

11333 N SCOTTSDALE RD | SCOTTSDALE, AZ 85254  
❖ SCOTTSDALE ROAD FRONTAGE ❖

Scottsdale  
**NORTE**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

**KEN ELMER**

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

04 27 26

# CLASS A OFFICE AVAILABLE FOR LEASE

<b>Address</b>	11333 N Scottsdale Rd Scottsdale, AZ 85254
<b>Building Size</b>	±80,409 SF
<b>Year Built (Renovated)</b>	1997 (2020/2021)
<b>Parking Ratio</b>	4/1,000
<b>Space Available</b>	Suite 105: ±1,622 SF
	Suite 200: ±1,951 SF
	Suite 265: ±2,277 SF <i>(SPEC Suite)</i>
	Suite 270: ±3,421 SF
	Suite 265/270: ±5,698 SF
<b>Lease Rate (Annual)</b>	\$33.00/SF Full Service



## Property Amenities & Highlights

- High End Lobby Finishes
- Ample Covered Parking Available
- Shared 1st Floor Conference Facility with AV capabilities (i.e. internet, ZOOM, Teams) Scheduled Completion July, 2025
- Multiple Access Points (Ingress/Egress)
- Minutes to Major Retail Center including Kierland Commons, Scottsdale Quarter and the Village at Shea
- N NEC Scottsdale Road & Shea Blvd
- **SCOTTSDALE ROAD FRONTAGE**

