

FOR SALE OR LEASE

6613 N SCOTTSDALE RD | SCOTTSDALE, AZ 85250

HIGH VISIBILITY FREESTANDING OFFICE BUILDING



HUNTER CHASSE
PARTNER
hchasse@levrose.com
480.421.8822

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

OFFERING SUMMARY

6613 N. Scottsdale Road is located across the street from one of Arizona most affluent and desirable neighborhoods, Paradise Valley. This ±15,171 SF standalone office building sits within the El Dorado office complex featuring timeless architecture and beautiful landscape. The property offers a flexible layout divided into three individual suites. Suite 101, consisting of ±4,172 SF, and Suite 200, consisting of ±7,516 SF, are available for immediate occupancy by an owner/user, while Suite 100, consisting of ±3,483 SF, is leased to a long-standing Tenant, providing rental income to offset holding costs and support future growth.

This fee-simple property is positioned directly on Scottsdale Road, with exposure to approximately 50,000 cars per day, sporting highly visible building signage to enhance brand recognition. Located in the heart of Scottsdale, the property offers an abundance of high-end retail and dining options in a walkable distance, as well as a quick commute to Old Town Scottsdale, Scottsdale Quarter, Gainey Village, and Talking Stick Pavilions.



Zak Kottler
Partner
480.272.1493
zkottler@levrose.com

Joe Cosgrove
Partner
480.628.4753
jcosgrove@levrose.com

Hunter Chasse
Partner
480.241.8822
hchasse@levrose.com

Billy Cowan
Senior Advisor
480.294.6001
bcowan@levrose.com



TABLE OF CONTENTS

5 Property Profile

- Property Overview
- Property Highlights

7 First Floor

- Floorplan
- interior Photos
- Virtual tour

9 Second Floor

- Floorplan
- interior Photos
- Virtual tour

11 Financials

- Tenant Overview
- Property Expenses

13 Aerial Overview

- Nearby Amenities
- Demographics

PROPERTY OVERVIEW

ASKING PRICE	\$5,250,000 (\$346.05/SF)
LEASE RATE	\$29.50/SF (Full Service)
AVAILABILITY	±4,172 SF (Suite 101) ±7,516 SF (Suite 200)
BUILDING BREAKDOWN	Suite 100 - ±3,483 SF Suite 101 - ±4,172 SF Suite 200 - ±7,516 SF Total SF - ±15,171 SF
LOT SIZE	±1.09 AC (±47,437 SF)
PARCEL NUMBER	174-18-005C
YEAR BUILT	1986
ZONING	C-O, City of Scottsdale (View Zoning Link)
PARKING	±3.49/1,000 SF 22 Covered Spaces
2025 TAXES	\$24,577.01 (\$1.62/SF)



PROPERTY HIGHLIGHTS

- Excellent Owner/User Opportunity with flexible suite configurations and the ability to lease excess space to help offset occupancy costs
- Suite 101 is a Newly constructed Spec Suite perfect for a wide array of businesses
- Opportunity to have Prominent Building Signage Fronting Scottsdale Road
- Effortless Pull Up Parking Throughout the Property

LOCATION HIGHLIGHTS

- Close Proximity to Paradise Valley, One of Arizona's Most Affluent and Desirable Neighborhoods
- Walkable to Countless High-End Retail, Restaurants, and Entertainment
- Located directly between Scottsdale's most prestigious retail and hospitality hubs, Old Town Scottsdale & Kierland/Quarter.
- Directly Across the Street from the Luxurious Ritz Carlton Resort which is an Approximately \$2B Project Currently Under Construction.
[Click Here to View Website](#)

