

# FOR LEASE

7114 E STETSON DRIVE  
SUITE 360  
SCOTTSDALE, AZ 85251

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OLD TOWN SCOTTSDALE

CLASS A TROPHY OFFICE

MODERN, HIGH-END FINISHES



**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE SERVICES

**JASON REDDINGTON**  
PARTNER  
jreddington@levrose.com  
480.289.4504

**KERI DAVIES**  
PARTNER  
kdavies@levrose.com  
480.294.6572

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# PROPERTY INFORMATION

LEASE RATE	\$42.50/SF FS
PROPERTY TYPE	Office
AVAILABLE SF	±2,087 SF
BUILDING SIZE	±44,585 SF
ZONING	C-2
PARKING	2 Garage Reserved Included 1 Additional Available at \$75/mo



PROPERTY DETAILS

# PROPERTY HIGHLIGHTS

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- Prime Old Town Scottsdale location surrounded by premier dining, hospitality, retail, and entertainment amenities
- Class A trophy office space with modern, high-end finishes
- Rare wraparound balcony offering indoor-outdoor workspace and entertaining potential
- Prestigious Scottsdale business address in one of the Valley's most desirable submarkets
- Walkable live-work-play environment with exceptional employee amenities
- Immediate access to Scottsdale Road, Camelback Road, and Loop 101
- Strong surrounding demographics and executive presence
- Ideal for creative office, professional services, or boutique headquarters users