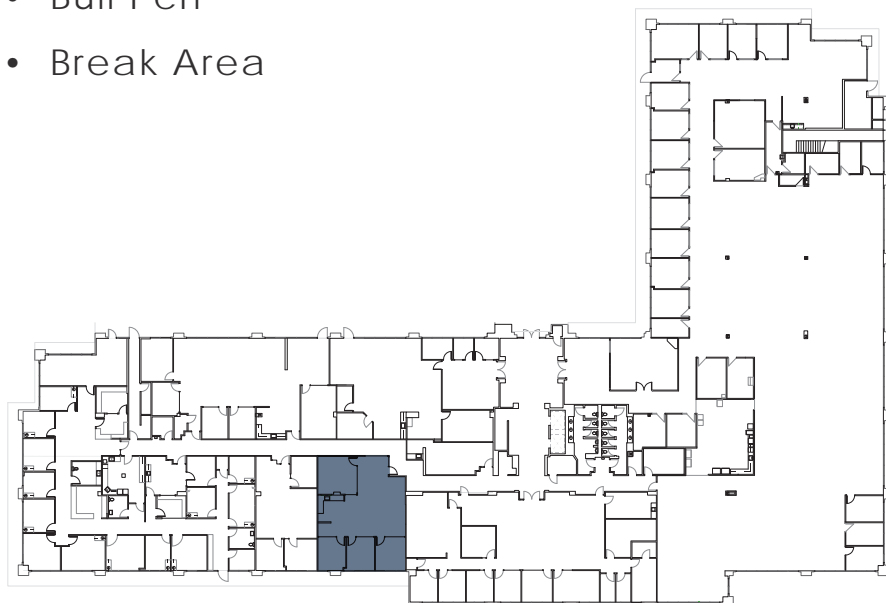


# SUITE 105

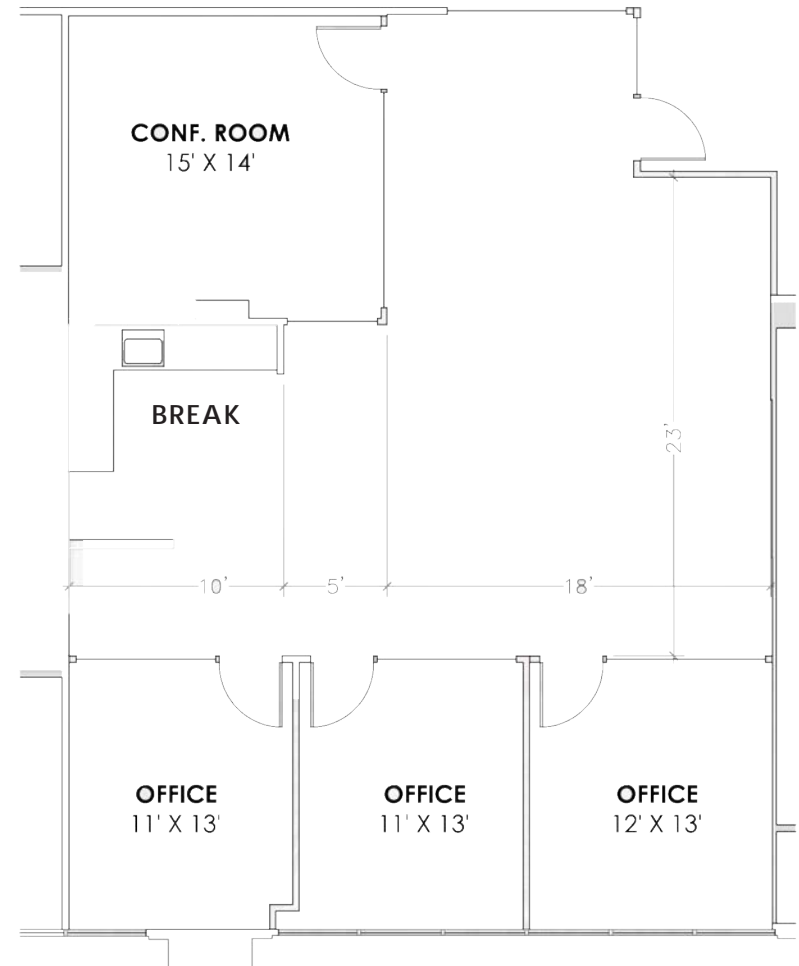
±1,622 SF

Features Include:

- Reception
- 3 Offices
- Conference Room
- Bull Pen
- Break Area



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# SUITE 200

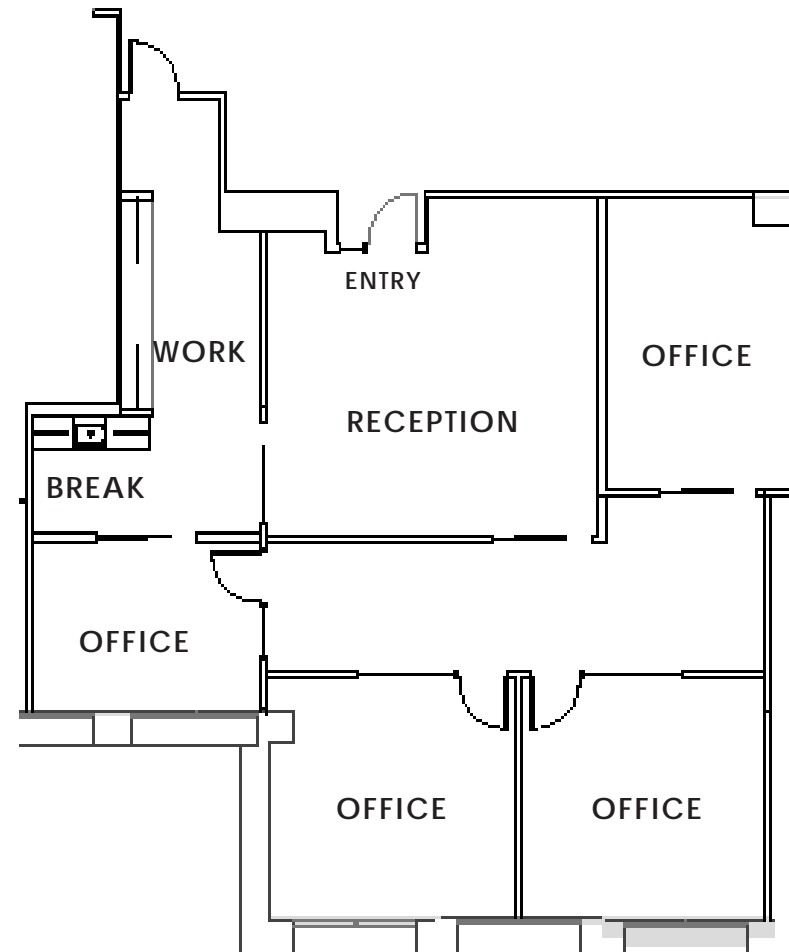
## ±1,951 SF

Features Include:

