

# FOR LEASE

4252-4254 N BROWN AVENUE  
SCOTTSDALE, AZ 85251

PRICE REDUCTION!

LEASE RATE

~~\$27.00/SF NNN~~  
\$25.00/SF NNN

AVAILABLE

±2,820 SF

PARKING

6 Reserved Spots  
+ Abundant Street Parking



VIEW FLOOR PLAN



VIEW VIRTUAL TOUR

## PROPERTY HIGHLIGHTS

- Building signage on both sides of the building!!
- Located in the heart of Old Town Scottsdale
- Private bar inside
- Ample City of Scottsdale street parking
- Walking distance to numerous great amenities such as dining, shopping, hotels, and more
- Ground floor office space



MOVE-IN READY!



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LEV ROSE  
COMMERCIAL REAL ESTATE

TCN  
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