

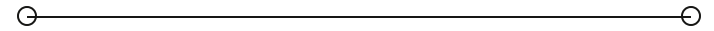


FOR LEASE - EXECUTIVE OFFICE

Morgan Trail Office Complex

8075 E MORGAN TRAIL

Scottsdale, AZ 85258



PRESENTED BY:

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$600 Monthly Full Service (Excludes Janitorial)
BUILDING SIZE:	±8,383 SF
AVAILABLE SF:	±175 SF
ZONING:	C-O
MARKET:	Phoenix
SUBMARKET:	Scottsdale

PROPERTY HIGHLIGHTS

- Abated Rent till May 31st 2026
- ±175 SF Available for Lease | Executive Office Space with Shared Common Elements
- Hayden Road Frontage | ±23,253 VPD
- Ideally Located with Accessibility to Loop 101
- Close Proximity to Scottsdale Airpark, Kierland Commons/Scottsdale Quarter, Old Town Scottsdale, and Paradise Valley
- Highly Desirable Scottsdale Demographics

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease Suite 1-G, located at 8075 E Morgan Trail, a garden-style office property located directly off of Hayden Rd in Central Scottsdale. Built-out as an Executive office, Suite 1-G is a plug and profit location for any small business. Priced at \$750 a month full service and providing shared common amenities and break room this suite is ready for your business to call it home .

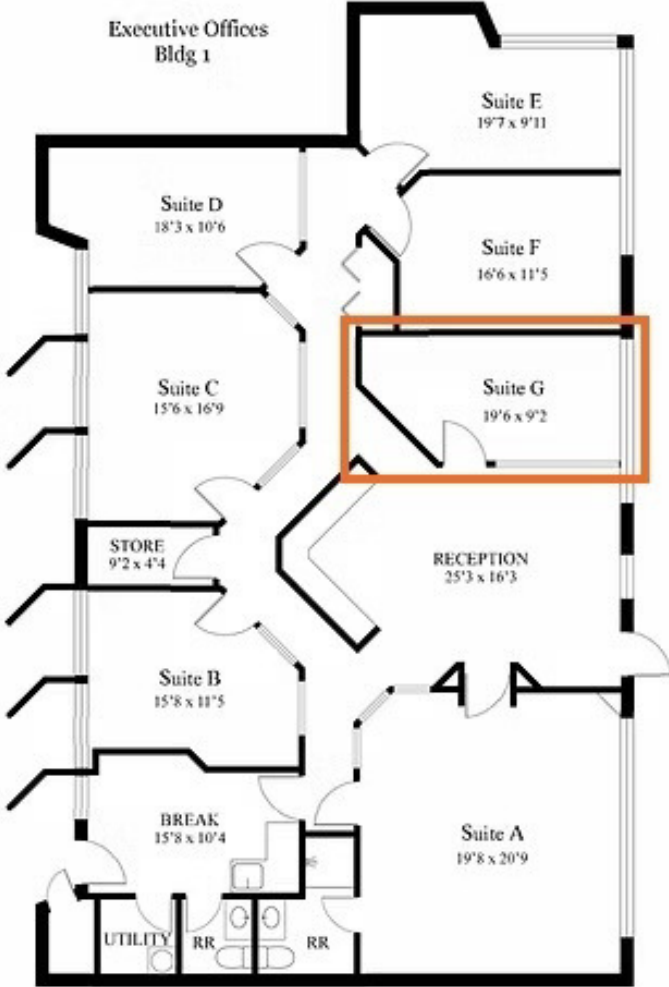
LOCATION DESCRIPTION

Located in the heart of central Scottsdale the subject property is situated between the highly desirable Gainey Ranch and McCormick Ranch subdivisions. The area surrounding the property offers an abundance of retail amenities. In addition to convenient access to multiple shopping centers in the immediate area including the intersections of Shea & Loop 101 and Scottsdale Rd. & Shea Blvd, the subject property is also within close proximity of to all of Scottsdale's major entertainment districts such as Kierland Commons, Scottsdale Quarter, Scottsdale Pavillions, Salt River Fields at Talking Stick, Scottsdale Fashion Square Mall and Old Town Scottsdale.