- Reception
- 4 Private Offices
- Break/Work Area



**SCOTTSDALE ROAD FRONTAGE**



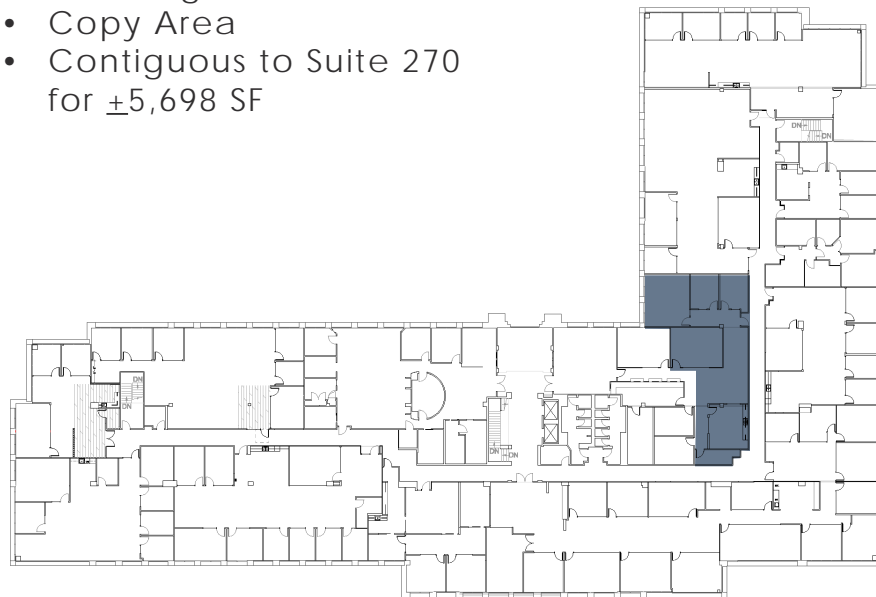
# SUITE 265

## ±2,277 SF

SPEC SUITE

Features Include:

- 4 Private Offices
- Bullpen
- Conference Room
- Break Area
- IT/Storage
- Copy Area
- Contiguous to Suite 270 for ±5,698 SF



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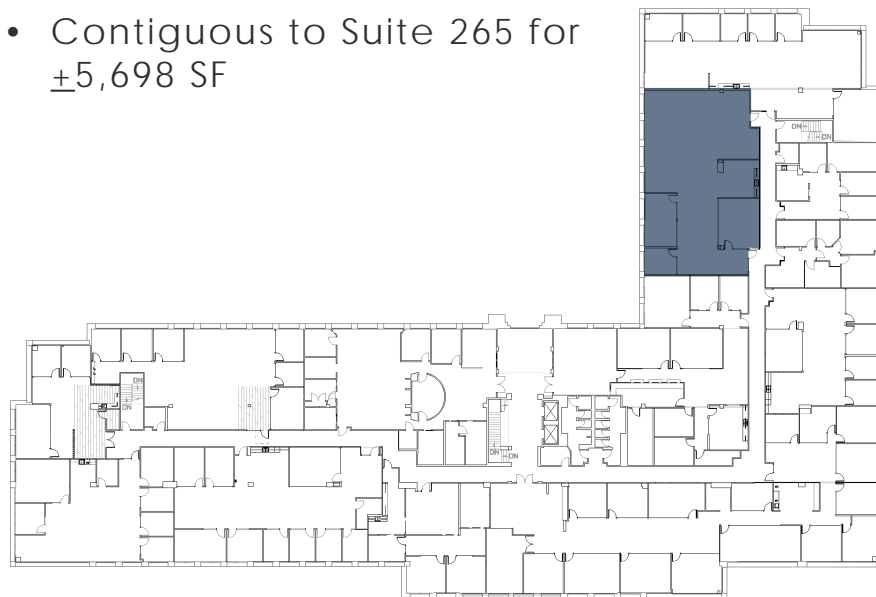


