



FOR LEASE | SALE INQUIRIES WELCOME

12826 N Scottsdale Road

SCOTTSDALE, ARIZONA 85254

+/- 2,965 SF FREESTANDING OFFICE

+/- 0.60 ACRE SITE | COVERED PARKING



NICHOLAS SKOGEN

VP Sales & Leasing
602-750-6986
nicholas@mhgcommercial.com



AARON DUTCHER

Commercial Director
480-797-8369
aaron@mhgcommercial.com



THE OPPORTUNITY

Space to operate. Room to grow.

A distinctive freestanding commercial office property pairing a polished, move-in-ready interior with a substantial covered parking. The layout supports a mix of private work, collaboration and production within one flexible footprint.

+/- 2,965 SF

BUILDING AREA

+/- 26,181 SF

SITE AREA

\$38.00/SF

NNN LEASE RATE

175-70-039

PARCEL | APN

+/- 0.60 AC

APPROX. ACREAGE

NNN

LEASE STRUCTURE

WHY IT STANDS OUT

Freestanding office building with a Scottsdale Road address near Cactus Road.

Large open rooms, private offices, full kitchen, two restrooms and storage.

Gravel parking area with covered stalls.

Existing furniture, fixtures and equipment may be negotiable.



PROPERTY DETAILS

A versatile commercial platform

OFFERING	For Lease Sale inquiries welcome
LEASE RATE	\$38.00 per SF, NNN
BUILDING AREA	+/- 2,965 SF
SITE AREA	+/- 26,181 SF +/- 0.60 acres
PARCEL	APN 175-70-039
UTILITIES	Paid directly by tenant
FF&E	Existing FF&E may be negotiable
LOCATION	Scottsdale Road near Cactus Road

Important: Prospective tenants and buyers should independently verify zoning, permitted use, measurements, utilities, parking, access, building condition and all other matters material to their intended occupancy.

