



AVAILABLE IMMEDIATELY

Beautiful North Scottsdale

MODERN ARCHITECTURE OFFICE

FOR LEASE \$28.50FSG

+/- 1233 SF

8600 E Anderson Dr, Suite #250, Scottsdale, AZ 85255

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Modern architecture surrounded by lush landscaping in North Scottsdale. Functional layout with two entries into the suite. North East views from four offices. Large offices provide the option to setup a small conference room. Built in cabinets and server rooms. High speed internet and fiber. Located on the second floor of the Venue 8600 North Scottsdale Corporate Events and Education Center.

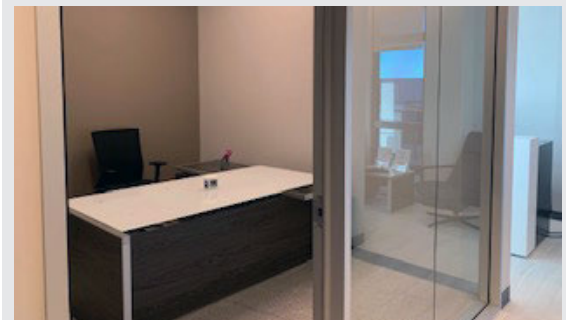
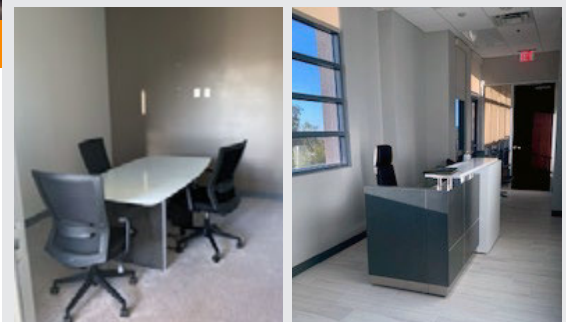
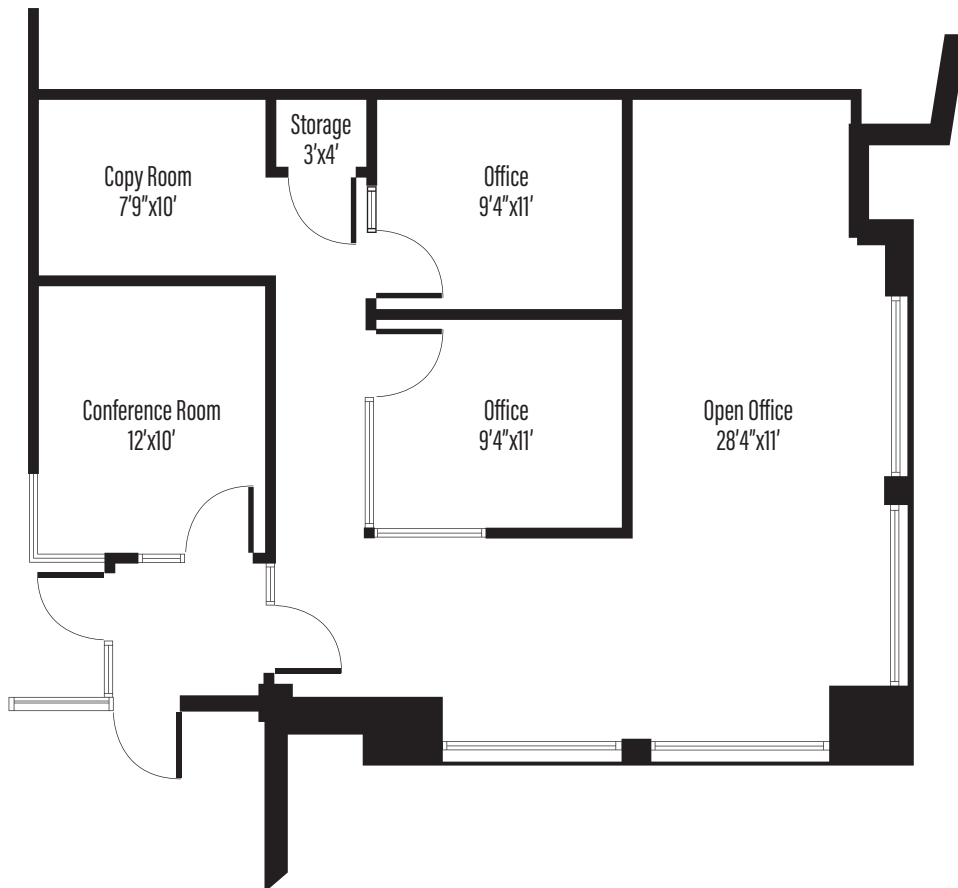
Full-service lease. Including 2 nights of Janitorial per week. Use of the 2nd floor executive boardroom on a first come first serve basis, at no charge 1 day per month, shared kitchen (provide your own supplies) and upstairs south facing patio with views of the mountains.

