

# 7114

## EAST STETSON

**DOWNTOWN SCOTTSDALE  
SOUTHBRIDGE**  
Lifestyle OFFICE space

**3,758 SF FOR LEASE**

**Inquiries:**  
**José F. Ramirez**  
602-363-4628 cell  
jose@oxurban.com

oxurban.com

**TJ Classen**  
602-524-6000 cell  
tj@oxurban.com



URBAN PROPERTIES

# LIFESTYLE SPECIALTY CENTER southbridge district

## DOWNTOWN SCOTTSDALE



# 7114 EAST STETSON



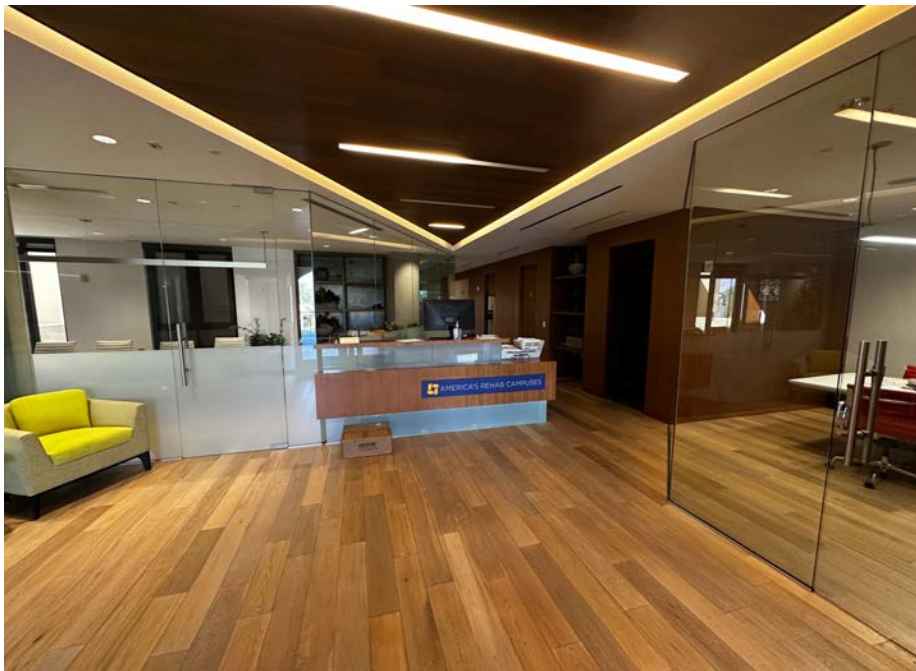


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**DOWNTOWN SCOTTSDALE  
SOUTHBRIDGE  
Lifestyle OFFICE space**

**3,758 SF  
FOR LEASE  
3rd Floor**

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## PROPERTY HIGHLIGHTS

**PRICE:** Negotiable

**SIZE:** 3,758 r.s.f.

**LEASE TYPE:** Modified Gross, Tenant pays electric and janitorial

**Ceiling Ht:** 10 Foot PLUS

**7114 East Stetson  
3<sup>rd</sup> Floor  
Scottsdale, AZ 85251**

### PLEASE CALL FOR CURRENT AVAILABILITY AND INFORMATION

In the heart of Downtown Scottsdale across the bridge from the Scottsdale Waterfront and Scottsdale Fashion square within the Southbridge district.

#### NEIGHBORS/ AMENITIES

FNB	Olive & Ivy	Garage A Body Shop For Kids
Breakfast Club	Zoe's Kitchen	Amy, Inc.
Geisha A Go Go	Sauce	Oh My Dog Boutique!
Barrio Café	Culinary Dropout	Pearl Med Spa
The Herb Box	STK	Scapegoat
Tapas Papa Fritas	Chop Shop	
Marcellino's Ristorante	The Montauk	
Drunk Monk	Juice Core	
Kazimier's Wine Bar	Diego Pops	
Citizen Public House	OOO!	



