

FOR LEASE

SCOTTSDALE AIRPARK OFFICE/FLEX SPACE

15207 N. 75TH STREET | SCOTTSDALE, AZ 85260



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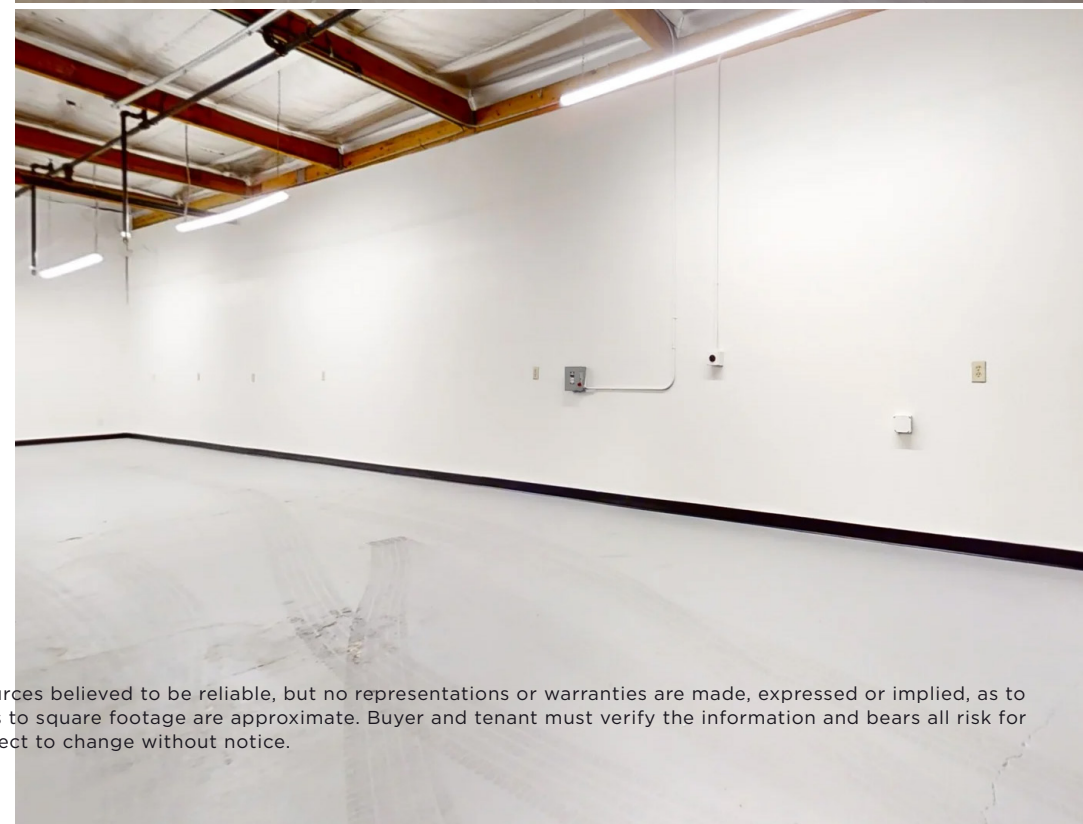
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PROPERTY DETAILS

LEASE RATE	\$1.87/SF MG
AVAILABILITY <small>CLICK SUITE TO VIEW FLOOR PLAN</small>	Suite 108: ±2,160 SF BRAND NEW SPEC SUITE
BUILDING SIZE	±20,501 SF
LOT SIZE	±1.29 AC
ZONING	I-P
PARKING	40 Surface, 10 Covered

PROPERTY HIGHLIGHTS

- Prime Scottsdale Airpark location
- Upscale Garden Office/Warehouse Suite
- Renovated, move-in ready space
- 100% AC Warehouse
- Ease of access with 2 points of ingress/egress for full drive around entry and exiting.
- Minutes from Scottsdale Quarter, Kierland Commons, Scottsdale Promenade, and Scottsdale Airpark.



PROPERTY PHOTOS



LOCATION OVERVIEW

TPC SCOTTSDALE

LOOP 101

SITE

SCOTTSDALE AIRPORT

KIERLAND COMMONS

PROMENADE

SCOTTSDALE QUARTER

WAL-MART SUPERCENTER

SCOTTSDALE TOWNE SQUARE

THE **PROMENADE** SCOTTSDALE

SCOTTSDALE QUARTER®


KIERLAND
COMMONS

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	6,903	80,486	205,264
2029	7,954	88,328	224,647



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,470	36,973	92,003
2029	4,014	40,710	100,984



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$163,880	\$132,071	\$136,725



