



Office Condo For Sale



Indian Bend Corporate Centre

8155 E. INDIAN BEND RD #103
SCOTTSDALE, AZ 85260

PRESENTED BY:

JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

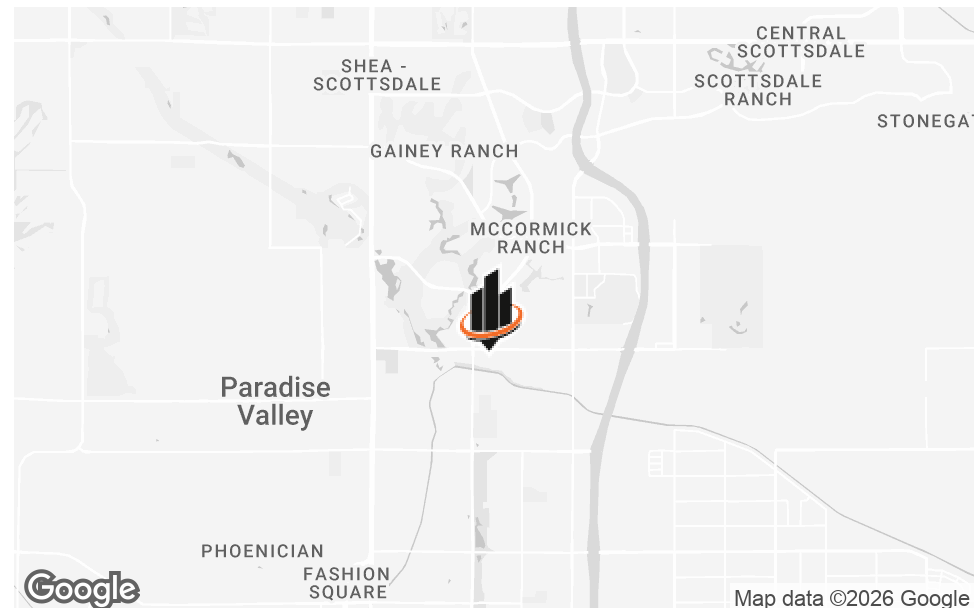
PROPERTY INFORMATION

PROPERTY OVERVIEW

SALE PRICE	\$649,000 \$415 PSF
UNIT SIZE	1,562 SF
APN	174-11-410 and 174-11-412
YEAR BUILT	2005
PARKING	2 covered, reserved
CAM FEES	\$705.10 (April 2026) *CAM fees vary MTM. Assn. submeters electrical and bills common area water, irrigation, electrical on pro rata basis.
2025 TAXES	\$2,968.32

HIGHLIGHTS

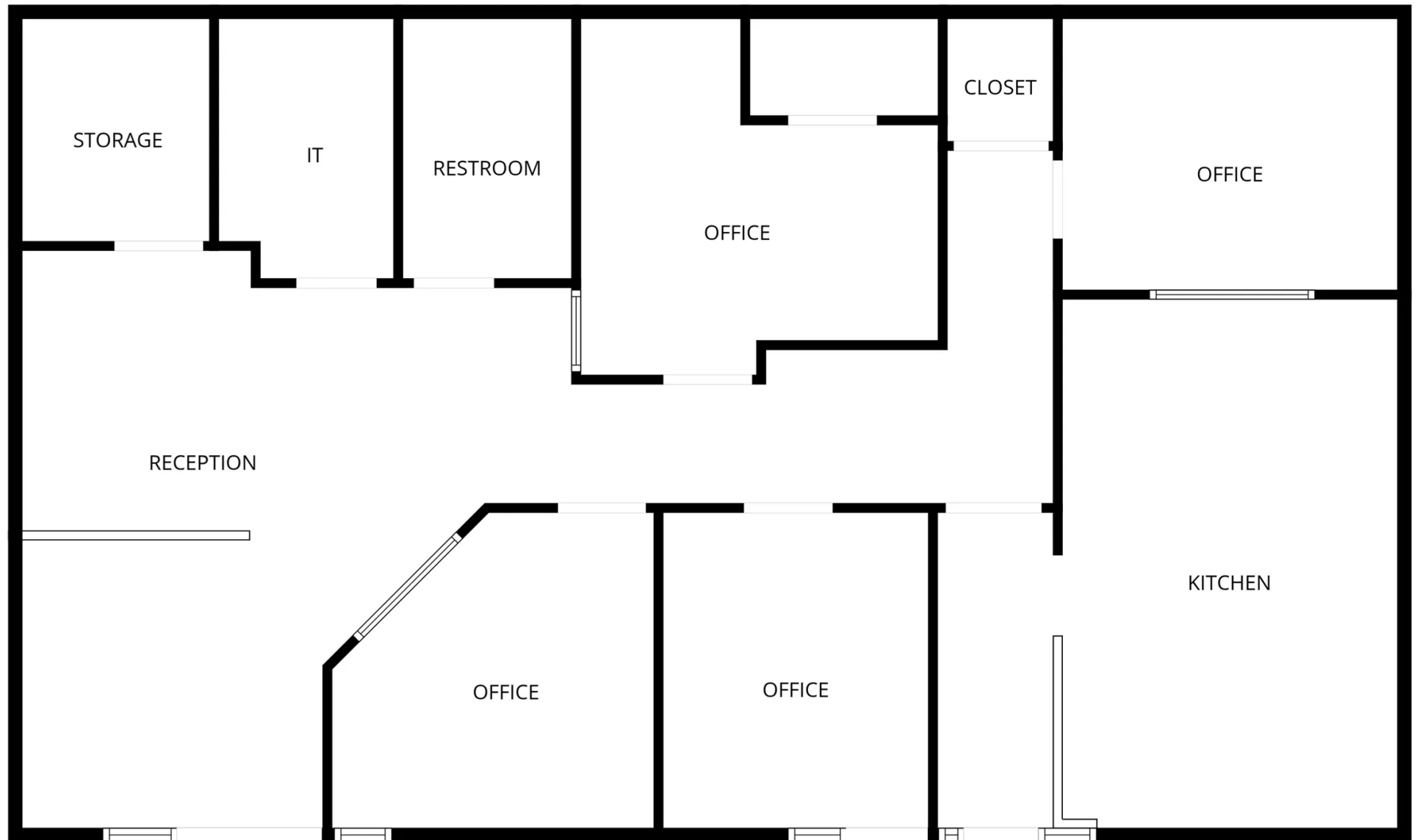
- Move-in ready office condo for sale in the heart of Scottsdale
- Highly functional office layout ideal for any small business
- Established and esteemed office condo development
- Located at the entrance of McCormick Ranch w/ direct access to the 101 Fwy
- Abundance of retail amenities in the immediate area including The Pavilions, the Block and Salt River Fields
- Highly Desirable Scottsdale Demographics



INTERIOR PHOTOS



FLOOR PLAN



SITE PLAN



1003



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,732	56,111	142,673
AVERAGE AGE	49.7	49	46.2
AVERAGE AGE (MALE)	51.8	49.6	46.2
AVERAGE AGE (FEMALE)	49.1	49.9	47.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,104	29,280	69,722
# OF PERSONS PER HH	1.9	1.9	2
AVERAGE HH INCOME	\$139,355	\$168,810	\$169,983
AVERAGE HOUSE VALUE	\$662,068	\$829,736	\$895,960

2023 American Community Survey (ACS)