# SUITE 270

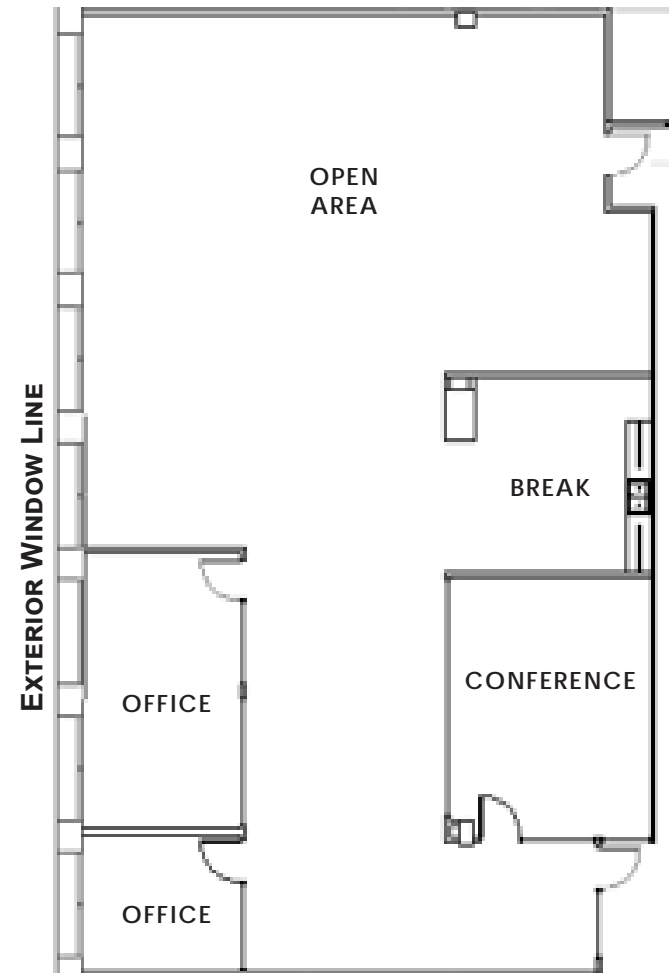
±3,421 SF

Features Include:

- 2 Private Offices
- Conference
- Open Area
- Break Area
- Contiguous to Suite 265 for ±5,698 SF