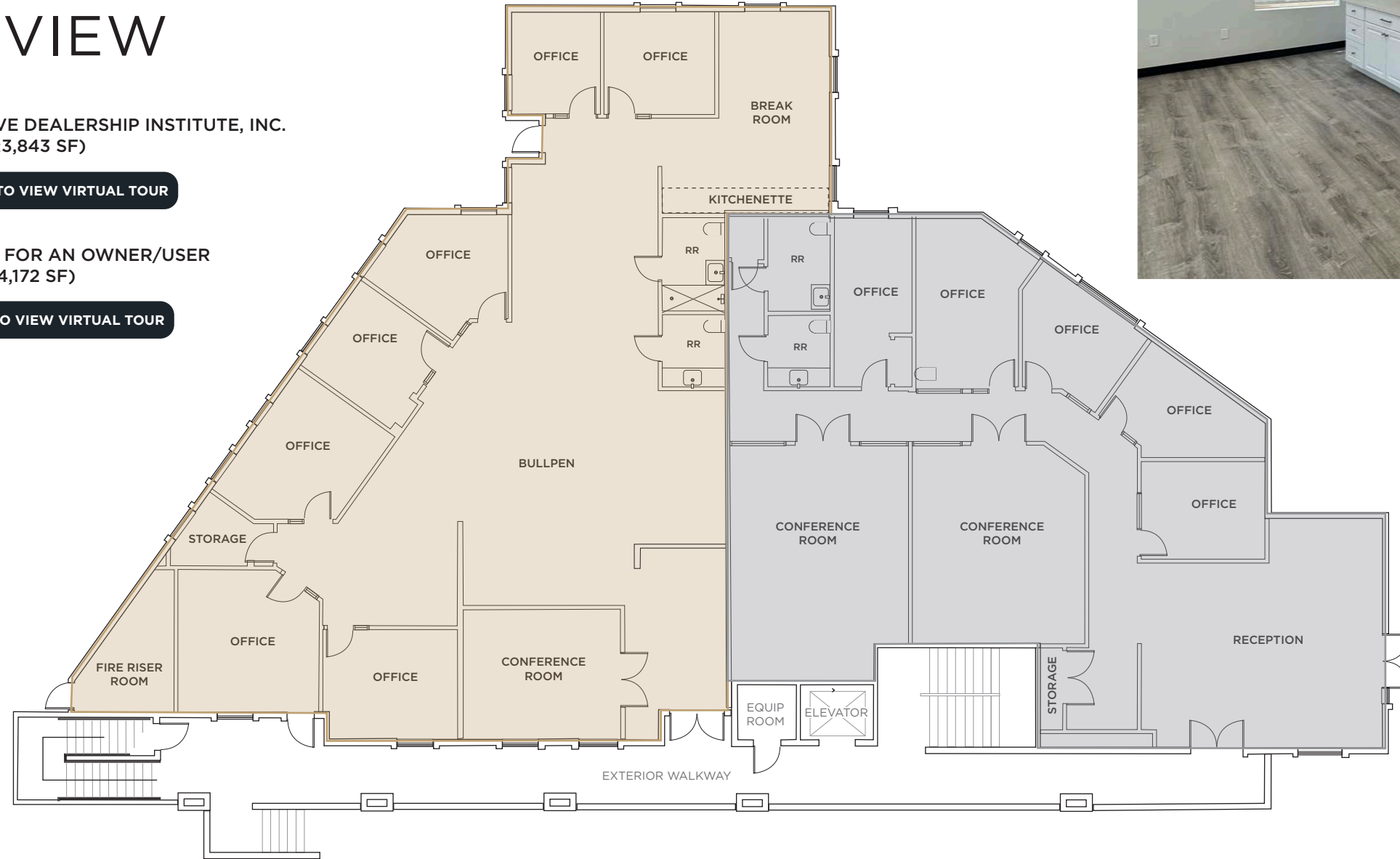
FIRST FLOOR OVERVIEW

 **AUTOMOTIVE DEALERSHIP INSTITUTE, INC.**
Suite 100 (±3,843 SF)

 [CLICK TO VIEW VIRTUAL TOUR](#)

 **AVAILABLE FOR AN OWNER/USER**
Suite 101 (±4,172 SF)

 [CLICK TO VIEW VIRTUAL TOUR](#)



6613 N SCOTTSDALE RD | SCOTTSDALE, AZ 85250

SECOND FLOOR OVERVIEW

AVAILABLE FOR AN OWNER/USER
Suite 200 (±7,516 SF)

[CLICK TO VIEW VIRTUAL TOUR](#)



LEASE SUMMARY

SUITE 100



LEASE SUMMARY	
Tenant Name	Automotive Dealership Institute Inc.
Square Footage	3,483 SF
Lease Type	Full Service
Lease Term	Sixty (60) Months
Extension Commencement Date (3rd Term):	March 1, 2024
Expiration Date	February 28, 2029
Rental Increases	3.00%

RENT SCHEDULE			
LEASE YEARS	ANNUAL RENT	MONTHLY RENT	PRICE PSF
3/1/24 to 2/28/25	\$83,592.00	\$6,966.00	\$24.00
3/1/25 to 2/28/26	\$86,099.76	\$7,174.98	\$24.72
3/1/26 to 2/28/27	\$88,682.76	\$7,390.23	\$25.46
3/1/27 to 2/28/28	\$91,343.28	\$7,611.94	\$26.23
3/1/28 to 2/28/29	\$94,083.48	\$7,840.29	\$27.01



PROPERTY EXPENSES

ESTIMATED OPERATING EXPENSES			
	Annual	Monthly	Per SF
Water/Trash/Sewer/Electric	\$51,645.88	\$4,303.82	\$3.40
Real Estate Taxes (2025)	\$24,962.06	\$2,080.17	\$1.65
Repairs & Maintenance	\$20,407.59	\$1,700.63	\$1.35
Association Dues (2025)	\$11,292.00	\$941.00	\$0.74
Property Insurance	\$6,877.00	\$573.08	\$0.45
Landscaping	\$6,330.00	\$527.50	\$0.42
Fire Safety Security	\$520.00	\$43.33	\$0.03
Total	\$122,034.53	\$10,169.54	\$8.04



DEMOGRAPHICS

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	7,619	71,376	186,743
2030	8,099	75,837	196,961