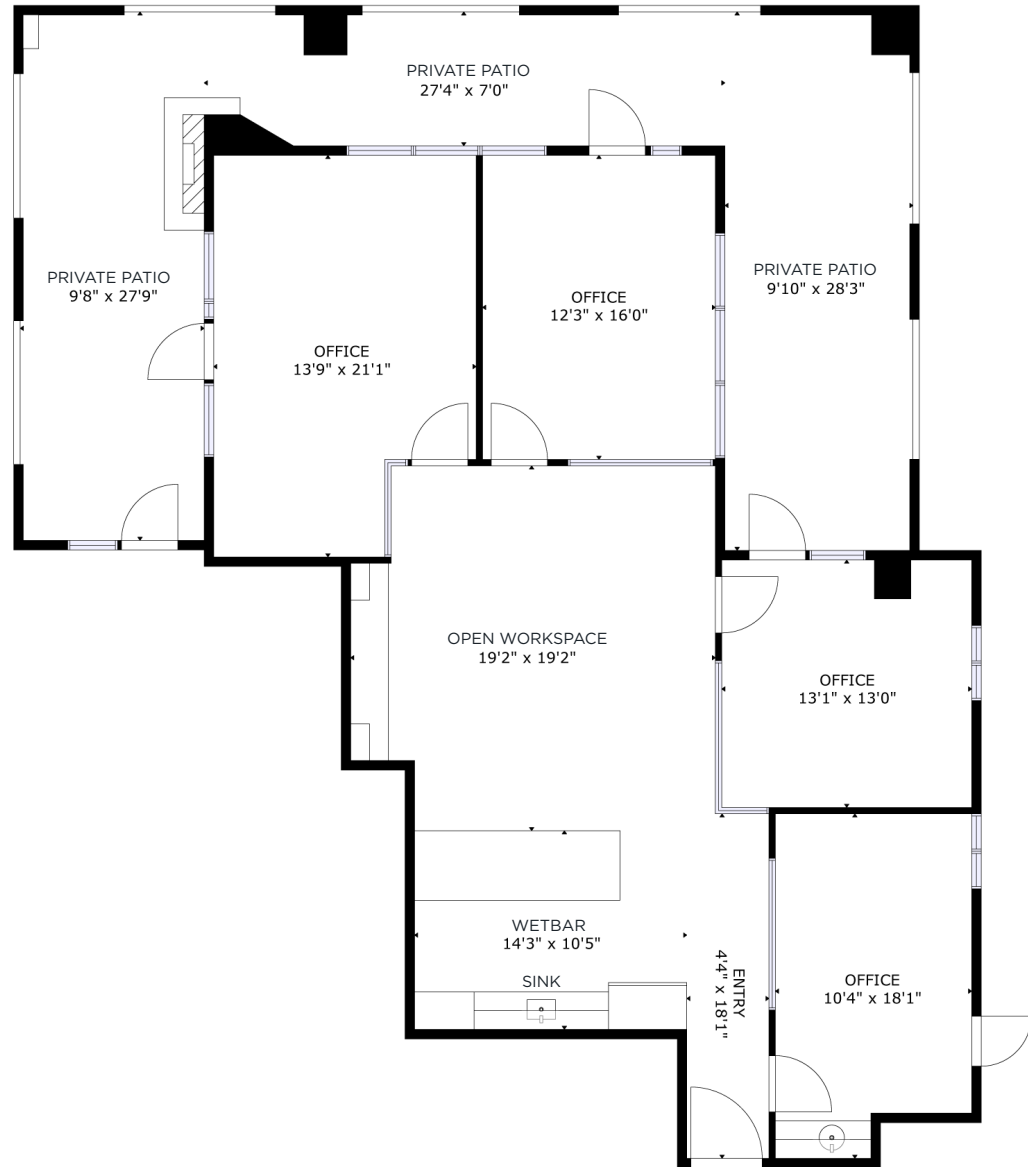


# SUITE 360 FLOOR PLAN

±2,087 SF



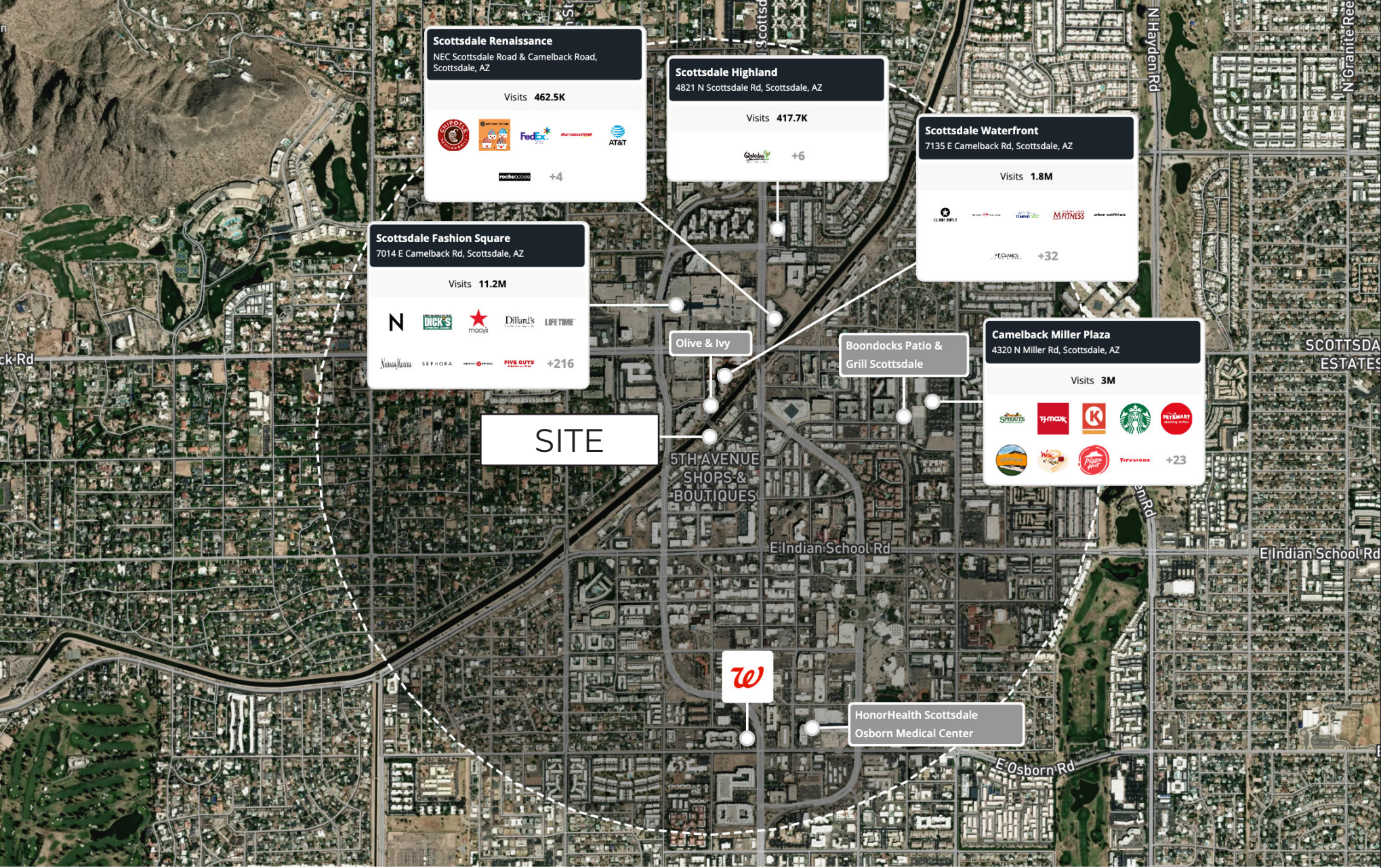
CLICK TO VIEW  
VIRTUAL TOUR



# SUITE PHOTOS



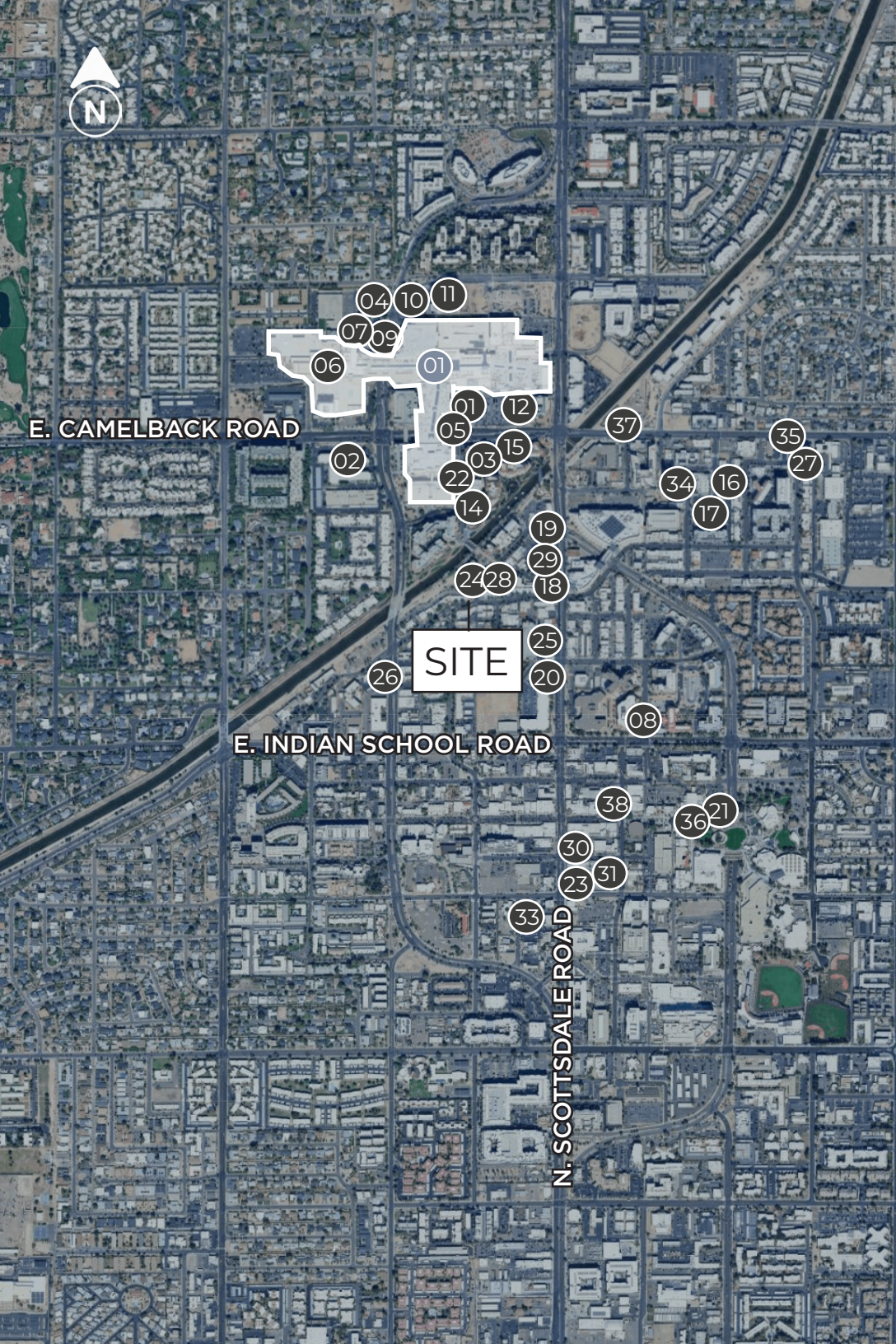
INTERIOR PHOTOS



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# AERIAL OVERVIEW

This property is located within one of the most walkable and dynamic areas of central Scottsdale. The location offers excellent access to nearby restaurants, shops, nightlife, and cultural attractions, making it a highly visible and desirable address in the downtown Scottsdale retail and dining scene.