Beautifully decorated lobby with reception desk and café with a stunning patio offering views of the McDowell Mountains, for individual use or corporate events, holiday parties, small weddings, networking and many other options. For more information on the facilities please visit www.venue8600.com for details.



Property Details

- Suite 250
- Fully Furnished
- Available Immediately
- +/- 1233 SF
- 2 offices
- 6 Cubes / 1 Desk in open Space
- Conference room
- Copy room with storage closet
- 4 covered parking spaces included in the lease. Others available for \$60 per month.
- Within minutes to Hwy 101, restaurants, hotels and golf
- 25 min to Sky Harbor International Airport





- Loop 101 - <5 Minutes
- Scottsdale Airpark aviation center - 5 Minutes
- Sky Harbor Airport - 20 Minutes
- Minutes from restaurants, hotels and retail, Scottsdale Quarter and Kierland Commons



SCOTTSDALE, ARIZONA

DEMOGRAPHICS

Stretching 31 miles from north to south, the Scottsdale area encompasses 184.5 square miles. As one of Arizona's five largest cities, the City of Scottsdale holds a population of more than 262,000.

A key characteristic of the local population is the concentration of middle aged residents, with a median age of 47. The population boasts comparatively high-earnings, with an average household income of \$113,000. Scottsdale is slated to increase by 16,904 people in the next 5 years. 7.0%

ECONOMY/EMPLOYMENT

Scottsdale is one of Arizona's leading job centers. The diverse economy is built on medical research, high-tech innovation, tourism and corporate headquarters. Scottsdale is home to nearly 18,000 businesses, supplying over 150,000 jobs where more than 20% of Arizona corporate headquarters are located.

The Scottsdale Airpark is one of the largest employment centers in Arizona with:

- More than 2,900 businesses
- 51,000 employees
- Over 2 million SF of commercial space

The Loop 101 Corridor offers access to a workforce of nearly half a million within a 30-minute commute and transportation links include a world-class municipal aviation airport. Prestigious business headquarters locations in the western United States include GoDaddy, Taser, JDA Software, Magellan Health, Nautilus Insurance, Quicken Loans, and regional operations for CVS Health and Vanguard.

The "Cure Corridor" boasts the city's health care and



biotech industry clusters. These medical leaders focus on innovative research and treatments that place Scottsdale at the forefront of a number of medical breakthroughs. The City of Scottsdale is home to:

- 13% of all Metro area bio-life sciences employment
- Mayo Clinic
- Honor Health to name a few

Old Town Scottsdale is home to corporate users include YELP, McKesson and Weebly. Technology companies and young professionals value the area because it provides a mix of:

- Specialty retail
- Art galleries
- Dining to suit every taste
- Legendary nightlife
- Public art and cultural attractions

ASU Scottsdale's Innovation Center, SkySong, sports a global business community linking technology, research, education and entrepreneurship. This 42-acre mixed-use development will eventually house 1.2 million square feet of commercial space with on-site luxury residential apartments and retail/restaurant offerings.

COMMUTE/TRANSPORTATION

- Scottsdale is accessible by two freeways, Loop 101 and Loop 202.
- Valley Metro operates express bus routes as well as local bus routes.
- A free trolley serves the Scottsdale community.
- Scooters and bikes are readily available for rent.

