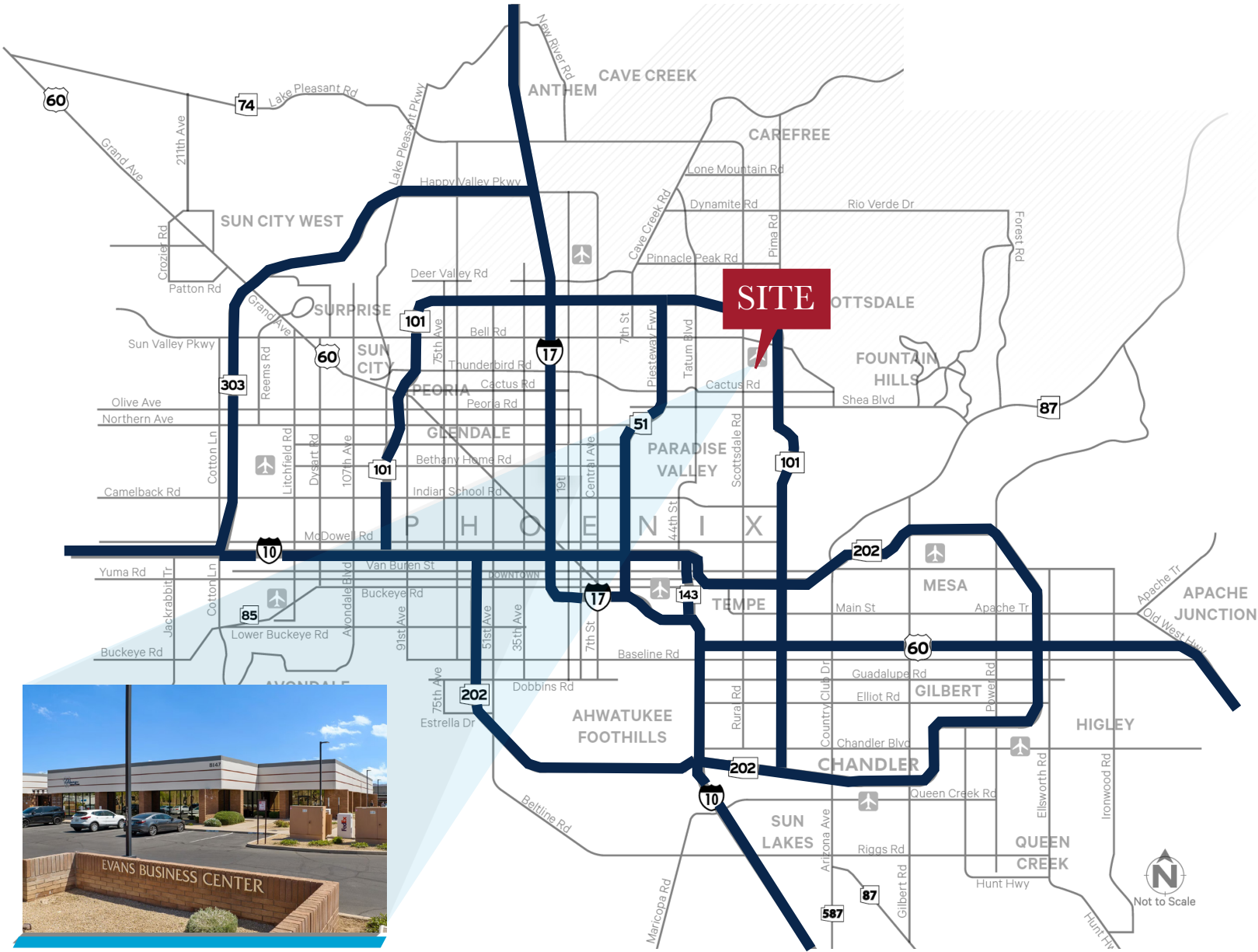
JIMMY JOHN'S

FAST FRESH SANDWICHES

Panera

BREAD

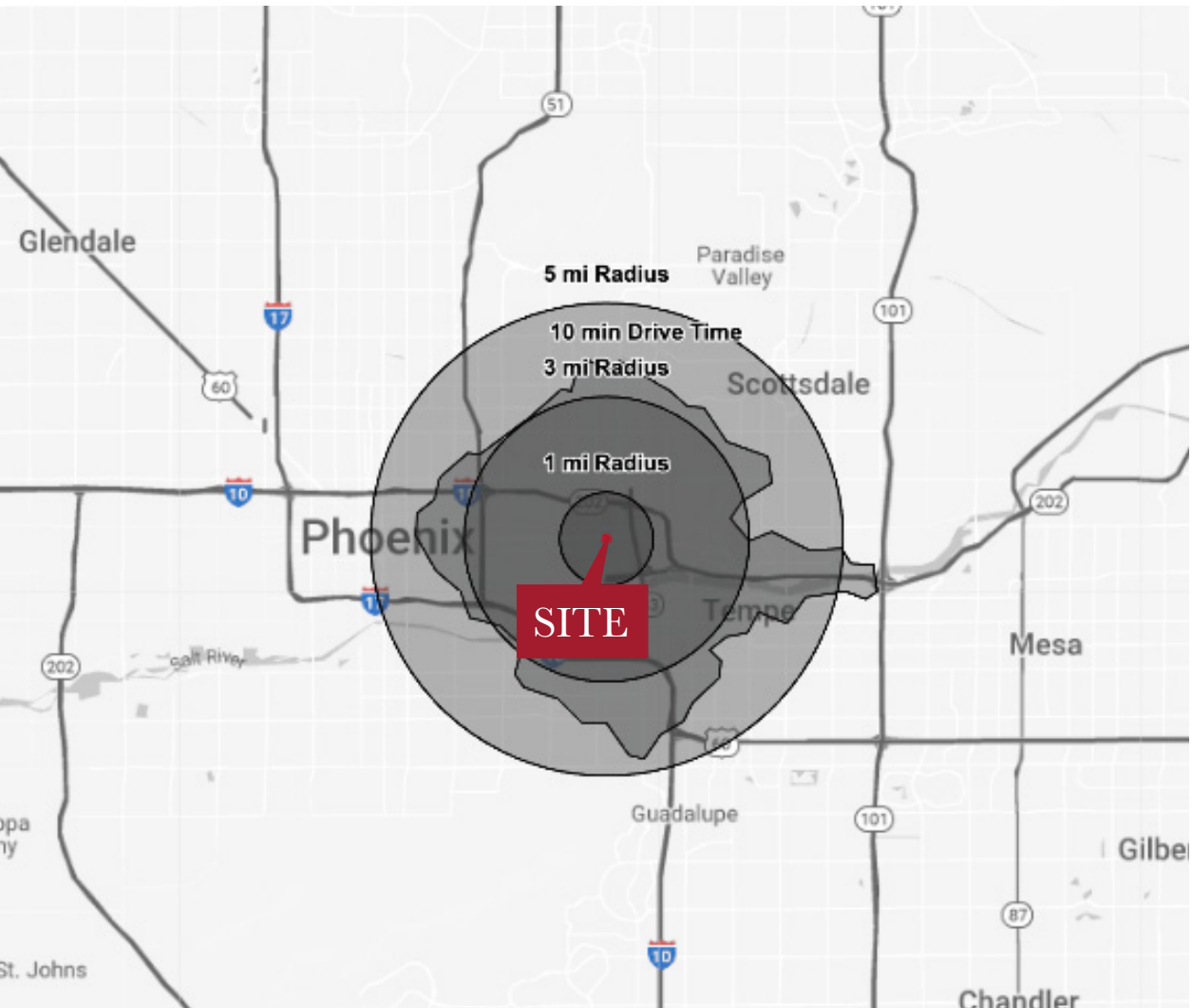
ACCESS TO MAJOR FREEWAYS



PROPERTY BREAKDOWN



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	6,045	97,170	338,359
2029	6,655	105,783	368,478

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,938	39,075	141,773
2029	2,140	42,620	155,002

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$76,521	\$71,548	\$85,882

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$66,521	\$53,772	\$61,803

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	9,529	88,027	313,783

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	601	6,717	27,928

SCOTTSDALE AIRPARK SUBMARKET OVERVIEW

The Scottsdale Airpark is one of Greater Phoenix's premier commercial submarkets, known for its concentration of Class A office, flex, and industrial product alongside a strong amenity base. Strategically positioned near Loop 101, the Airpark offers unmatched accessibility to Scottsdale, Phoenix, and the East Valley. The area attracts a diverse mix of corporate headquarters, tech firms, financial services, and high-end medical and professional users, making it one of the most sought-after business locations in Arizona.

KEY HIGHLIGHTS

- Prime Loop 101 frontage with immediate regional connectivity
- High concentration of Class A office, flex, and light industrial properties
- Home to major corporate headquarters and professional service firms
- Strong daytime population supporting robust retail and dining amenities
- Proximity to North Scottsdale residential communities and executive housing
- Consistently strong tenant demand and above-average rental rates
- Adjacent to Scottsdale Airport, supporting corporate and private aviation



LEVROSE

COMMERCIAL REAL ESTATE



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.

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