



OFFICE SUBLEASE OPPORTUNITY

3215 Hayden Rd

Scottsdale, Arizona 85251

550 SF
OFFICE SPACE

\$2,472
PER MONTH + TAX

Jan 2028
SUBLEASE TERM

34,000
VEHICLES / DAY

Nikki Bagnato

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PROPERTY OVERVIEW

The Opportunity

A rare office sublease opportunity in the heart of Scottsdale on high-traffic Hayden Road. This **550 SF** private office space sits within a beautifully designed, boutique commercial suite with a professional storefront presence and strong street visibility. Ideal for a real estate professional, creative, consultant, or boutique service business seeking a polished Scottsdale address without the cost or commitment of a full lease. Join The Eleanor to bring both strong foot and street traffic. Offered unfurnished.

PROPERTY ADDRESS	3215 Hayden Rd, Scottsdale, AZ 85251
SPACE TYPE	Private Office — Sublease
AVAILABLE SQUARE FOOTAGE	± 550 SF
CONDITION	Offered Unfurnished
SUBLEASE TERM	Through January 2028
ANNUAL ESCALATORS	3% Annually
TRAFFIC COUNT (HAYDEN RD)	± 34,000 Vehicles Per Day
SUBMARKET	Scottsdale (Near Old Town)

SUBLEASE RATE

\$2,472 / month + rental tax

3% annual escalators. Term runs through January 2028. Rental tax additional.

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PROPERTY GALLERY

Inside The Space



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LOCATION

Scottsdale, Near Old Town

Positioned on Hayden Road in one of the Valley's most desirable and affluent submarkets, the space sits minutes from Scottsdale Fashion Square, Old Town's walkable dining and nightlife districts, and major employment centers. Hayden Road carries roughly **34,000 vehicles per day**, delivering strong visibility and an established, high-income customer base right at the doorstep.

34K
VEHICLES / DAY

\$110K+
MEDIAN HH INCOME*

200+
FASHION SQ.
RETAILERS

100+
OLD TOWN
RESTAURANTS

SHOPPING & DINING

- Scottsdale Fashion Square — the Southwest's largest mall
- 100+ Old Town restaurants, cafes & bars
- Boutiques, galleries & specialty retail
- Harkins luxury cinema & entertainment

ACCESS & NEARBY

- Minutes to Loop 101 & the 202 freeways
- ~15 min to Phoenix Sky Harbor Int'l Airport
- Close to Scottsdale Waterfront & canal path
- Walkable, bikeable Old Town districts



*Scottsdale median household income, U.S. Census QuickFacts.



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YOUR CONTACT

Listing Advisor



EXP COMMERCIAL • IOS CHICKS

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For a private tour, additional details, or to submit an offer on this Scottsdale office sublease, please reach out directly. Space is offered subject to prior lease and availability — early inquiries are encouraged.

A boutique Scottsdale office sublease brought to market by IOS Chicks in partnership with eXp Commercial.



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