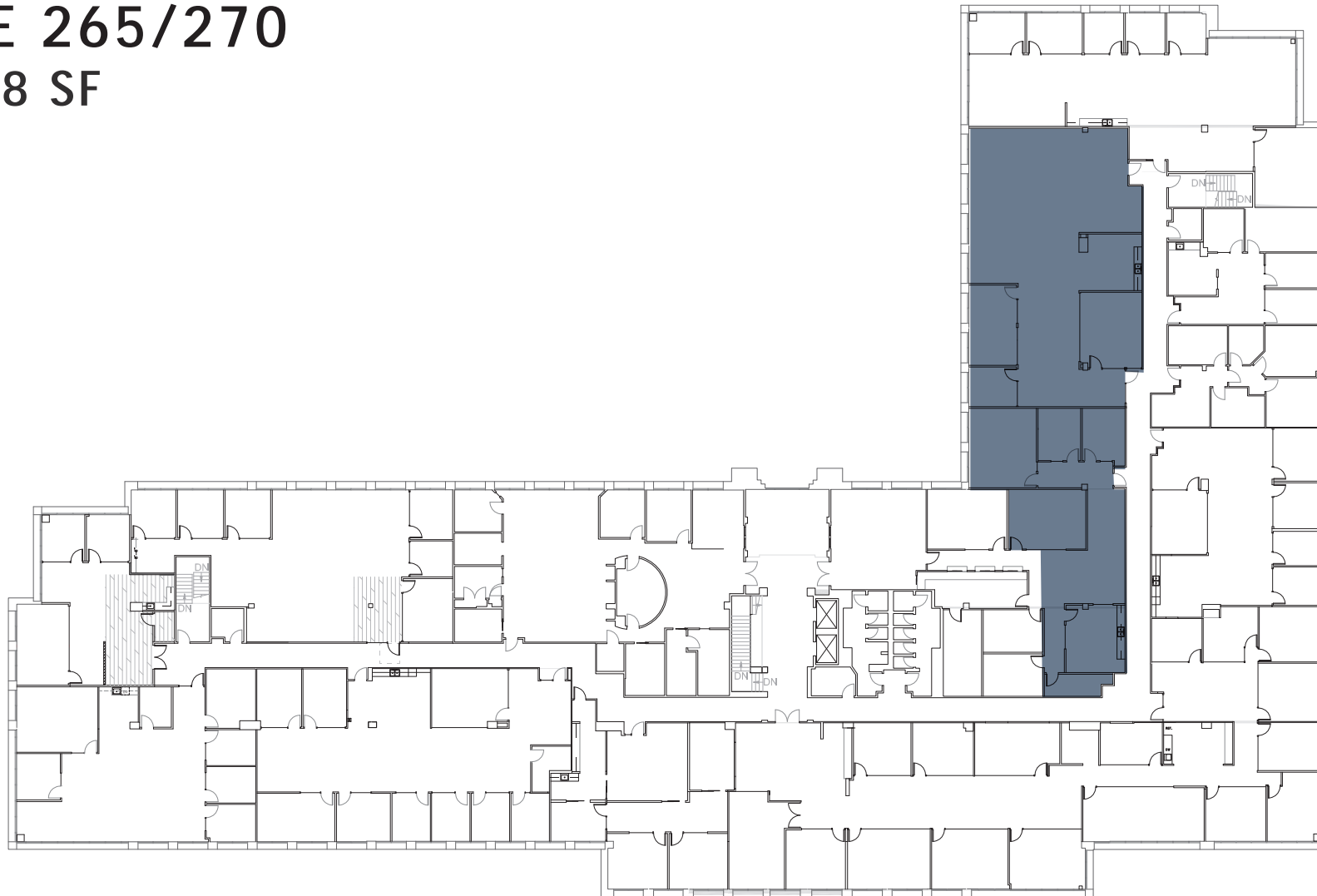


**SCOTTSDALE ROAD FRONTAGE**



# SUITE 265/270

±5,698 SF



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# EXTERIOR PHOTOS



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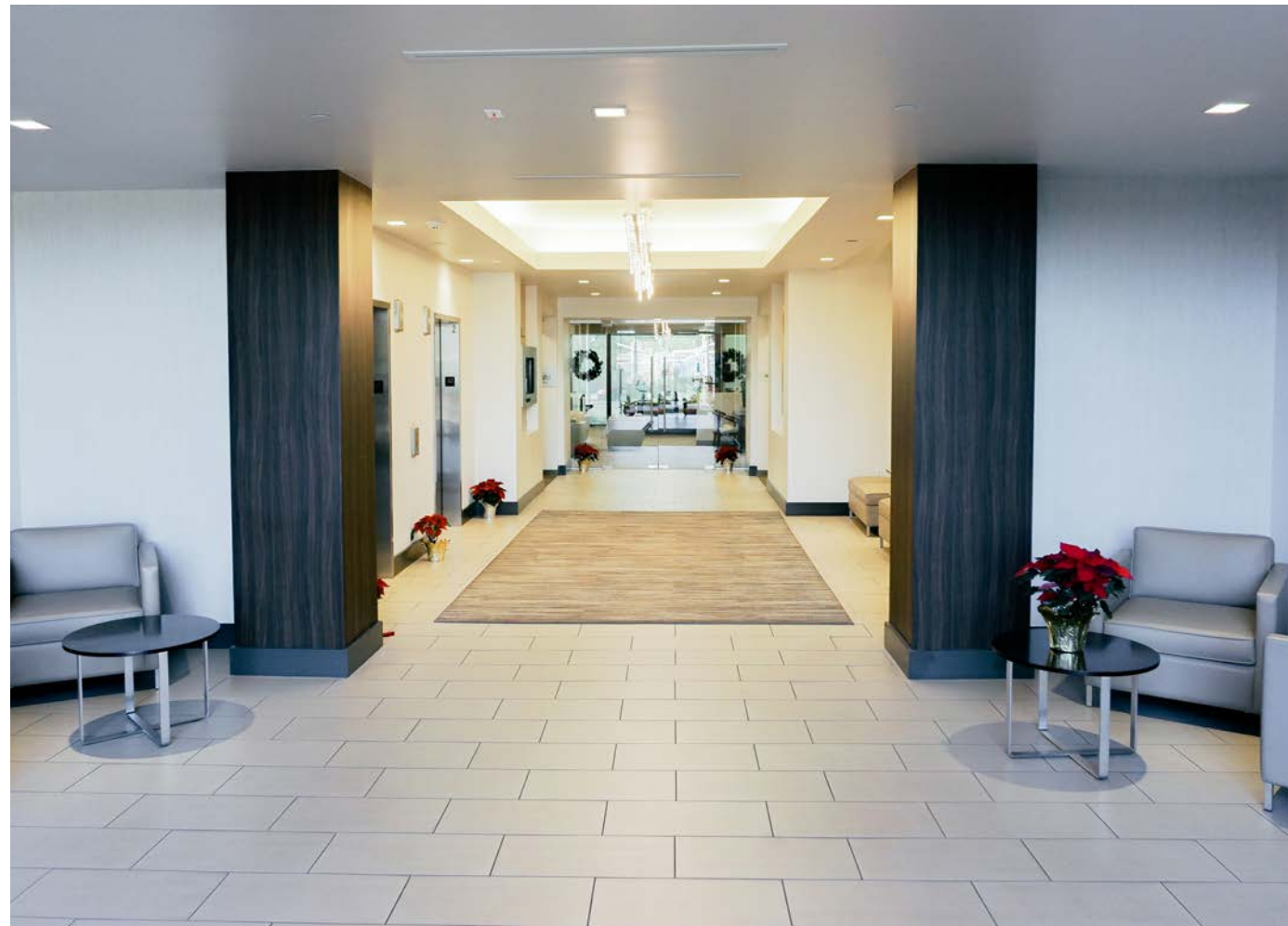
