



FOR LEASE | OFFICE

# 7300 NORTH VÍA PASEO DEL SUR

Scottsdale, AZ 85258

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[coberealestate.com](http://coberealestate.com)

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# The Groves

7300 North Via Paseo Del Sur Suite 204, Scottsdale, AZ 85258



## PROPERTY SUMMARY

Available SF:	2,593 - 5,215 SF
Lease Rate:	\$38 SF/yr (Full Service)
Building Size:	6,818 SF
Building Class:	A
Traffic Counts:	60,589 VPD within .2 Miles
Cross Streets:	E Indian Bend Rd/N Via Paseo Del Sur
Suite 202B:	6 private offices, large bullpen, copier area, break room, conference room, private balcony, and reception
Suite 204:	4 private offices, bullpen, reception

## VIRTUAL TOUR

## PROPERTY OVERVIEW

With frontage on Hayden Road, these upscale second-floor professional suites in North Scottsdale's premier business district is a rare find. This prestigious location offers excellent visibility in an affluent area, with numerous dining options and retail amenities within walking distance. Enjoy the perks of multiple private offices, professional lobby, and spacious break room.

## PROPERTY HIGHLIGHTS

- Suite 204: 2,593 SF; Suite 202B: 5,215 SF
- Premium North Scottsdale location
- Building amenities include shared restrooms
- Excellent visibility at Scottsdale Rd & Greenway Hayden
- Easy access to upscale dining and retail

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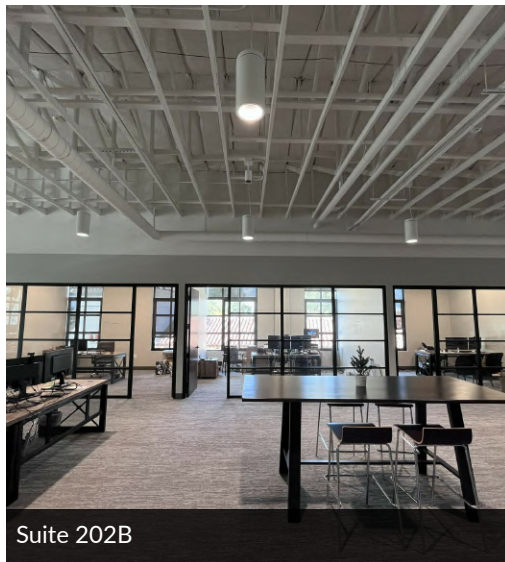
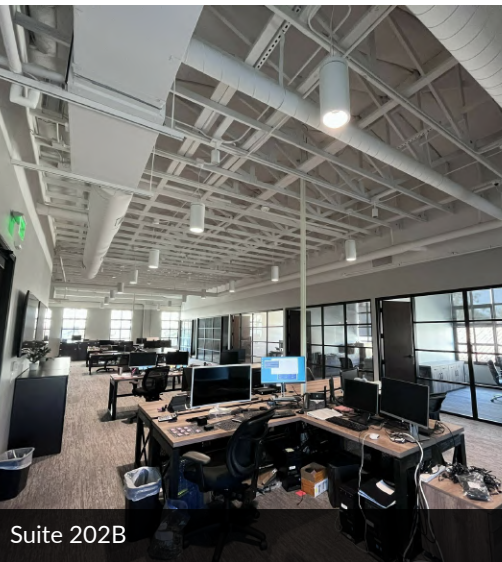
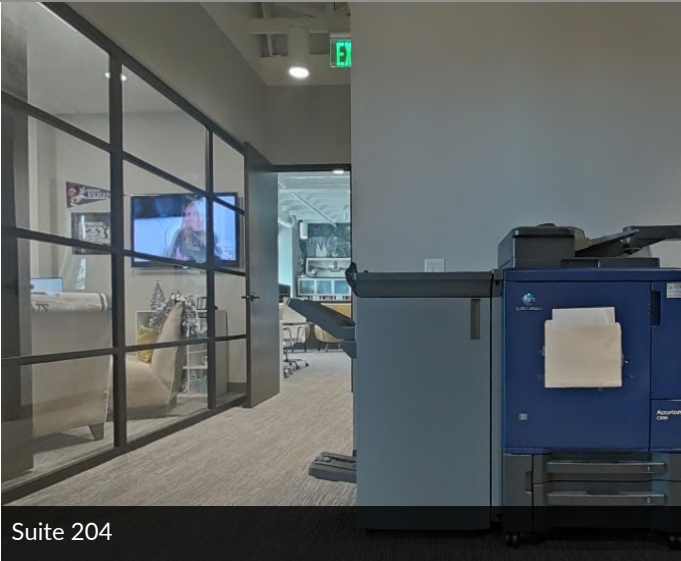
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Landing



