



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

# Office Condo for SALE

## in Prime Scottsdale Airpark Location

**Priced to Sell: \$625,000 (\$306 SF)**

+/-2,040 SF

**Andrea Davis, CCIM**

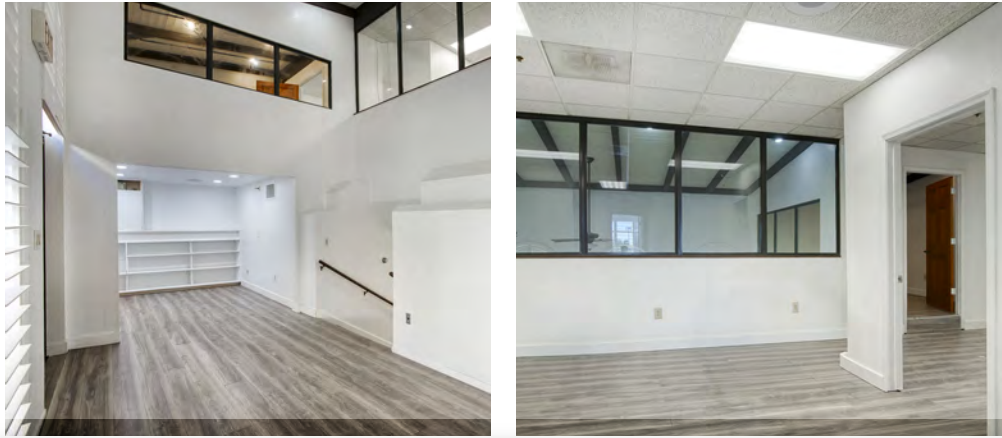
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## Property Highlights

- Unique tri-plex office condo
- Tenant synergy
- Parking ratio 5/1000
- Parking: 2 reserved covered parking spaces
- HOA fees = \$575/ month
- Property Tax 2025 = \$3,105 annually
- Lush landscaping
- Well maintained condo complex
- Must be seen
- Potential uses: law firm, financial planner, CPA, marketing & creative agencies, architect, engineering, consulting firm, med spa, real estate company, Title company, tech startups, aviation ...

Discover a rare tri-plex office condo opportunity at 8160 E Butherus — where flexibility, sophistication, and Scottsdale prestige converge.

Create a workspace that reflects your vision, whether sleek and modern, contemporary, or warm Tuscan-inspired. The versatile layout can accommodate executive offices, collaborative open workspace, or a hybrid design tailored to your business.

Located in a pristine office setting with strong tenant synergy, the property offers an excellent parking ratio of 5/1,000, including two reserved covered spaces. Ideally situated near Loop 101 and Raintree Road, this hidden gem provides quick access to over 100 restaurants, retail destinations, and executive amenities, just minutes from Scottsdale Airport, Kierland Commons, and Scottsdale Quarter.

## Community Overview

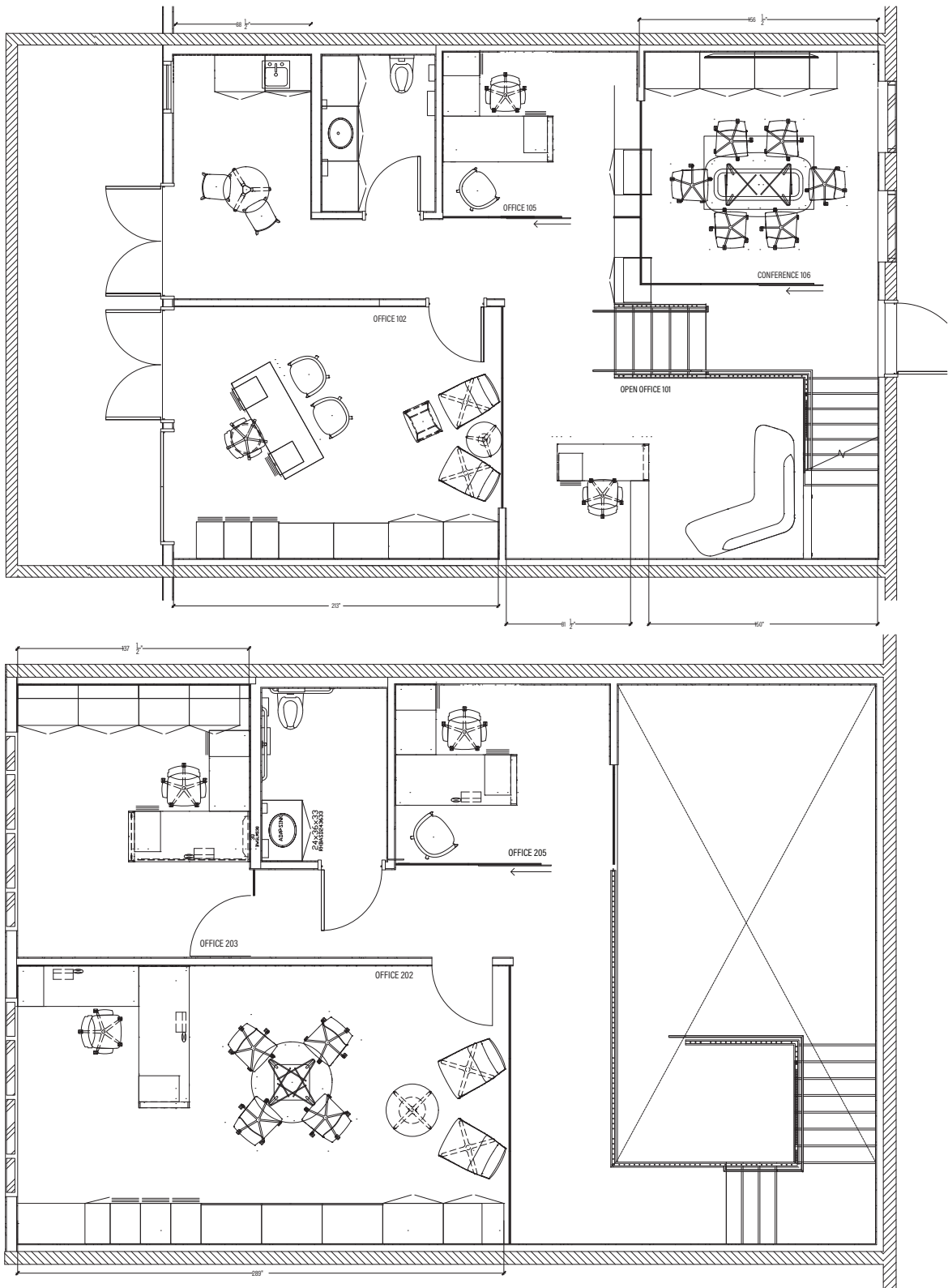
- Prime location in Scottsdale!
- Close proximity to over 100 different restaurants and retail attractions
- Located off Raintree Rd and the Loop 101, high traffic, easy access
- 1.5 miles from the Loop 101
- Near Scottsdale Airport, Kierland Commons, and Scottsdale Quarter

