

33765 N SCOTTSDALE RD
BUILDING A
SCOTTSDALE, AZ 85266

SELLER CARRYBACK
FINANCING MAY BE AVAILABLE



OFFICE CONDO FOR SALE & LEASE

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OFFERING DETAILS

SALE PRICE	\$2,000,000 (\$384.39/SF)
LEASE RATE	\$25.00/SF NNN
2026 NNN'S	\$3.37/SF/YR
BUILDING SIZE	±5,203 SF
TOTAL AVAILABLE	±5,203 SF
ZONING	S-R, City of Scottsdale
PARCEL NO.	216-50-744, 216-50-745, 216-50-746 and 216-50-747



PROPERTY HIGHLIGHTS

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

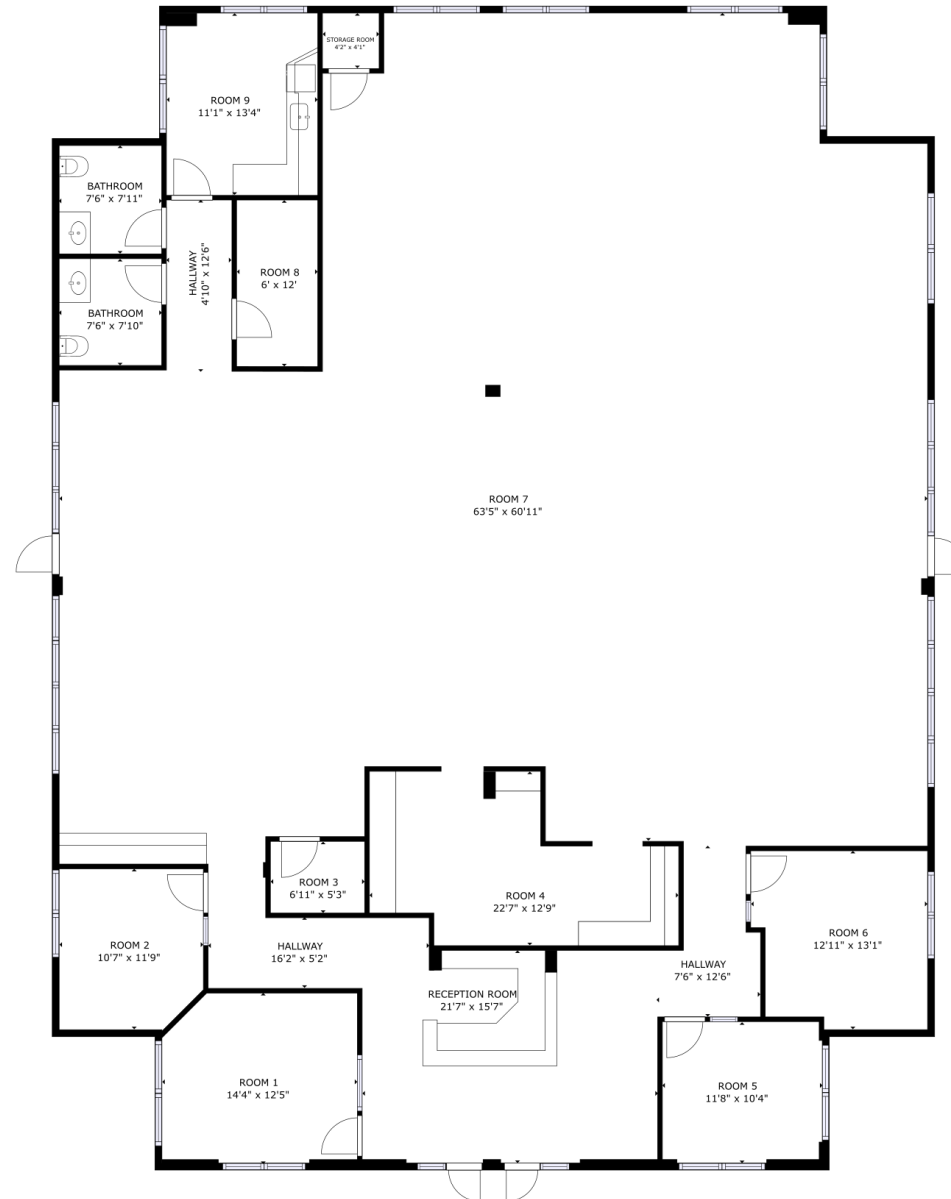
- Scottsdale Rd and Westland Hard Corner
- Ample Parking
- Great Visibility
- Upgraded Finishes
- Professional Office
- Prime North Scottsdale location



ADDITIONAL PHOTOS



FLOOR PLAN



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.

AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025	4,825	24,236	51,795
2030	5,212	25,675	54,232



HOUSEHOLDS

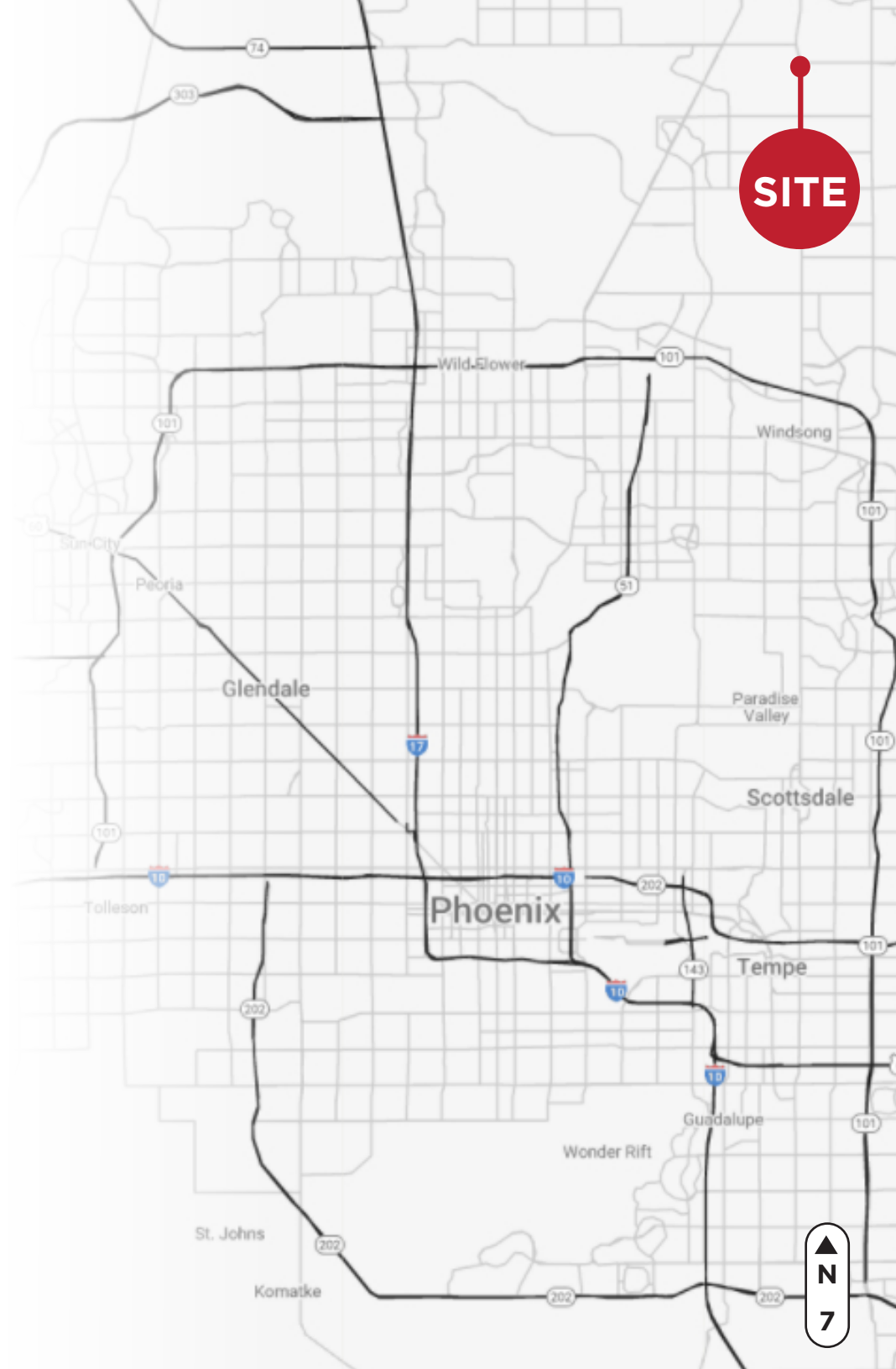
	1 MILE	3 MILES	5 MILES
2025	2,296	10,666	22,193
HH GROWTH 2025-2030:	1.6%	1.3%	1.0%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025	\$178,688	\$177,011	\$173,985

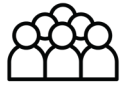
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SCOTTSDALE CITY OVERVIEW

LEV ROSE
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240K +
TOTAL POPULATION



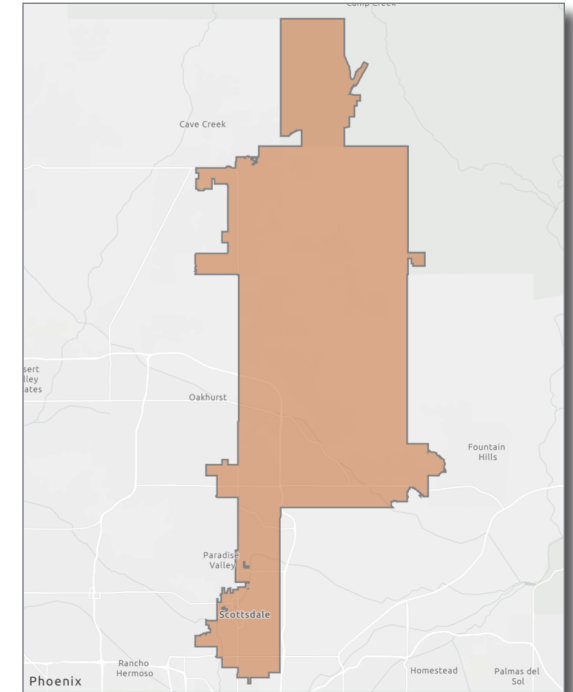
\$157K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

SCOTTSDALE AIRPARK

The Scottsdale Airpark is one of the largest employment centers in all of Arizona. There are currently almost 3,000 businesses and over 50,000 employees. Anchored by Scottsdale Airport, The Airpark has over 2 million square feet of commercial space and is home to some of the most prestigious company headquarters such as AXON, Blue Yonder, and Vanguard.



33765

LEV ROSE

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WORLDWIDE
REAL ESTATE SERVICES