Scottsdale is near:

- The heart of the Greater Phoenix metropolitan area.
- Minutes from Sky Harbor International Airport, offering easy access to more than 80 domestic locations and 21 international destinations.
- Close to California, Texas and Mexico, Scottsdale is a strategic location to a massive customer base within a few hours of travel.



Scottsdale Future Growth

	2021	2026	Growth
Population	198,694	212,248	+6.82%
Households	86,048	91,700	+6.57%

SCOTTSDALE DEMOGRAPHICS



198,694

**2021 Population
within 5-Miles**



\$131,116

**Avg. Household Income
within 5-Miles**



\$487,090

**Avg. Home Value
within 5-Miles**

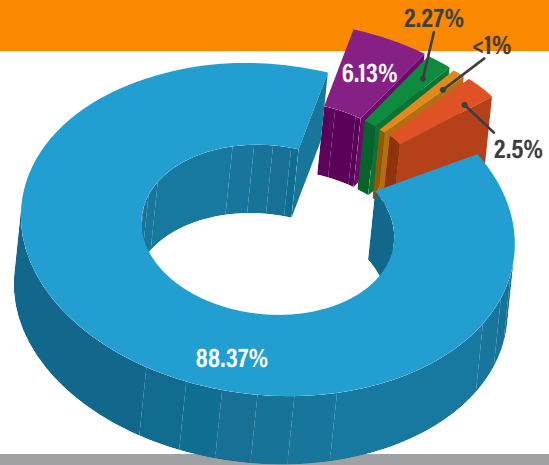
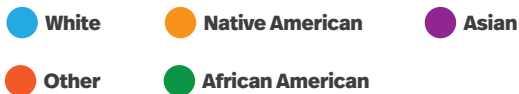


42.7 Years

**Average Age
within 5-Miles**

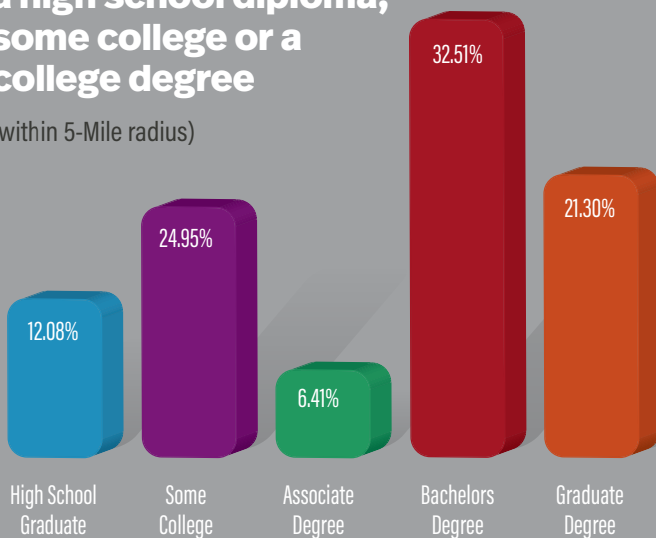
Scottsdale Population by Race

(within 5-Mile radius)



**Over 85% of residents have
a high school diploma,
some college or a
college degree**

(within 5-Mile radius)



2021 Scottsdale Household Income

(within 1-Mile radius)

	% of Income
<\$50K	15.48%
\$50-100K	33.44%
\$100K-150K	20.12%
\$125K-200K+	31.06%

ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 30 years of experience, we ensure a premier standard of service in the Phoenix metroplex and surrounding areas.

Davis Commercial has closed more than \$140M in client transactions. Active in Phoenix, Chandler, Tempe, Scottsdale, and surrounding areas, we know the unique commercial real estate climate of Arizona and how to help our customers receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Formerly known as Andrea Davis CRE, Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose breadth of knowledge spans through every aspect of commercial real estate. Acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list, as well as recognized by commercial influencers on social media, Davis is respected in the realtor community as an innovative thought leader. Andrea has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpleASEity™ neutralizes fears of business owners and equips them with much-needed knowledge when leasing office or retail space, and Simply Own It, the American Dream equips readers with tools and confidence when purchasing property.

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