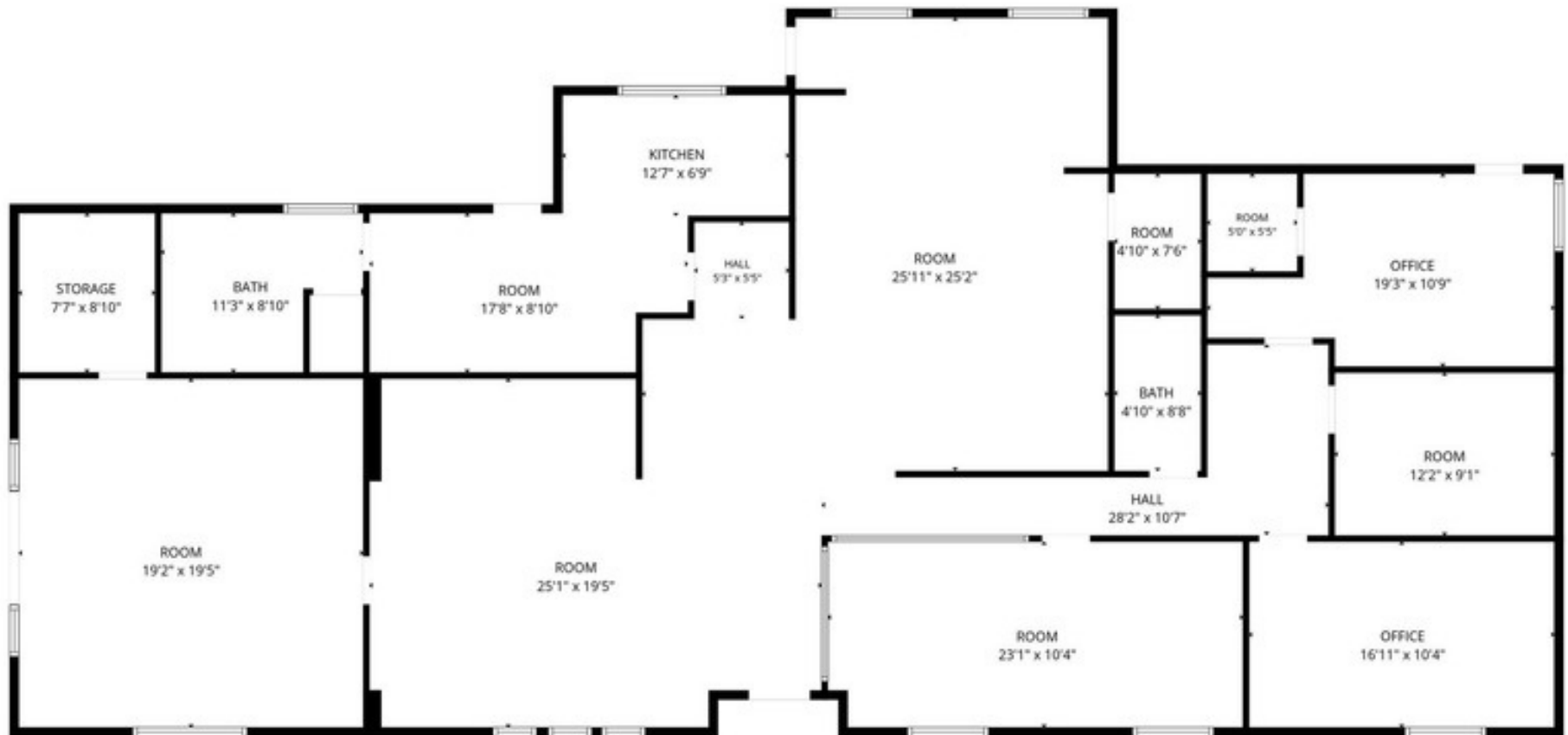
FLEXIBLE OPEN WORK AREAS + PRIVATE ROOMS + 12 COVERED PARKING STALLS

12826 N SCOTTSDALE RD | SCOTTSDALE, AZ



Built for flexibility

Large open rooms combine with private offices and essential support spaces, giving an occupant room for distinct teams, client-facing areas, workrooms and back-of-house functions.



LARGE OPEN ROOMS

PRIVATE OFFICES

FULL KITCHEN

TWO RESTROOMS

STORAGE

Floor plan is for marketing reference only. Measurements are deemed highly reliable but are not guaranteed. Not to scale.

Polished, functional and ready to work



A rare amount of usable outdoor space

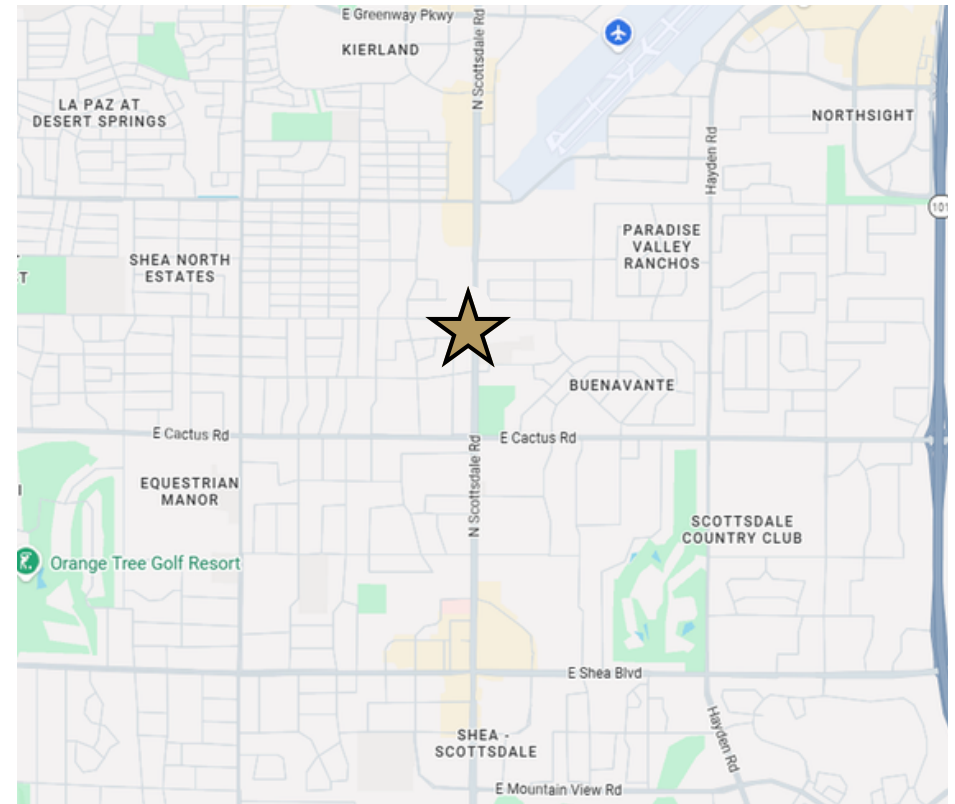
The enclosed gravel parking area provides covered structures offering 12 shaded parking spot, while multiple access points connect the site to the building's front and rear areas.



LOCATION

Scottsdale Road presence near Cactus Road

The property sits along one of the Valley's best-known north-south commercial corridors, with practical connections to established Scottsdale and Phoenix neighborhoods, employment centers and regional freeway access.



ADDRESS AT A GLANCE

12826 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

33.6028314, -111.9263126

+/- 0.60 ACRE SITE

FREESTANDING



CORRIDOR CONNECTIONS

- **CACTUS ROAD**
Immediate east-west connection
- **SHEA + THUNDERBIRD**
Nearby commercial corridors
- **LOOP 101**
Regional access via the east Valley
- **KIERLAND + QUARTER**
North Scottsdale retail and business district

VIEW ADDITIONAL PHOTOS



SCHEDULE A TOUR

See how the property can work for your business.



NICHOLAS SKOGEN

VP Sales & Leasing

602-750-6986

nicholas@mhgcommercial.com



AARON DUTCHER

Commercial Director

480-797-8369

aaron@mhgcommercial.com

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.

MHG COMMERCIAL | BROKERED BY MY HOME GROUP

1702 E McNair Drive, Tempe, AZ 85283 | mhgcommercial.com

