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FINANCIAL

Scottsdale Airpark Office Condo

FOR SALE | 14256 N NORTHSIGHT | SCOTTSDALE, AZ 85260

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire Suite 115 at 14256 N Northsight Blvd, located within the prestigious Northsight 101 Business Park in the heart of the Scottsdale Airpark. Perfectly positioned with easy access off Raintree Drive and the Loop 101, this office condominium delivers a turnkey opportunity for an owner/user seeking a highly functional space in one of Scottsdale's most sought-after submarkets.

Comprising approximately $\pm 2,475$ square feet, this well-appointed condo features a welcoming reception area, private offices, and generous natural light throughout. The efficient single-story layout is ideal for a wide variety of professional & medical users. With effortless pull-up parking, prominent building signage, and immediate proximity to the Scottsdale Quarter, Kierland Commons, and the Scottsdale Promenade, this offering provides an exceptional combination of accessibility and amenities in a premier Scottsdale address.

PROPERTY HIGHLIGHTS

- Efficient Floor Plan Ideal for a Variety of Professional & Medical users
- Turnkey Space Featuring High-Quality Interior Finishes
- Effortless Pull-up Parking with 3 Covered Reserved Spaces ($\pm 4.00/1,000$ SF)
- Immediate Access to the Loop 101 Freeway via Raintree Drive
- Amenity-rich Location with Abundant Retail Shopping and Dining Steps from Scottsdale Quarter, Kierland Commons & The Promenade



PROPERTY SUMMARY



Asking Price: \$995,000 (\$402.02/SF)



Building Size: ±2,475 SF



Parcel Number: 215-53-082



Built/Renovated: 2006/2011



Zoning: S-R, City of Scottsdale



Parking: ±4.00/1,000 SF
(3 Covered Reserved Spaces)