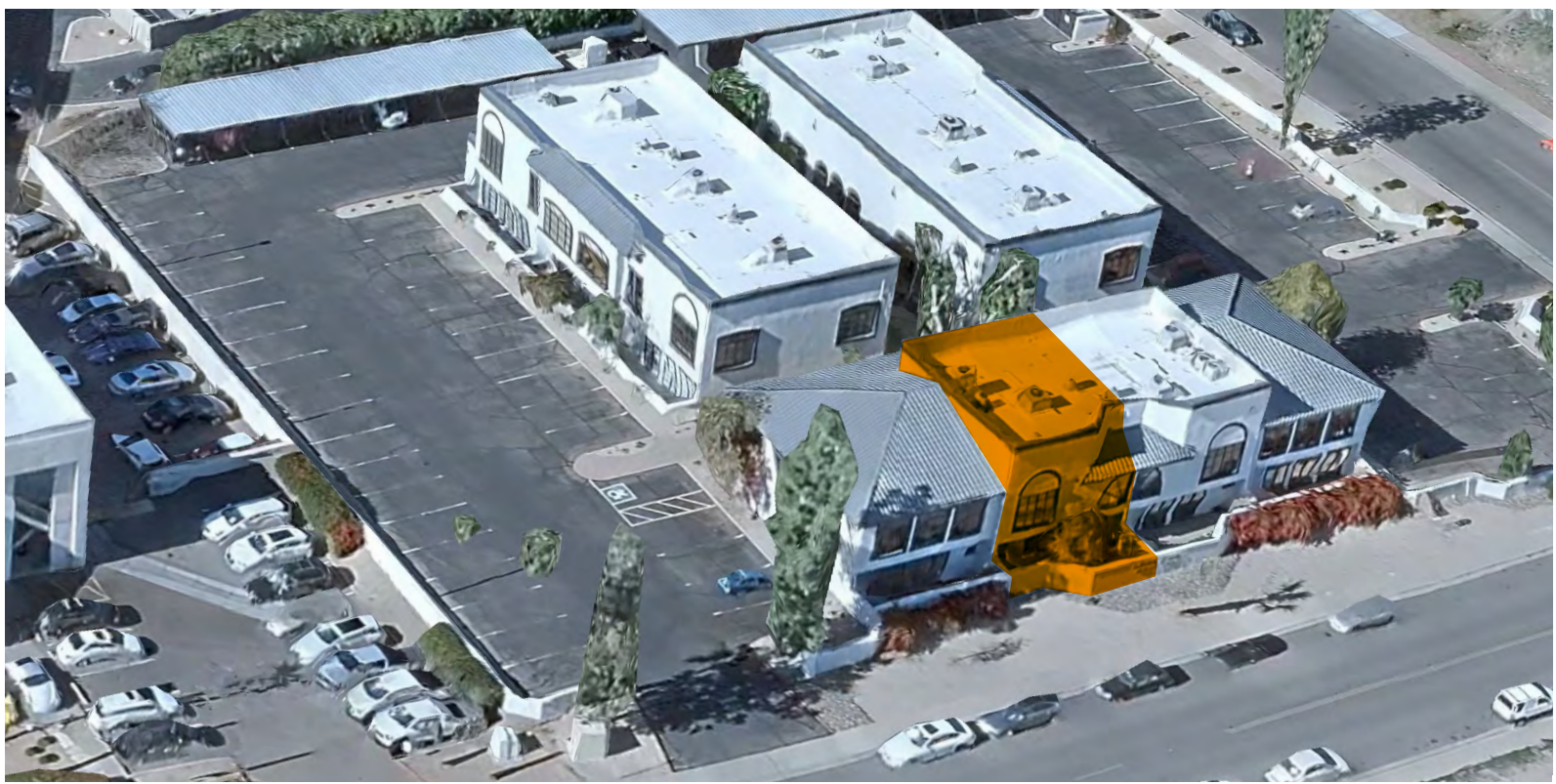
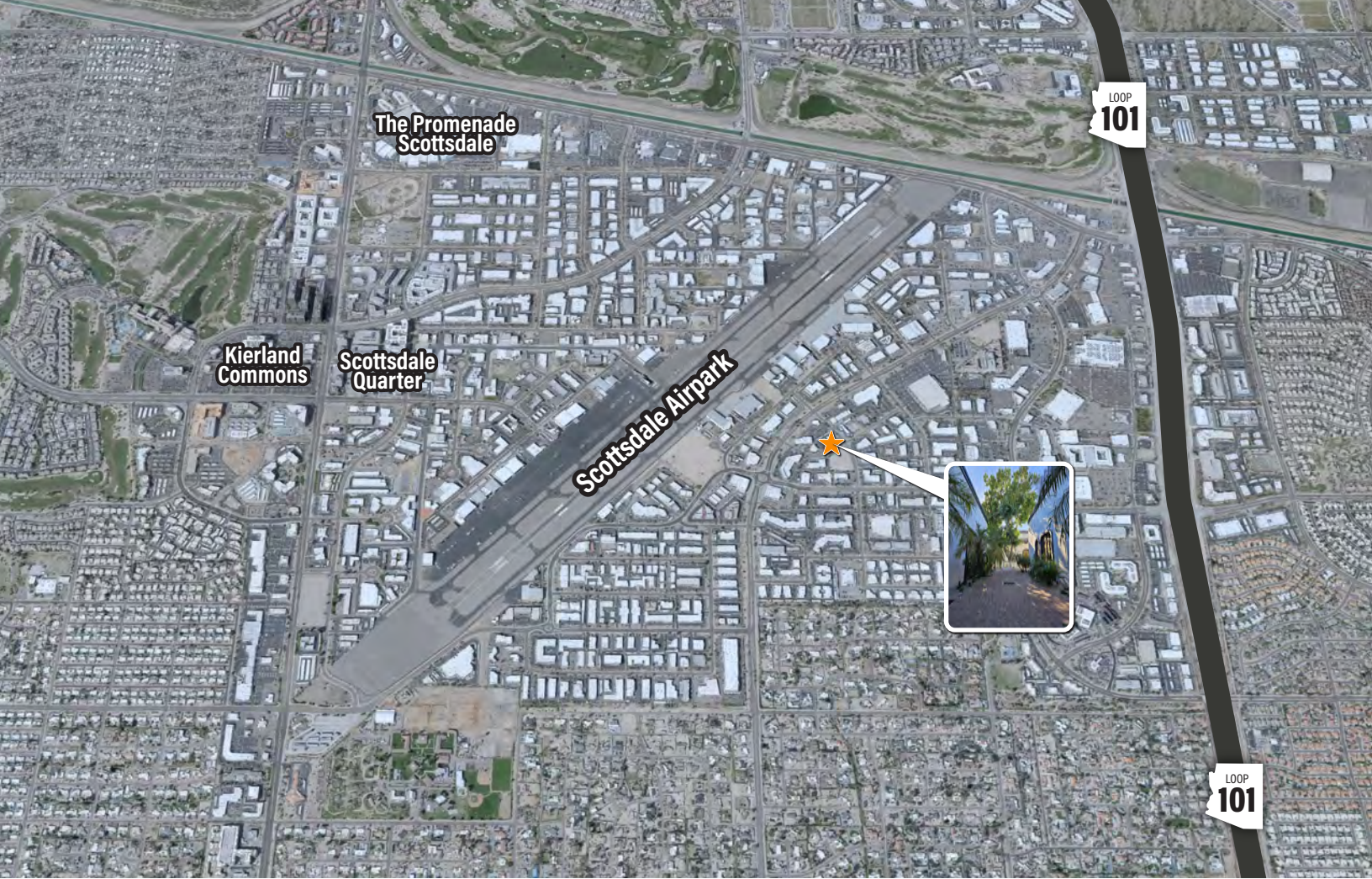


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# Conceptual Floor Plan







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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

*Sign up for news and updates at [www.daviscreeaz.com](http://www.daviscreeaz.com).*



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