



1111 N Scottsdale Rd, Suite 230, Scottsdale, AZ 85254

OFFICE FOR SALE OR LEASE

**Move in ready office
in the heart of Scottsdale.**

Sale: \$800,000 | Lease: \$24 NNN SF annually
+/- 1,800 SF

Andrea Davis, CCIM

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Alex Warner

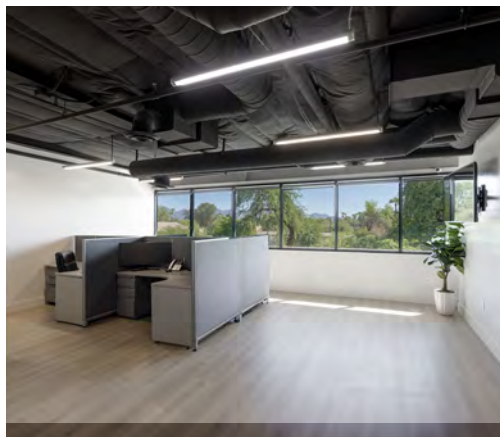
📞 586.707.6009

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Property Overview

- Move-in ready modern office
- Furnishings included through the lease term; negotiable for sale
- 3-4 private offices, conference area, stunning breakroom, open workspace (5+ cubicles), interior ADA bathroom, storage area
- Newly hardwired wifi, state of the art security system, and brand new phone system
- Beautiful McDowell Mountains views
- Tenant synergy
- Parking ratio: 5.22/1000
- Parking: 2 reserved covered parking spaces
- Property taxes: \$276.00 Monthly
- HOA Fees: \$367.00 Monthly
- Monthly NNN's: +/- \$4.50 SF (property tax, HOA fee, & Insurance)

Move-in ready modern office

This general office suite is a modern, move-in ready office boasting private offices, a 6-8 person conference room, open workspace for 5-8, and a breakroom designed to impress clients. Enjoy panoramic McDowell Mountain views, tenant synergy, and 2 reserved covered spaces. This space is ready to fit your vision from day one.

Community Overview

- Prime location in Scottsdale!
- Walking distance to over 100 different restaurants and retail attractions
- Located off Shea & Scottsdale Rd, high traffic, easy access
- 1.5 miles from the Loop 101
- Near Scottsdale Airport, Kierland Commons, and Scottsdale Quarter



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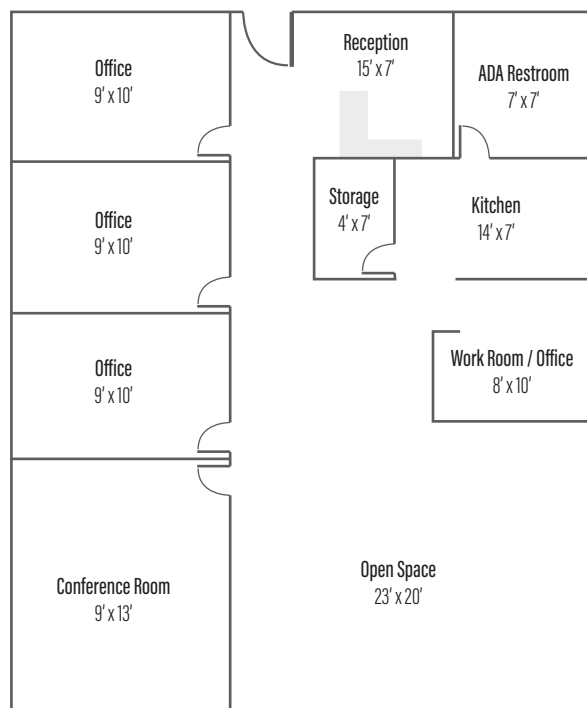
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LOCATION. LOCATION. LOCATION.



FLOOR PLAN - Suite 230: +/- 1,800 SF



Floor Plan is not to scale



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SCOTTSDALE AREA DETAILS



152,895

Population



\$700,099

Median Home
Price



9.75%

Population Growth
(2024-2029)



\$108,894

Median Household
Income



48.6

Median Age



70,322

Number of
Households



480.435.9777

www.DavisCREAZ.com

8160 E. Butherus Dr., Suite 2
Scottsdale, AZ 85260

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients 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.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreaz.com.



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www.200orphanagesworldwide.org



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