

4002, 4026, 4032 N. MILLER ROAD

SCOTTSDALE, ARIZONA 85251

AVAILABLE FOR LEASE

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PROPERTY OVERVIEW

Availability:

Bldg. 4032	<u>A-102</u>	±2,067 SF (Former Coffee Shop)
	<u>A-104</u>	±1,572 SF
Bldg. 4026	<u>B-102</u>	±1,000 SF

Lease Rate:

Office	\$29.95/SF MG
Coffee Shop	\$22.00/SF NNN

Year Built: 2006

Property Type: Mixed Use Office/Retail/Medical

Zoning: C-2, DO City of Scottsdale



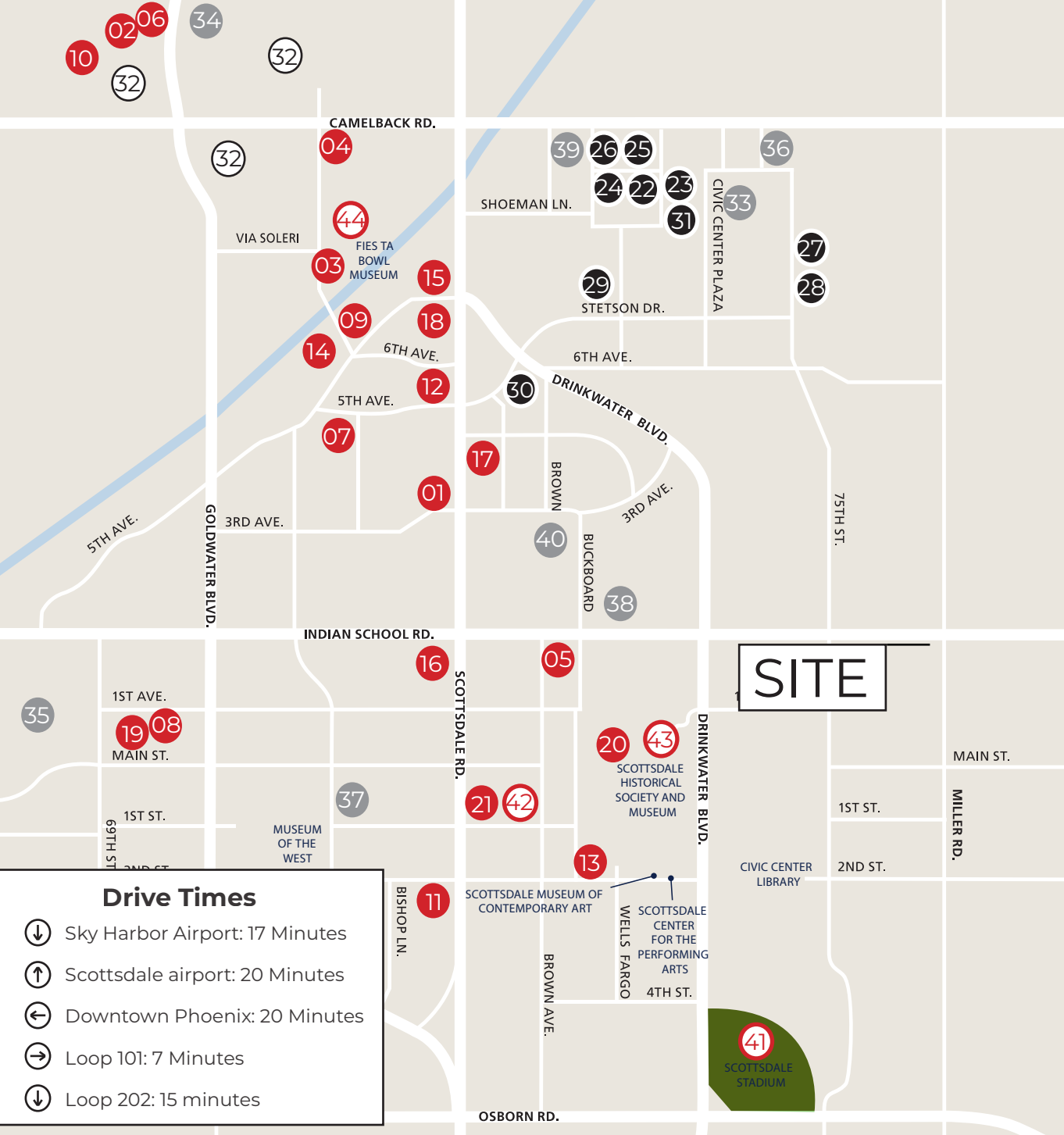
PROPERTY HIGHLIGHTS

- Located on the hard signalized corner of Indian School and Miller Road.
- Rare mixed use of retail/office property in premier Scottsdale location.
- Located just minutes from Scottsdale Stadium, home of the San Francisco Giants Spring Training.
- ±2,600 condos and ±2,300 apartments within a 1 mile radius of the subject property.
- Close proximity to Scottsdale Osborn Medical Center, Hyatt Place and Scottsdale Fashion Square.
- Exceptional Old Town Scottsdale location and within walking distance of City of Scottsdale Municipal Complex.

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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.



Drive Times

- ↓ Sky Harbor Airport: 17 Minutes
- ↑ Scottsdale airport: 20 Minutes
- ← Downtown Phoenix: 20 Minutes
- Loop 101: 7 Minutes
- ↓ Loop 202: 15 minutes

EAT ●	01	Bourbon & Bones
	02	Toca Madera
	03	Olive & Ivy
	04	Maple & Ash
	05	Tommy V's
	06	Ocean 44
	07	Citizen Public House
	08	Cafe Monarch
	09	STK
	10	Nobu
	11	Shin Bay
	12	ChopShop
	13	The Mission
	14	Barrio Queen
	15	Breakfast Club
	16	Daily Dose
	17	Morning Squeeze
	18	Montauk
	19	Craft 64
	20	AZ/88
	21	Uchi
DRINK ○	22	Dierks Bentleys Whiskey Row
	23	Riot House
	24	Maya Day Club
	25	Bottled Blonde
	26	Casa Amigos
	27	Hot Chick
	28	Boondocks Patio & Bar
	29	Goodwood Tavern
	30	Social Tap
	31	Cake
	SHOP ●	32
		Nordstrom
		Neiman Marcus
		Lulu Lemon
		Louis Vuitton
		Apple
STAY ●	33	Aloft
	34	Caesars Republic
	35	Hotel Valley Ho
	36	Senna House
	37	Canopy
	38	Hilton Garden Inn
	39	W Scottsdale
	40	Scottsdale Marriott Old Town
PLAY ○	41	Scottsdale Stadium
	42	Lane Park
	43	Civic Center Park
	44	Scottsdale Waterfront

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