ADDITIONAL PHOTOS



FLOORPLAN



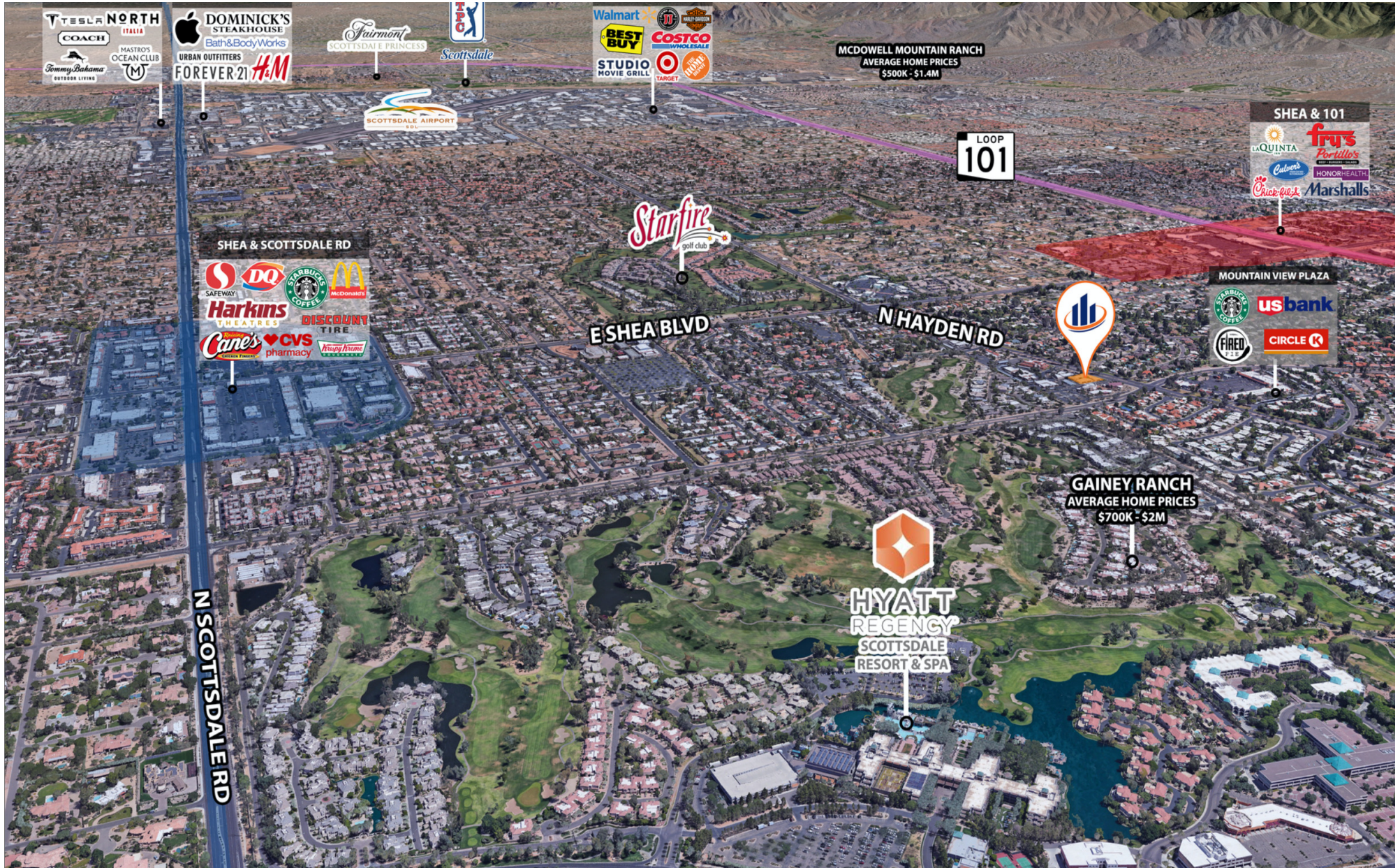
E. MOUNTAIN VIEW RD.

N. HAYDEN RD.

E. MORGAN TRAIL



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,510	29,400	58,726
AVERAGE AGE	53.3	50.5	49.7
AVERAGE AGE (MALE)	54.5	51.6	50.1
AVERAGE AGE (FEMALE)	52.6	50.2	49.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,094	14,446	27,170
# OF PERSONS PER HH	2.1	2.0	2.2
AVERAGE HH INCOME	\$215,889	\$169,351	\$175,197
AVERAGE HOUSE VALUE	\$1,042,473	\$913,007	\$942,127

* Demographic data derived from 2020 ACS - US Census

