



8160 E. Butherus Dr, Suite 8, Scottsdale, AZ 85260

Office Condo for SALE

in Prime Scottsdale Airpark Location

Sale Price: \$799,000 (\$392 SF)
+/-2,040 SF

Andrea Davis, CCIM

📞 480.225.0838

✉️ Andrea@DavisCREAZ.com

Alex Warner

📞 586.707.6009

✉️ Alex@DavisCREAZ.com

Mikella Davis

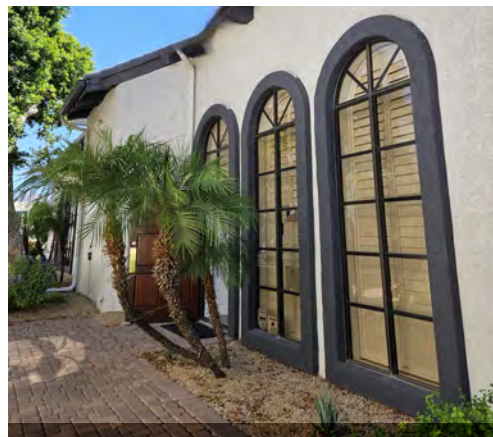
📞 480.937.6185

✉️ Mikella@DavisCREAZ.com



Property Highlights

- Unique tri-plex office condo
- Potentially 5+ Private offices, conference area, breakroom, open workspace, private patio, interior bathroom, storage area
- Tenant synergy
- Parking ratio 5/1000
- Parking: 2 reserved covered parking spaces
- HOA fees = \$575/ month
- Property Tax 2025 = \$3,105 annually



Tour a unique tri-plex office condo offering flexibility and function. This is a unique opportunity to design your dream office in a pristine setting. The space can accommodate private offices, and/or an open office format. From ultra-modern to contemporary to cozy Tuscan warmth — your imagination defines the space. Enjoy strong tenant synergy, and a generous parking ratio of 5/1,000 (including 2 reserved covered spaces). This hidden gem is in a prime Scottsdale location off of Raintree Rd and the Loop 101. Easy access to over 100 restaurants and retail attractions, with Scottsdale Airport, Kierland Commons, and Scottsdale Quarter just minutes away.

Community Overview

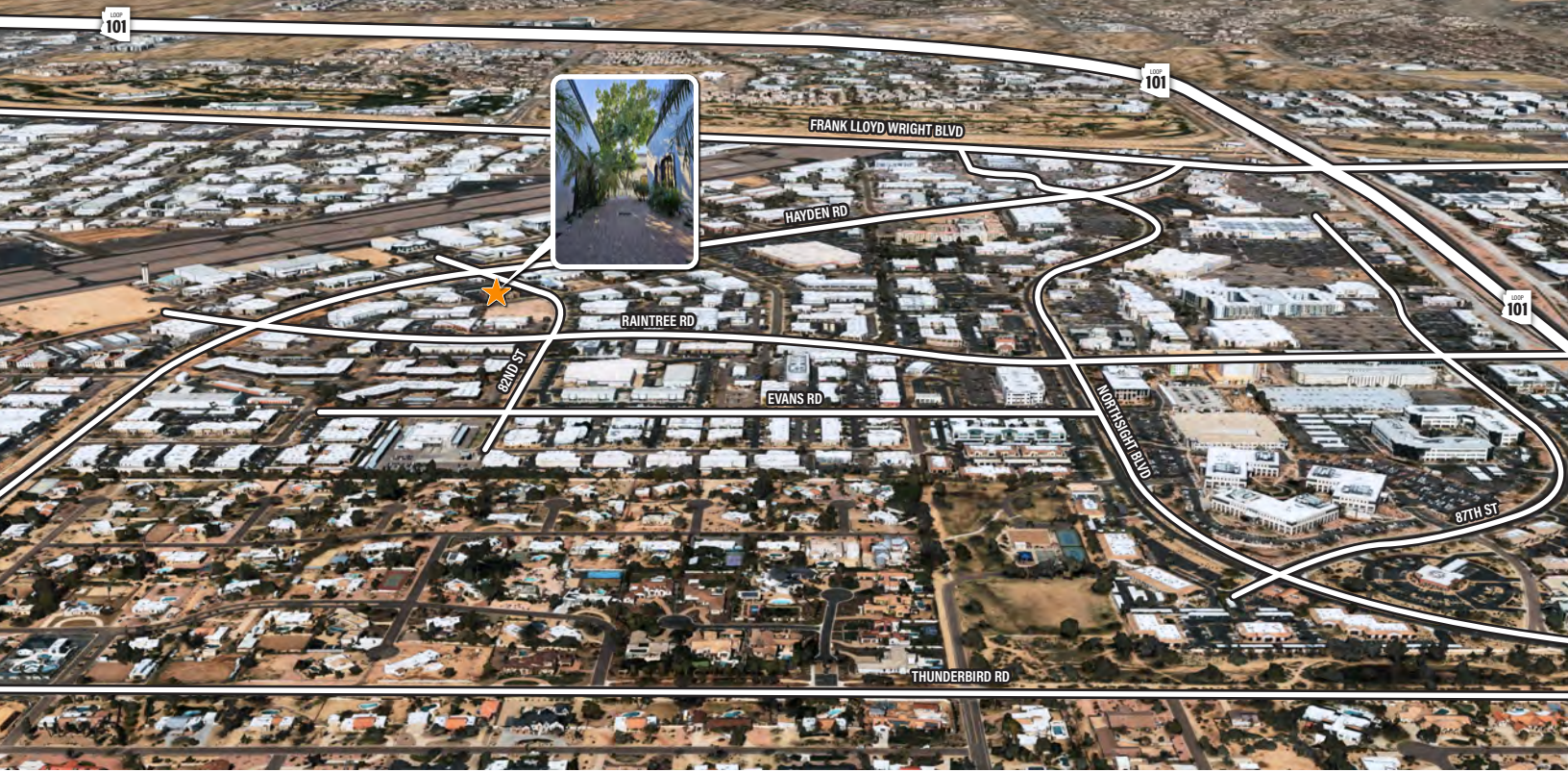
- Prime location in Scottsdale!
- Close proximity to over 100 different restaurants and retail attractions
- Located off Raintree Rd and the Loop 101, high traffic, easy access
- 1.5 miles from the Loop 101
- Near Scottsdale Airport, Kierland Commons, and Scottsdale Quarter



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480.435.9777

www.DavisCREAZ.com

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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.

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