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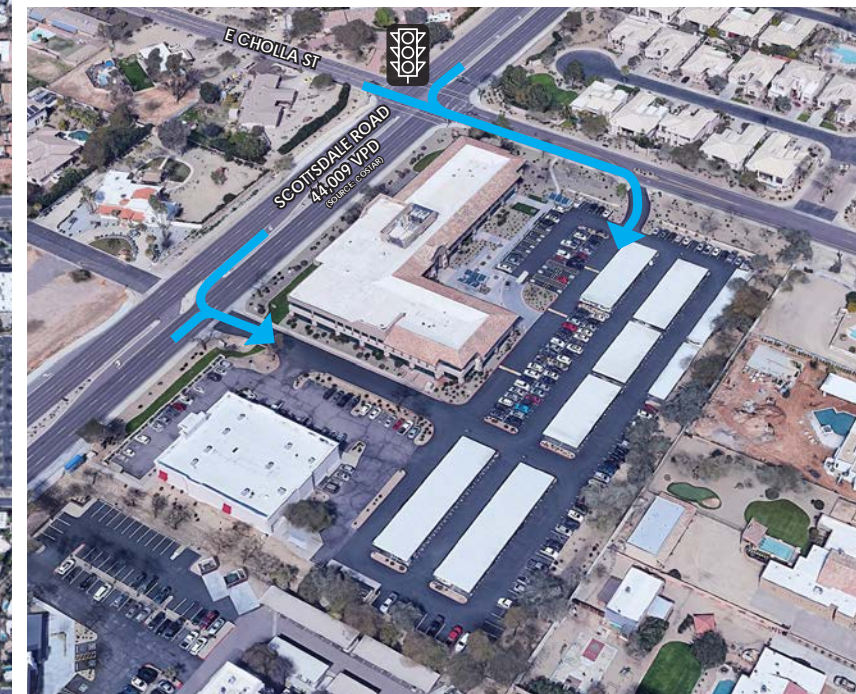
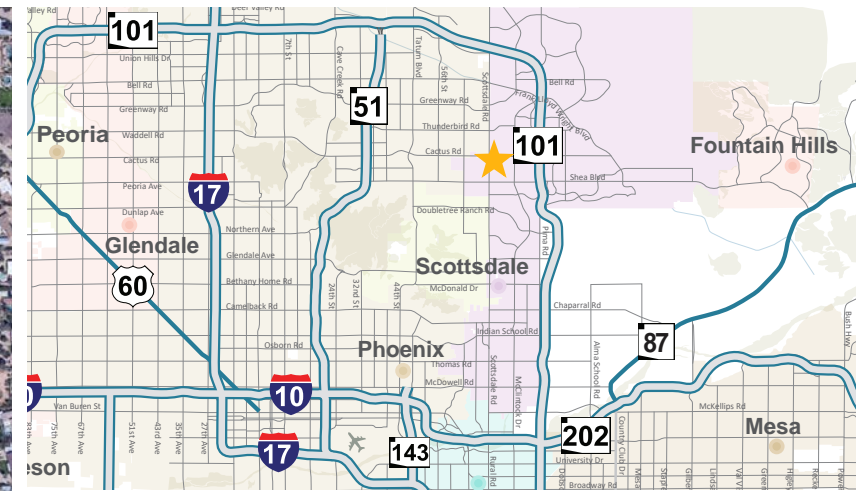
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# INTERIOR PHOTOS



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