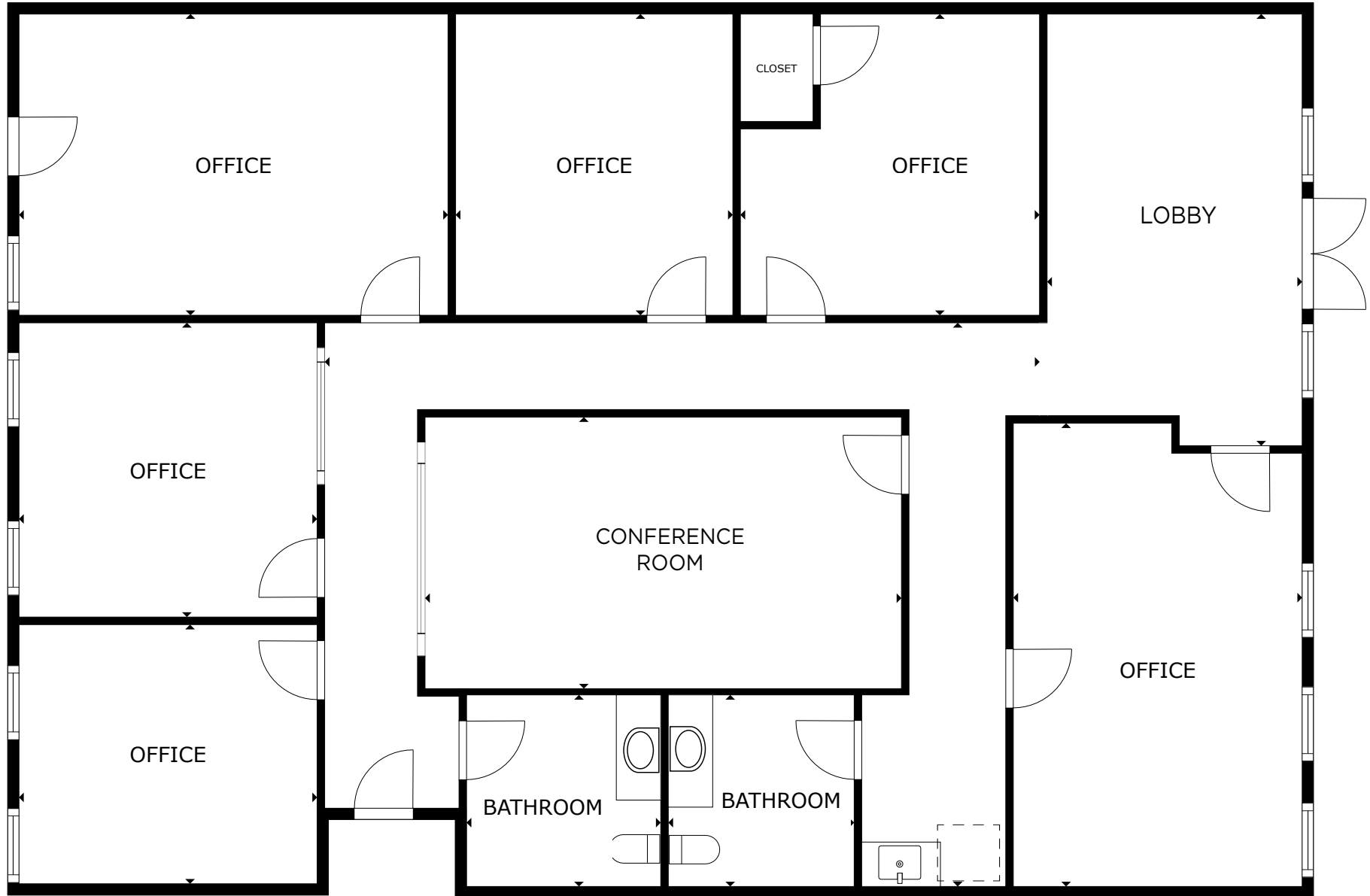


2025 Taxes: \$5,041.08 (\$2.04/SF)

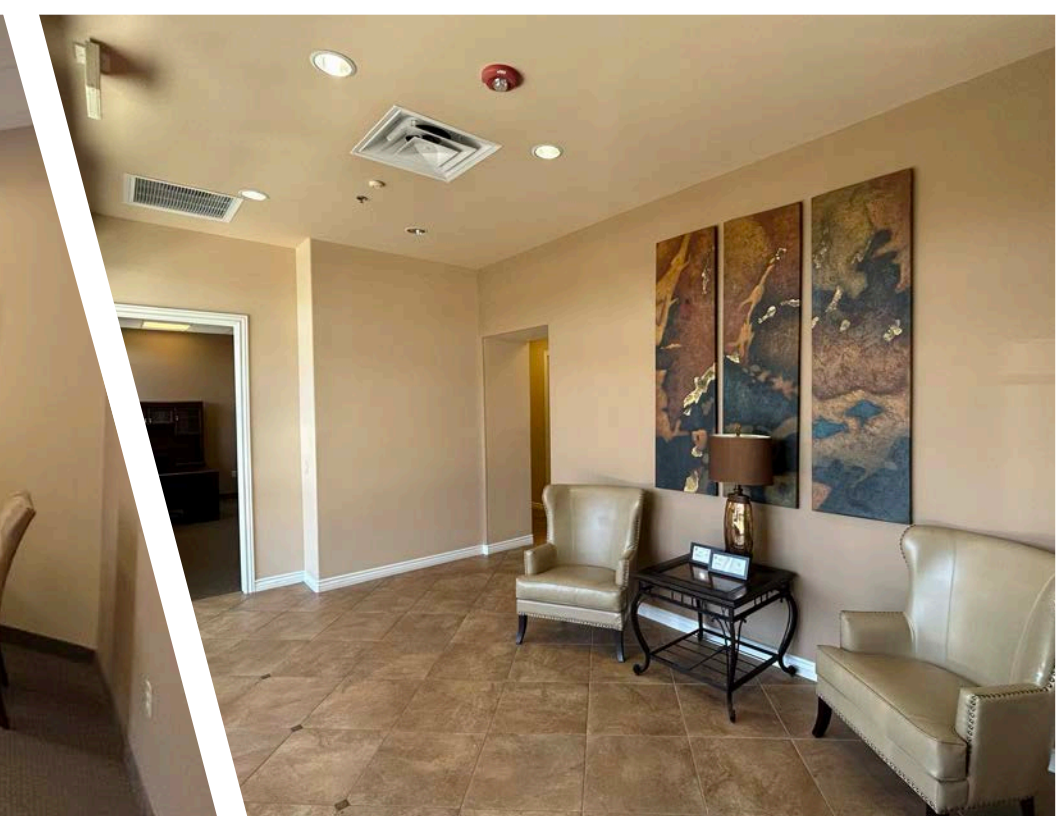


FLOOR PLAN

±2,475 SF



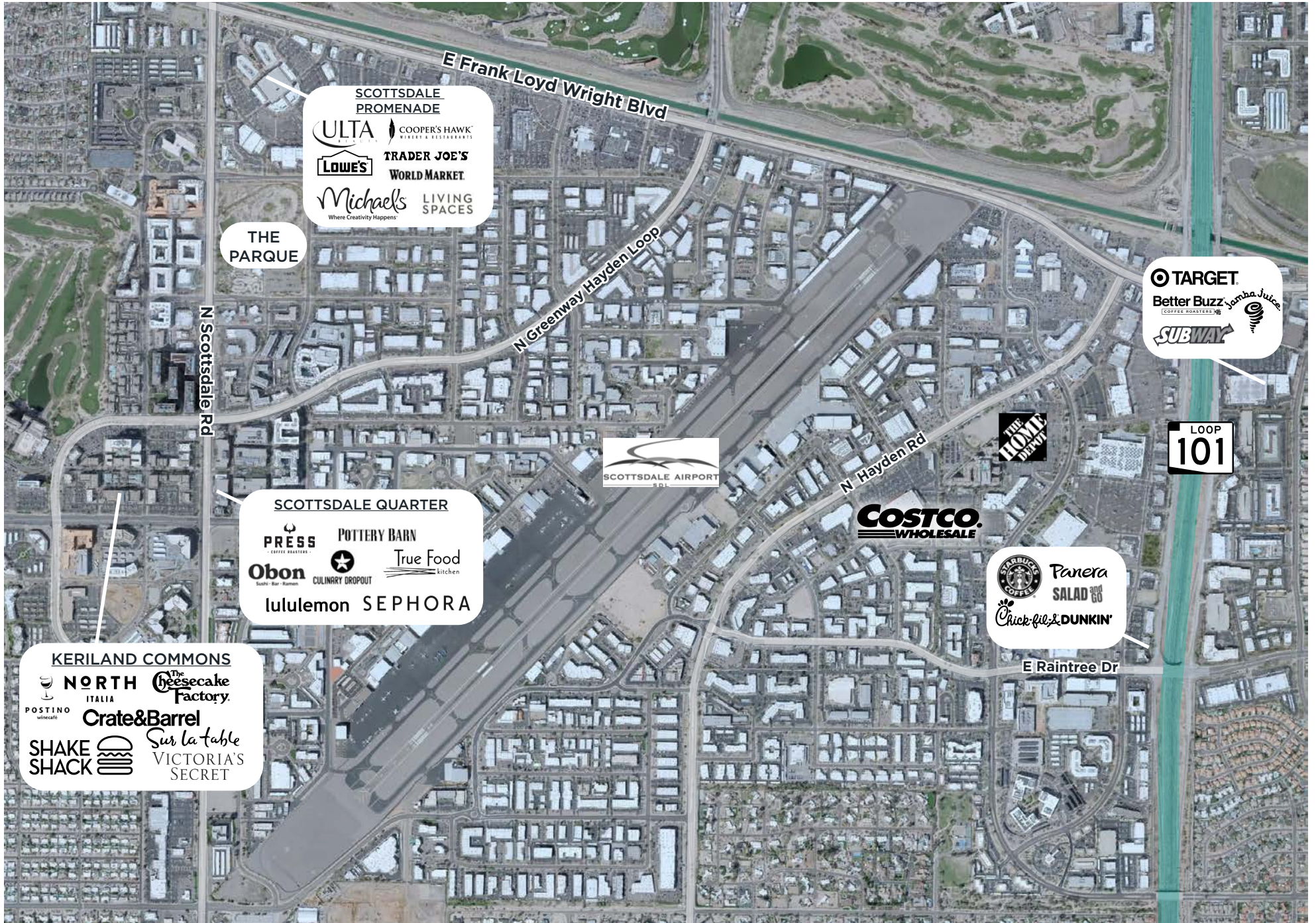
INTERIOR PHOTOS



AERIAL OVERVIEW



AMMENITIES OVERVIEW



THE PARQUE

SCOTTSDALE PROMENADE

- ULTA
- COOPER'S HAWK WINE & RESTAURANTS
- LOWE'S
- TRADER JOE'S
- WORLD MARKET
- Michaels
- LIVING SPACES

N Scottsdale Rd

N Greenway Hayden Loop

SCOTTSDALE AIRPORT

N Hayden Rd

TARGET

Better Buzz Jamba Juice

SUBWAY

LOOP 101

SCOTTSDALE QUARTER

- PRESS
- POTTERY BARN
- Obon
- CULINARY DROPOUT
- True Food kitchen
- lululemon
- SEPHORA

COSTCO WHOLESALE

STARBUCKS COFFEE

Panera SALAD

Chick-fil-A DUNKIN'

E Raintree Dr

KERILAND COMMONS

- NORTH ITALIA
- The Cheesecake Factory
- POSTINO
- Crate&Barrel
- SHAKE SHACK
- Sur la table
- VICTORIA'S SECRET



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