



# 2nd St Office

6954 E 2nd St | Scottsdale, AZ 85251

## LIVE/WORK OFFICE BUILDING FOR LEASE

*Single-Tenant Opportunity*



**±1,228 SF**  
BUILDING SIZE



**\$34.20 Gross**  
LEASE RATE

Zoning *R5DO*

Parcel *130-11-041*

Layout *Reception, 3 Offices,  
& Break Room*

Occupancy *Tenant Occupied*



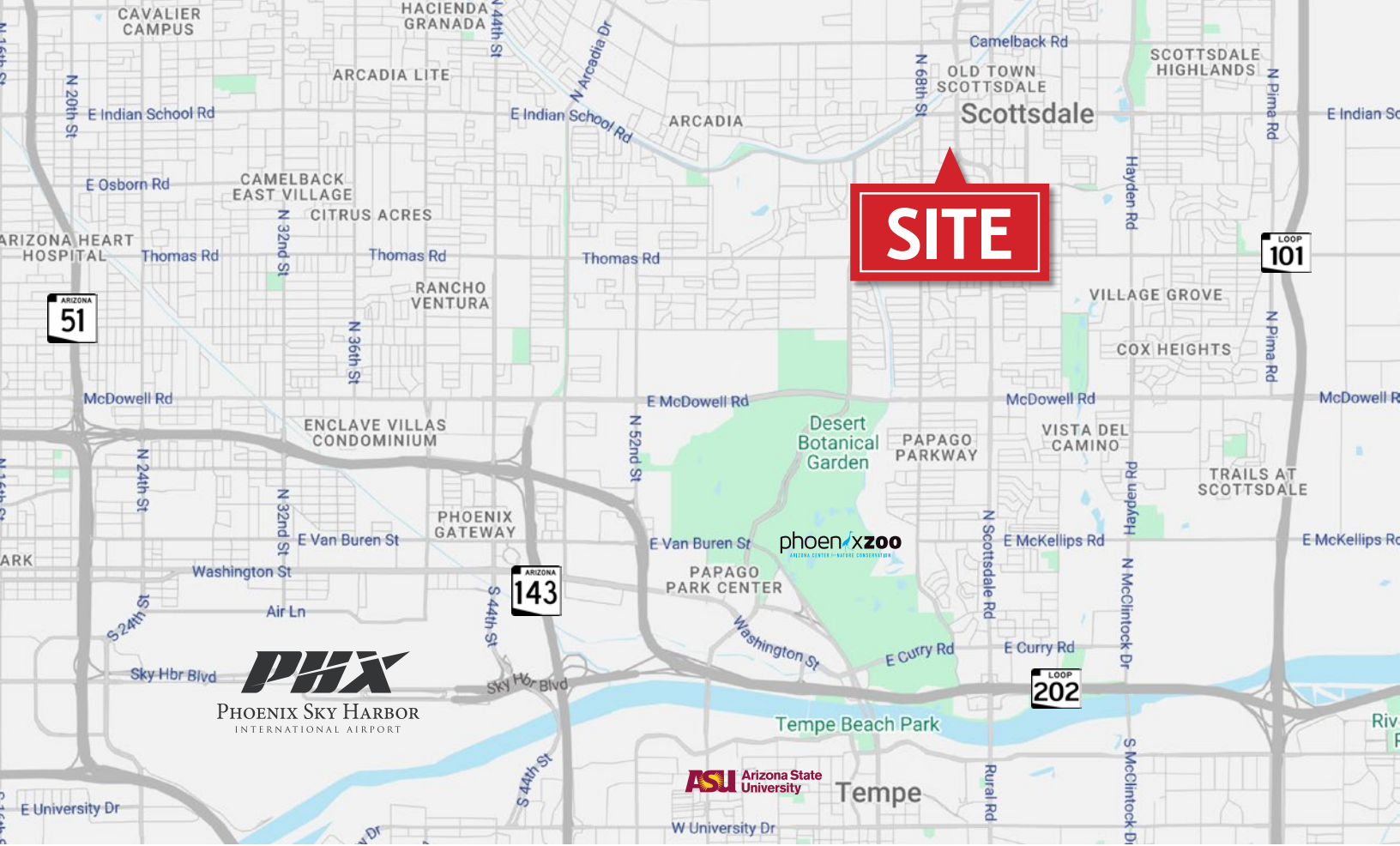
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**Langdon Bridges**  
D 480.966.7322  
M 480.233.9689  
lbridges@cpiaz.com



**COMMERCIAL  
PROPERTIES INC.**  
Locally Owned, Globally Connected.

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



*Situated in the vibrant core of Downtown Scottsdale, this property offers a rare single-tenant opportunity just moments from the Scottsdale Arts District and Main Street. The location provides a quiet, professional setting while remaining within walking distance of the area's renowned cultural hub.*

*This site boasts exceptional connectivity, with immediate access to Goldwater Blvd and Scottsdale Road, and is just minutes from the Loop 101 freeway. Tenants enjoy proximity to world-class amenities, including Scottsdale Fashion Square, the Scottsdale Civic Center, and hundreds of premier dining and retail options, making it an ideal location for client retention and employee lifestyle.*



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