Suite 202B Balcony



Suite 202B Private Office



Suite 202B Bullpen



Suite 202B

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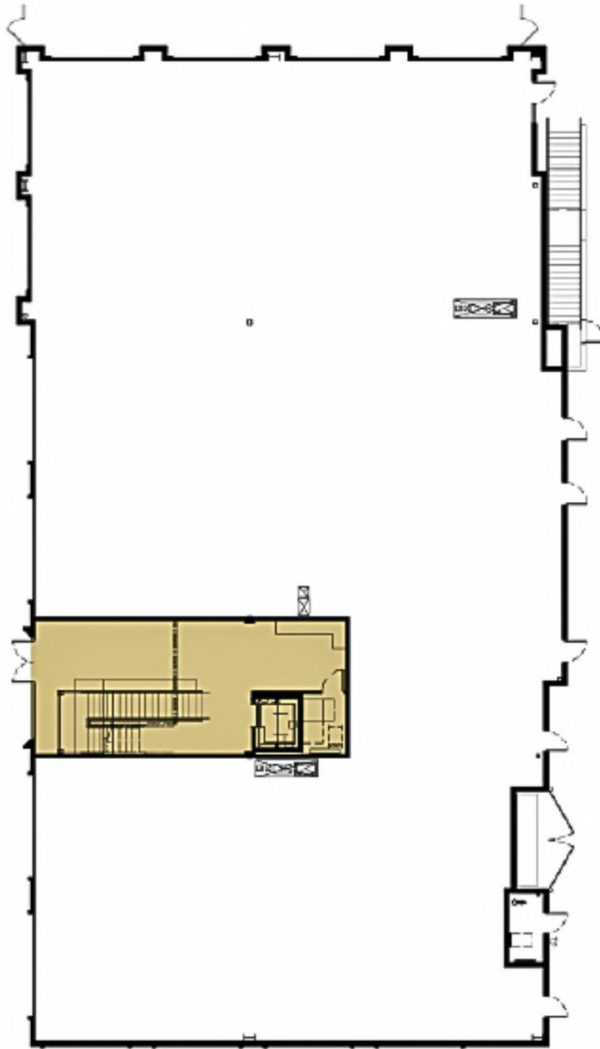
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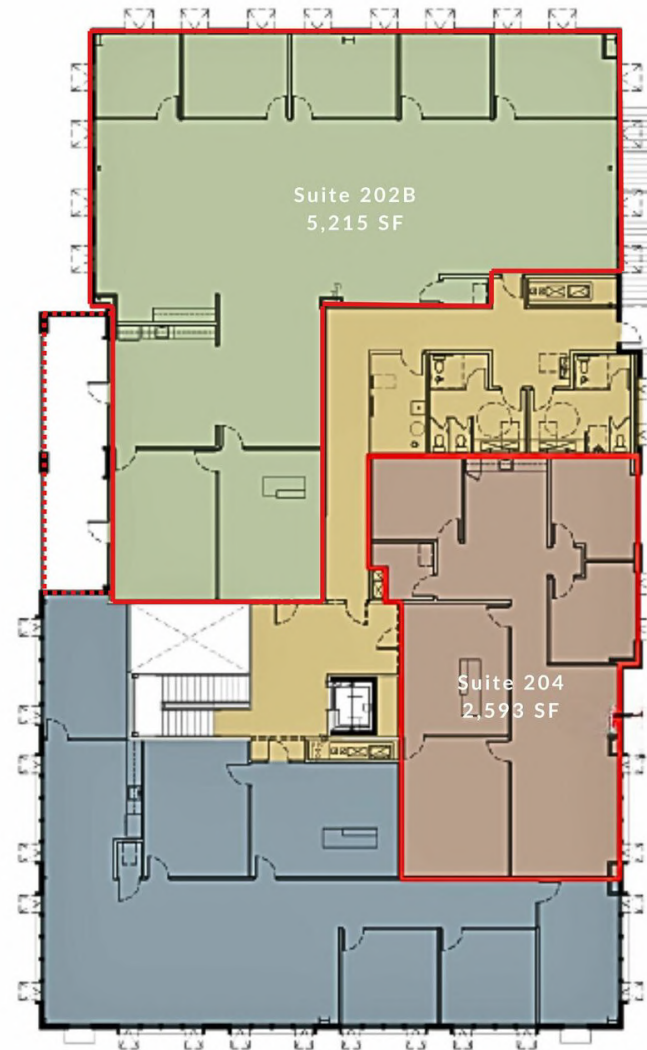
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