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	4,169	36,612	89,832
2030	4,429	38,976	94,922

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$139,487	\$140,316	\$137,898

MEDIAN HOME VALUE

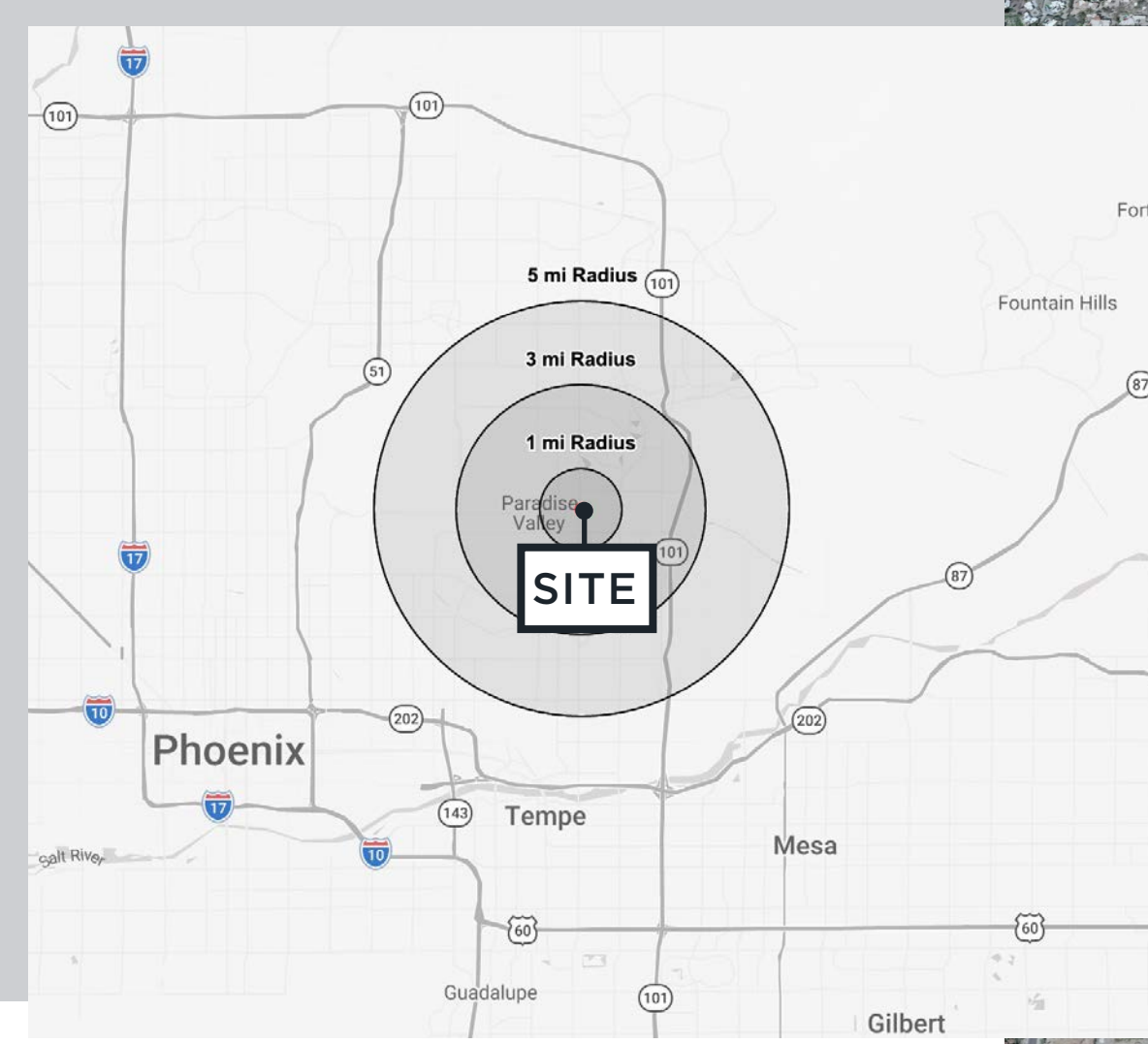
YEAR	1 MILE	3 MILES	5 MILES
2025	\$836,965	\$796,636	\$800,106

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	7,161	64,043	142,655

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	867	7,207	17,190



*2025 Statistics from Costar.com



±10 MINUTES TO
TALKING STICK RESORT

±20 MINUTES TO
PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

±5 MINUTES TO
SCOTTSDALE
Fashion Square

±15 MINUTES TO
OOOQ
SCOTTSDALE
QUARTER

AERIAL OVERVIEW



HUNTER CHASSE
PARTNER

hchasse@levrose.com
480.421.8822

ZAK KOTTLER
PARTNER

zkottler@levrose.com
480.272.1493

JOE COSGROVE
PARTNER

jcosgrove@levrose.com
480.628.4753

BILLY COWAN
SENIOR ADVISOR

bcowan@levrose.com
760.585.5415

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WE'VE MADE
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.