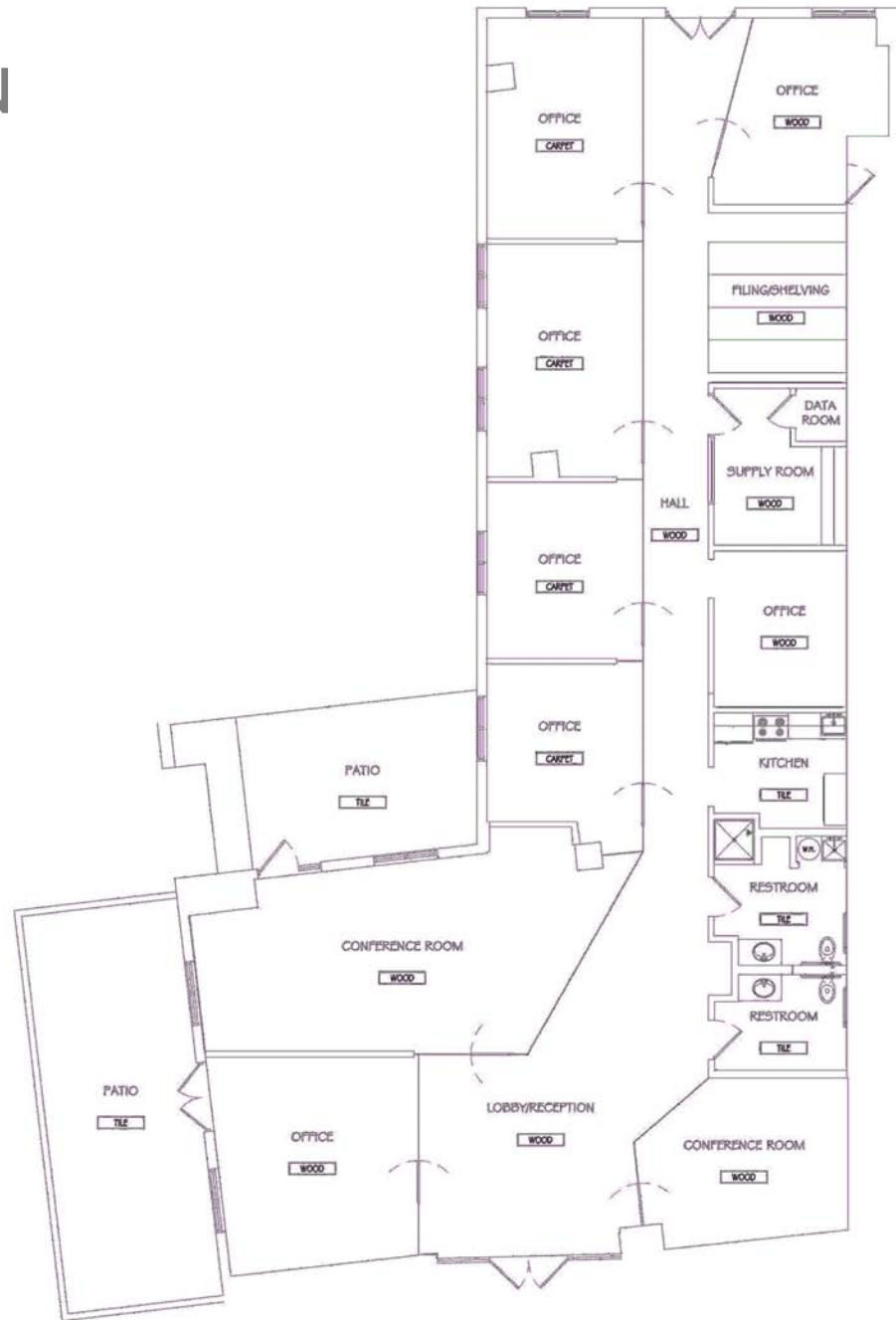
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7109 East 2nd No. 102  
Scottsdale, AZ 85251  
www.oxurban.com  
480.423.1111

# FLOOR PLAN

# 7114 STETSON



# LOCATION MAP

a central location, a new identity?

Waterfront in AZ?



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Goldwater Blvd

South Bridge

SCOTTSDALE Waterfront

Fashion S

Camelback Road

Scottsdale Road

SCOTTSDALE Fashion



Future Hi-Rise Residential

Portales  
350 Lux Rentals

Broadstone  
Lux Rentals

Fashion Square

Existing Hi-Rise  
Residential

Marshall Way

Waterfront

*SouthBridge*

Camelback Road

Scottsdale Road

Future Hi-Rise  
Residential

Existing Hi-Rise  
Residential



# welcome to the southbridge district

shopping + restaurants + entertainment



The combination of hand picked stylish one-of-a-kind restaurants with masterful chefs and trend-setting fashion independent boutiques and eclectic shops. The hip collection of mix-and-mingle-style independent shops is stocked with up-to-the-minute fashions that make them the place to go for that exclusive "have-to-have" item of the moment, from women's fashions to an exclusive children's line.

Signature address located in prestigious downtown Scottsdale. Across the bridge from Scottsdale Fashion Square & The Scottsdale Waterfront.



*There's no better place for a business than Scottsdale. Named "the most livable city," it is Arizona's sixth largest city with a population over 215,000. The city is located East of Phoenix and is a popular destination in the winter for vacationers who want to enjoy the state's mild climate.*

#### **DOWNTOWN SCOTTSDALE**

As one of the most acclaimed tourist areas in the state of Arizona, downtown Scottsdale provides an eclectic mix of southwestern and contemporary art galleries, specialty retail, upscale dining, active nightlife and museums for residents and visitors. It is comprised of a number of distinctive districts including Old Town Scottsdale and the Scottsdale Arts District. Downtown Scottsdale offers something for everyone within a close distance and has become pedestrian friendly. Residents and visitors are within walking distance to most of Scottsdale's greatest attractions.

#### **5TH AVENUE SHOPS**

Fifth Avenue is located within Downtown Scottsdale. It combines the look and feel of Old Scottsdale with some of the city's best

restaurants, unique shops, salons, galleries, jewelers and nightlife.

#### **ENTERTAINMENT DISTRICT**

This district offers a wide selection of dining alternatives that vary from exotic to traditional, along with a wide array of Scottsdale's hottest nightclubs. The entertainment district is the perfect place to go after a day of shopping.

#### **SCOTTSDALE ARTS DISTRICT**

The Scottsdale Art's District is home to the country's original "Art Walk." Each Thursday the Scottsdale Art District is open into the evening, featuring one of the largest concentrations of art galleries in the country, which draw serious art collectors and visitors alike. In addition to the myriad of art galleries, the area is filled with bookstores, world renowned jewelry stores, fine dining and spas.

#### **OLD TOWN DISTRICT**

Amidst designated historic buildings in this western themes area is western wear, bookstores, galleries, home décor shops, Southwest jewelry, restaurants and nightlife options.

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