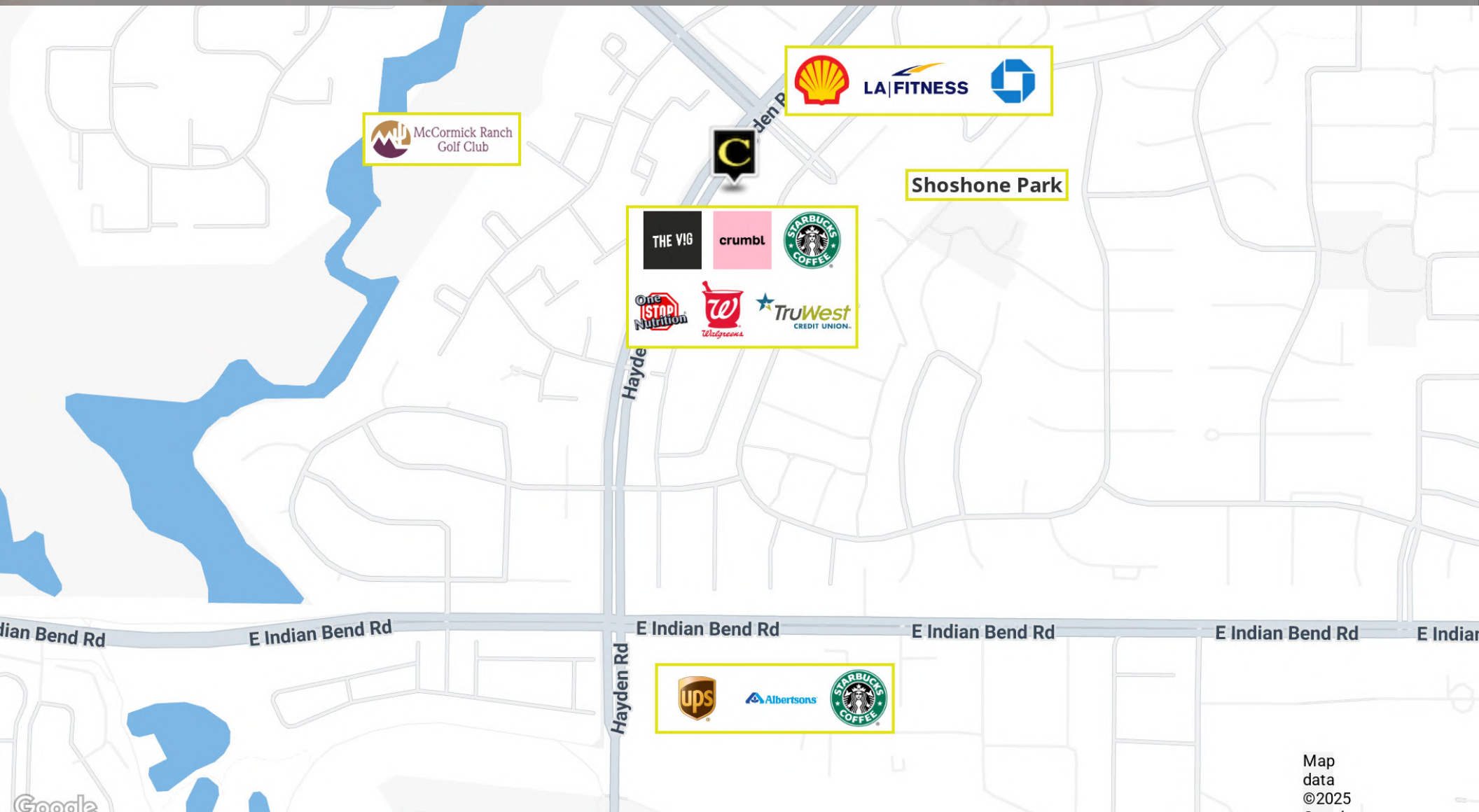
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Map  
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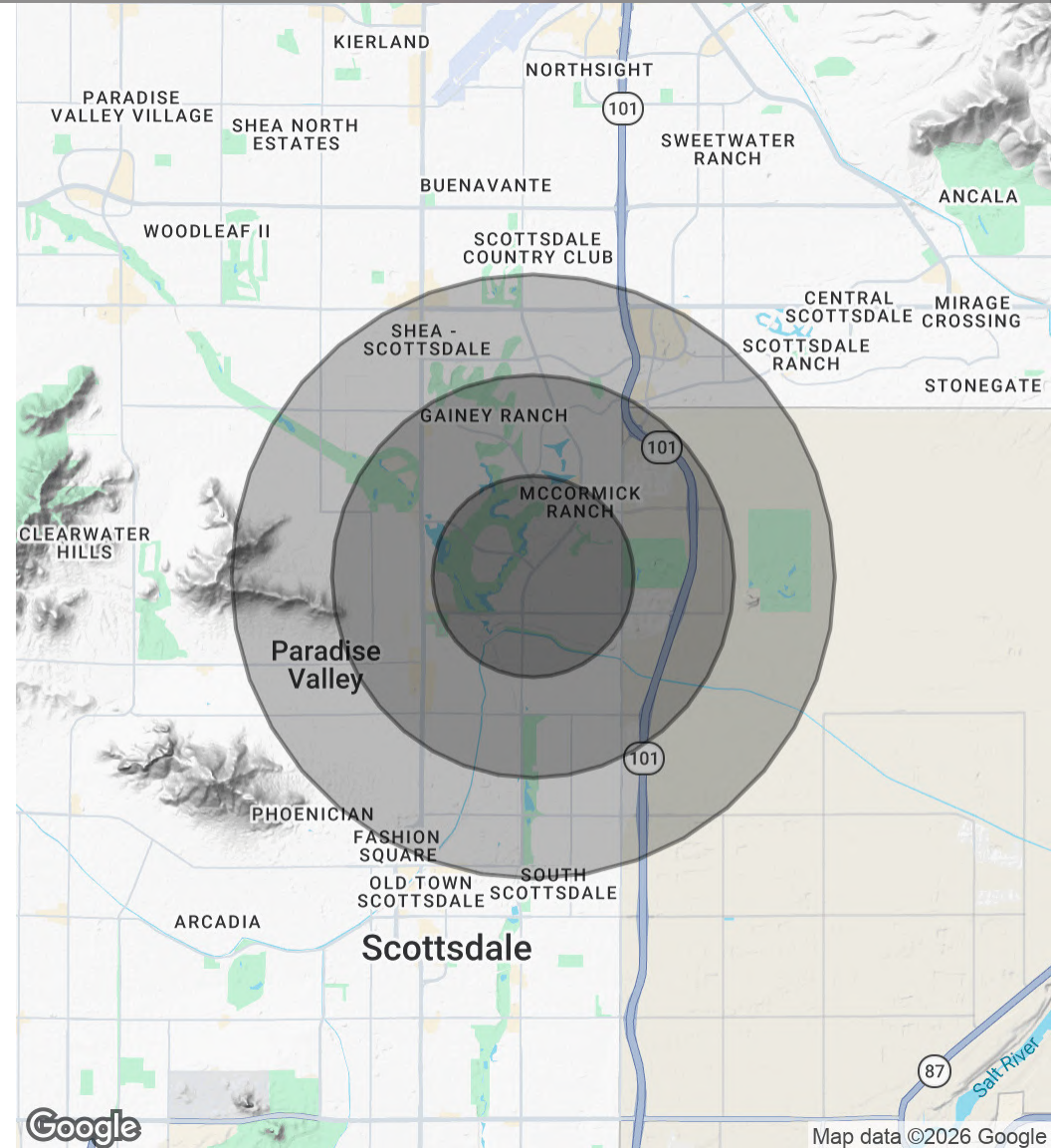
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,950	27,292	56,223
Average Age	52	50	50
Average Age (Male)	51	49	49
Average Age (Female)	53	51	51

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,327	13,815	28,712
# of Persons per HH	1.9	2	2
Average HH Income	\$133,323	\$151,179	\$157,774
Average House Value	\$791,086	\$875,521	\$913,554

2020 American Community Survey (ACS)



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