

OFFICES AVAILABLE FOR LEASE

1395 N HAYDEN RD | SCOTTSDALE, AZ



Property Highlights

BUILDING SIZE:

±38,494 SF

LOT SIZE:

±2.84 Acres

AVAILABILITY:

±20,868 SF Available

- Suite 1B - ±8,223 SF 1st Floor
- Suite 2A - ±12,645 SF 2nd Floor

LEASE RATE:

\$21.00/SF MG

Tenant pays electric & janitorial

YEAR BUILT:

1985

PARKING:

4.60/1,000 SF



Location Highlights



WITHIN 1-3-5 MILES

	1 MILE	3 MILES	5 MILES
Daytime Population	20,182	136,853	378,421
Avg HH Income	\$118,285	\$128,903	\$115,766
Median Age	39.4	35.4	32.8

Source: ESRI 2025



5 MINUTES

to Loop 101; less than 10 minutes to Loop 101 and 202 interchange



12 MINUTES

to ASU, Tempe Town Lake



10 MINUTES

to Tempe Marketplace



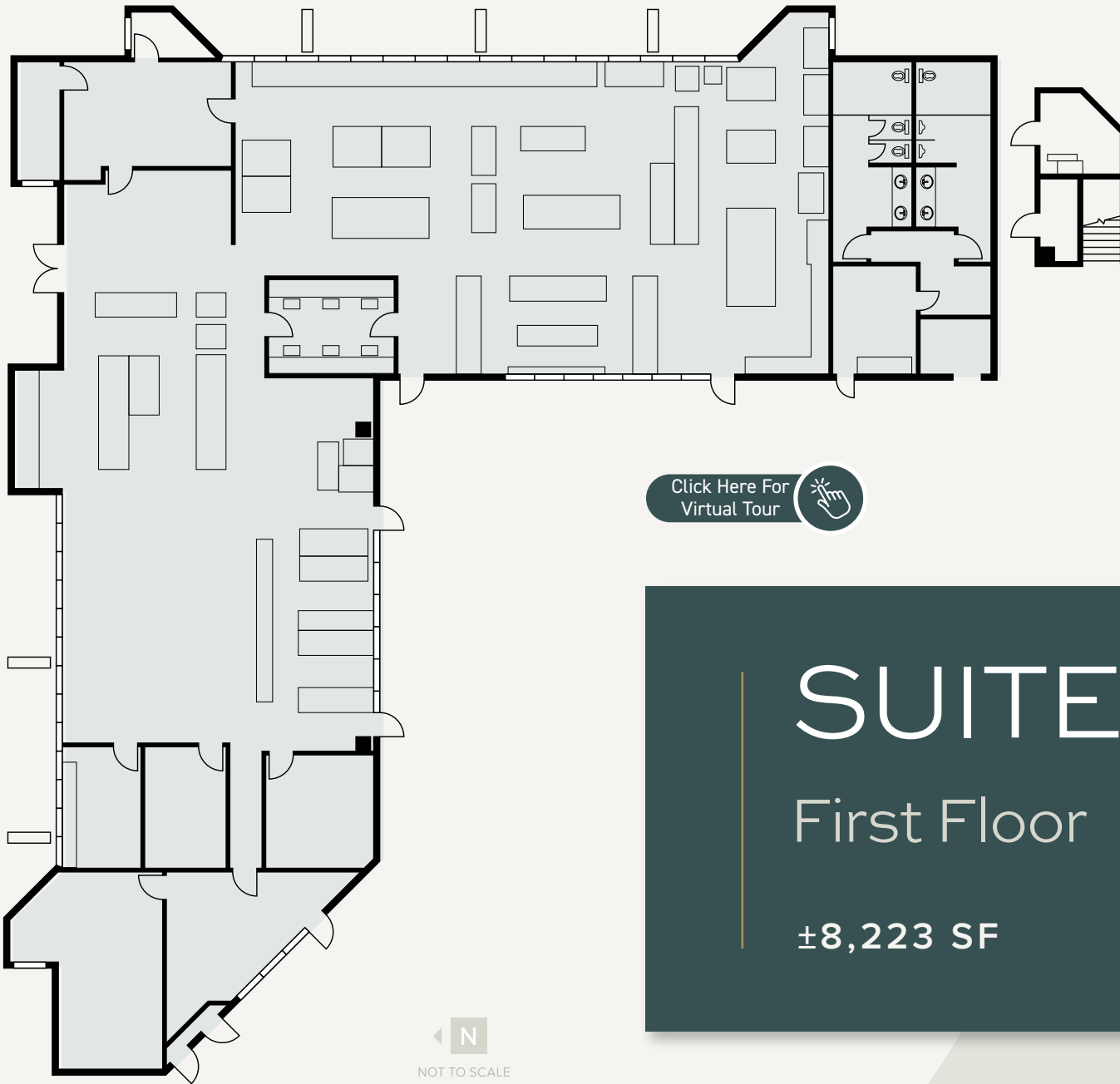
ABUNDANT HOUSING


Options Nearby



Nearby Hotel & Resort

AMENITIES



Click Here For
Virtual Tour 

SUITE 1B

First Floor

±8,223 SF



SUITE 2A

Second Floor

±12,645 SF

[Click Here For
Virtual Tour](#)



NOT TO SCALE







Leasing Contacts

JAMIE SWIRTZ
Senior Vice President
+1 602 735 5630
jamie.swirtz@cbre.com

JOE PEQUENO
Senior Associate
+1 602 735 5613
joe.pequeno@cbre.com