



2nd St Office

6954 E 2nd St | Scottsdale, AZ 85251

LIVE/WORK OFFICE BUILDING FOR LEASE

Single-Tenant Opportunity



±1,228 SF
BUILDING SIZE



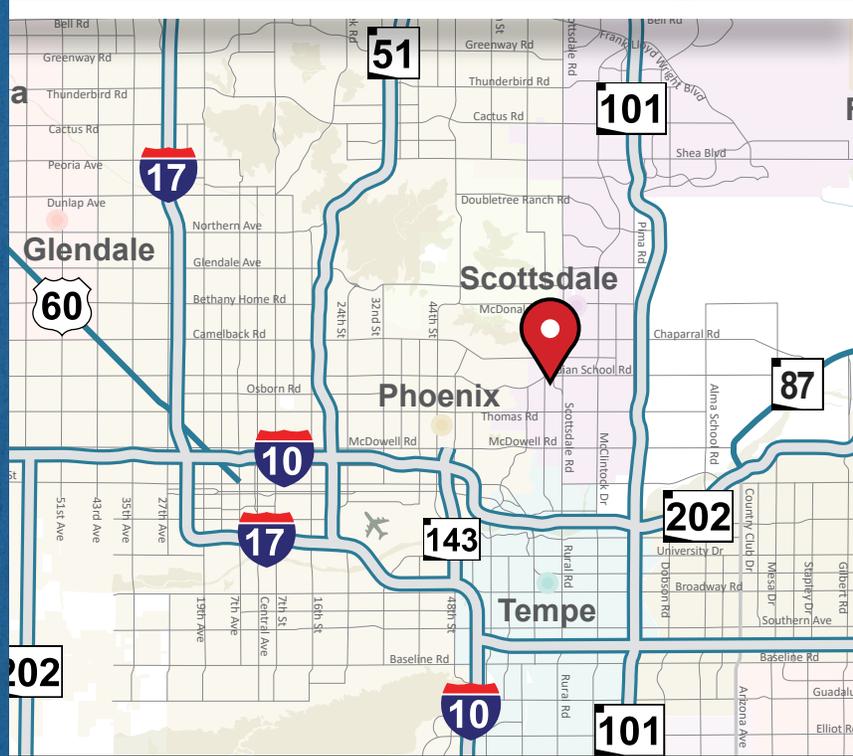
\$34.20 Gross
LEASE RATE

Zoning *R5DO*

Parcel *130-11-041*

Layout *Reception, 3 Offices,
& Break Room*

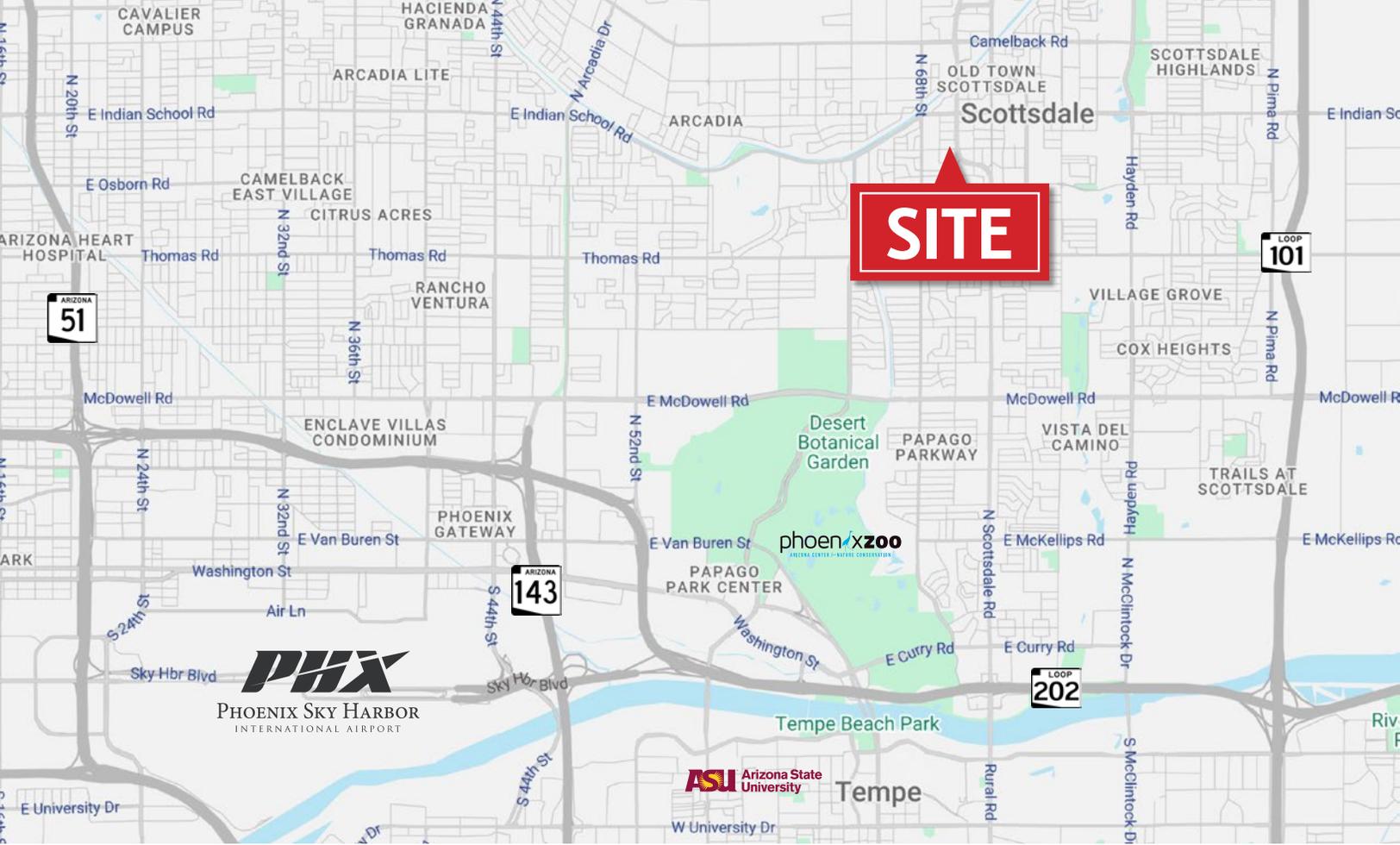
Occupancy *Tenant Occupied*



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 02 18 26

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COMMERCIAL PROPERTIES INC.
Locally Owned, Globally Connected. CONFAC
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



Situated in the vibrant core of Downtown Scottsdale, this property offers a rare single-tenant opportunity just moments from the Scottsdale Arts District and Main Street. The location provides a quiet, professional setting while remaining within walking distance of the area's renowned cultural hub.

This site boasts exceptional connectivity, with immediate access to Goldwater Blvd and Scottsdale Road, and is just minutes from the Loop 101 freeway. Tenants enjoy proximity to world-class amenities, including Scottsdale Fashion Square, the Scottsdale Civic Center, and hundreds of premier dining and retail options, making it an ideal location for client retention and employee lifestyle.



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