## SHOP

### 1. Scottsdale Fashion Square

All Saints	Carolina Herrera	IWC Schaffhausen	Prada
ALO	Christian Louboutin	Jimmy Choo	Quay
Apple	David Yurman	Louis Vuitton	Rolex
Balenciaga	Dior	Lulu Lemon	Saint Laurent
Bottega Veneta	Dolce & Gabbana	Marc Jacobs	St John
Breitling	Ferragamo	Montblanc	Tesla
Bulgari	Gucci	Neiman Marcus	Tiffany & Co
Burberry	Hermes	Omega	Versace
Cartier	Hublot	Panerai	Zimmerman



## EAT & DRINK

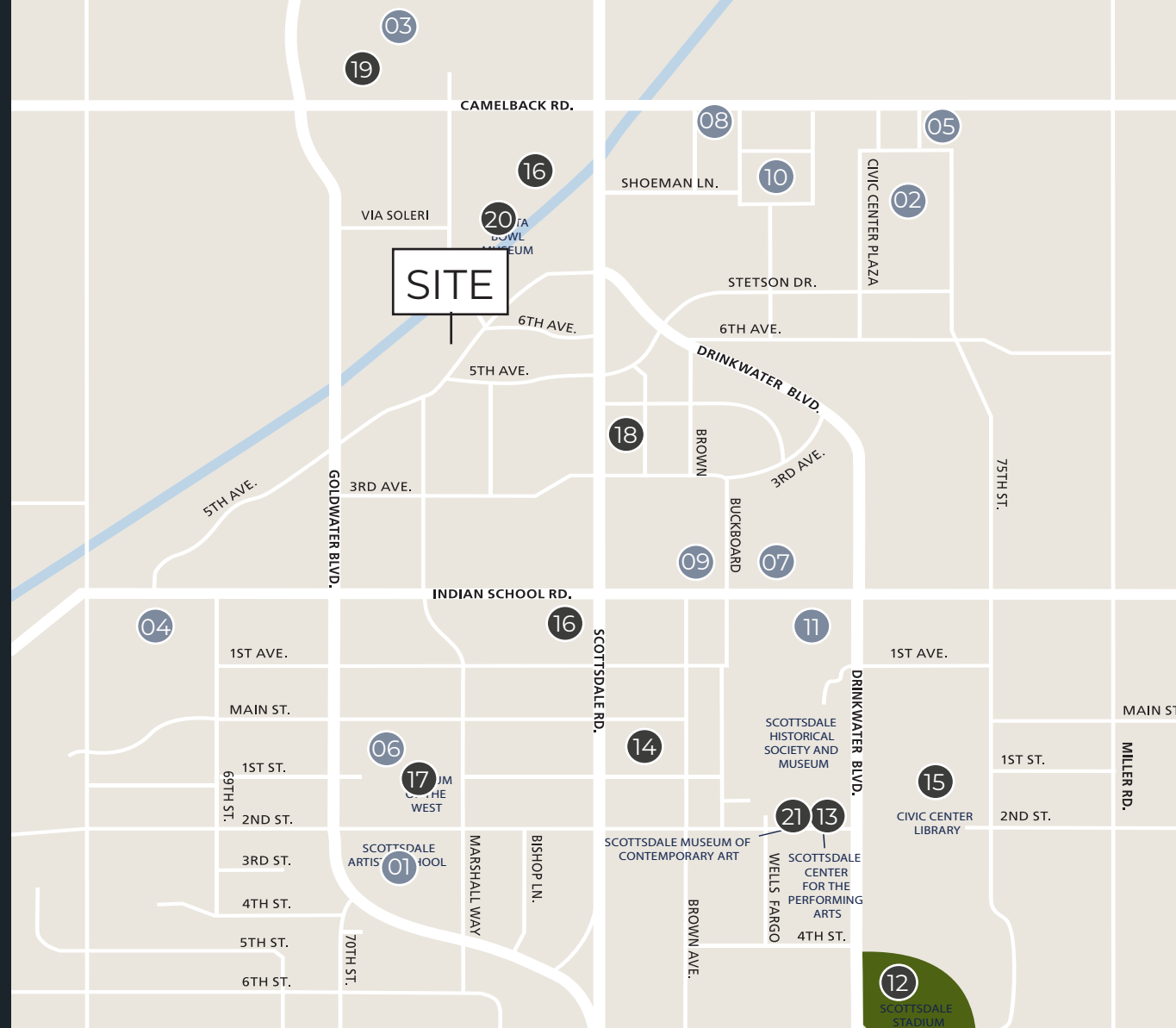
- |                               |                          |
|-------------------------------|--------------------------|
| 1. Elephante                  | 20. Velvet Taco          |
| 2. Mastro's City Hall         | 21. Pinyon               |
| 3. Maple & Ash                | 22. Call Her Martina     |
| 4. Ocean 44                   | 23. STK Steakhouse       |
| 5. Din Tai Fung (Coming Soon) | 24. Barrio Queen         |
| 6. Nobu                       | 25. Bourbon & Bones      |
| 7. Toca Madera                | 26. EVO Old Town         |
| 8. Tommy V's                  | 27. Cala Scottsdale      |
| 9. Francine                   | 28. Citizen Public House |
| 10. Zinque                    | 29. The Montauk          |
| 11. Wolf by Vanderpump        | 30. Uchi                 |
| 12. Moxies                    | 31. STK                  |
| 13. Catch                     | 32. Drake's Hollywood    |
| 14. Olive & Ivy               | 33. Sizzle               |
| 15. Culinary Dropout          | 34. Kauboi               |
| 16. Bottled Blonde            | 35. SHIV                 |
| 17. Estelle                   | 36. AZ88                 |
| 18. Farm & Craft              | 37. Sexy Roman           |
| 19. The Breakfast Club        |                          |