EMPLOYMENT

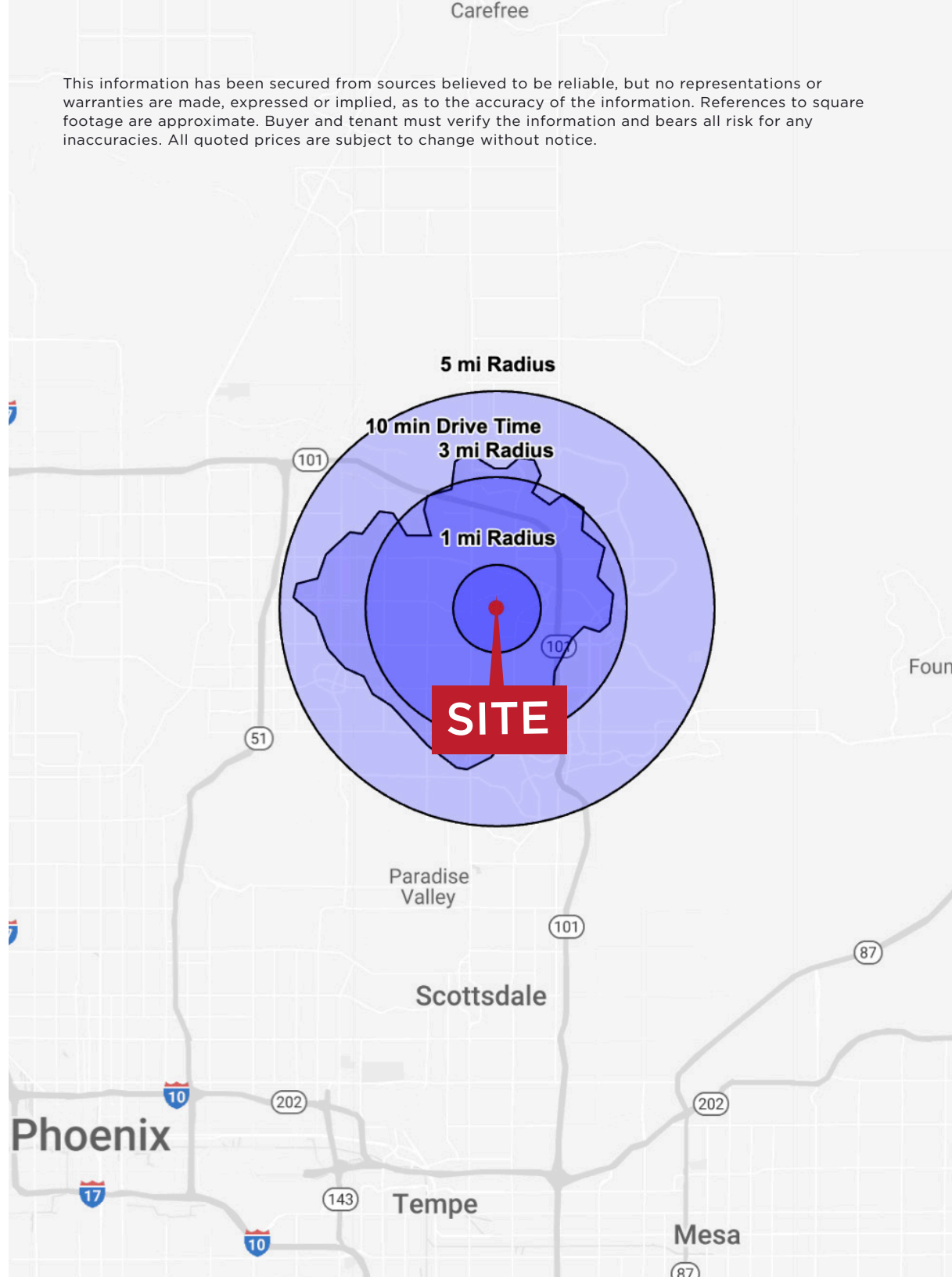
	1 MILE	3 MILES	5 MILES
2024	30,628	104,147	184,952



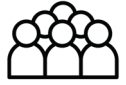
BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	3,324	10,161	20,548

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



SCOTTSDALE CITY OVERVIEW



250K +
TOTAL POPULATION



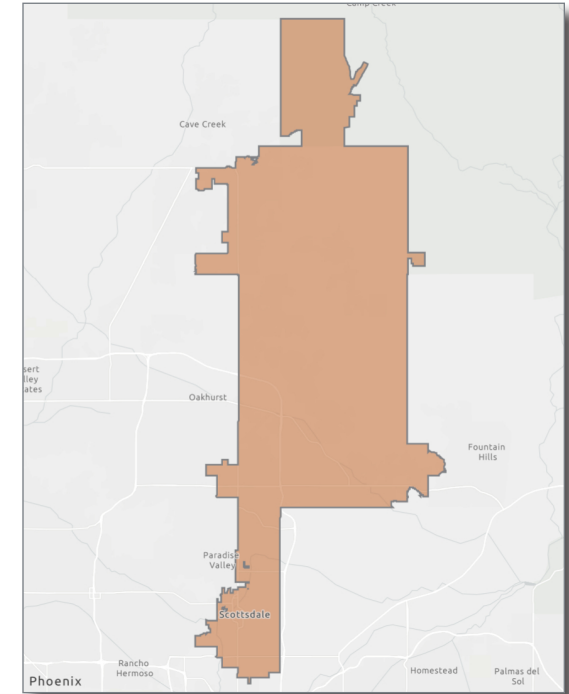
\$168K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE CITY AT A GLANCE

Scottsdale's top 5 largest employers include HonorHealth, General Dynamics, Vanguard, City of Scottsdale, and CVS Health with approximately 18,000 employees combined. Scottsdale has endless recreational activities for its residents and visitors that include pristine golf courses and resorts, upscale dining, gorgeous hiking trails, horseback riding, museums, and more.



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