**STAY**

- 1 BeSpoke Inn Scottsdale
- 2 Aloft
- 3 Caesars Republic
- 4 Hotel Valley Ho
- 5 Senna House
- 6 Canopy
- 7 Hilton Garden Inn
- 8 W Scottsdale
- 9 Scottsdale Marriott Old Town
- 10 Maya Hotel
- 11 The Monarch

**PLAY**

- 12 Scottsdale Stadium
- 13 Scottsdale Center for Performing Arts
- 14 Lane Park
- 15 Civic Center Park
- 16 Scottsdale Waterfront
- 17 Western Spirit Museum
- 18 Rancher Hat Bar
- 19 Wonderspaces Arizona
- 20 Fiest Bowl Museum
- 21 Scottsdale Museum Contemporary Art



**LOCATION HIGHLIGHTS**



70 Hotels and  
9,300 Hotel Rooms



More than 600 Restaurants



125 Scottsdale-area  
Golf Courses



11 million people visit  
Scottsdale annually



Close proximity to over  
200+ retail amenities

# OLD TOWN SCOTTSDALE DEVELOPMENT ACTIVITY

## UNDER CONSTRUCTION

### 1) Hazel & Azure - Mixed Use (2026 Delivery)

[View Development Plans](#)

### 2) The Kimsey Project - Mixed Use (2026 Delivery)

[View Development Plans](#)

## PLANNED DEVELOPMENTS

### 3) City Center at Scottsdale Collection - Mixed Use

[View Development Plans](#)

### 4) Southbridge Scottsdale - Mixed Use

Planning in Process

### 5) Artisan Scottsdale - Multi Family

[View Development Plans](#)

### 6) The Miller - Multi Family

[View Development Plans](#)

### 7) SLS - Hotel

[View Development Plans](#)

### 8) Museum Square - Multi Family

[View Development Plans](#)

### 9) Goldwater & Indian School - Mixed Use

Planning in Process





# SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

**243K**   
POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

**\$100,636**   
MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

**+11M**   
ANNUAL VISITORS

In 2025, visitors to Scottsdale generated an annual economic impact of \$3.7 billion through local spending, which directly and indirectly supported over 36,000 jobs in the hospitality industry and related sectors.

**\$540K**   
MEDIAN HOUSING  
VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.

# LEVROSE

COMMERCIAL REAL ESTATE

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WORLDWIDE  
REAL ESTATE SERVICES

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.

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WWW.LEVROSE.COM