



CLASS-A OFFICE SPACE AVAILABLE FOR LEASE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

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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. 10 13 25

EXECUTIVE SUMMARY

7501 E MCCORMICK PKWY
SCOTTSDALE, AZ

CLASS-A OFFICE SPACE AVAILABLE FOR LEASE

Address	7501 E McCormick Pkwy Scottsdale, AZ 85258
Building Size	±92,067 SF
Tenancy	Multi-Tenant
Floors	2
Zoning	C-1, City of Scottsdale
Parking Ratio	±4/1,000



Professional Amenity-Rich Environment in the Dynamic Scottsdale Market

- Located just east of the intersection of N Scottsdale Road and E McCormick Pkwy in the dynamic Scottsdale market.
- Professional amenity-rich environment of hotels, shopping, and restaurants, including Starbucks, Wildflower Bread, Pubblico Italian Eatery, Ruth's Chris Steak House, and more within minutes away.
- Lakefront views from some suites and abundant parking in underground garage
- Excellent access to Loop 101 Freeway



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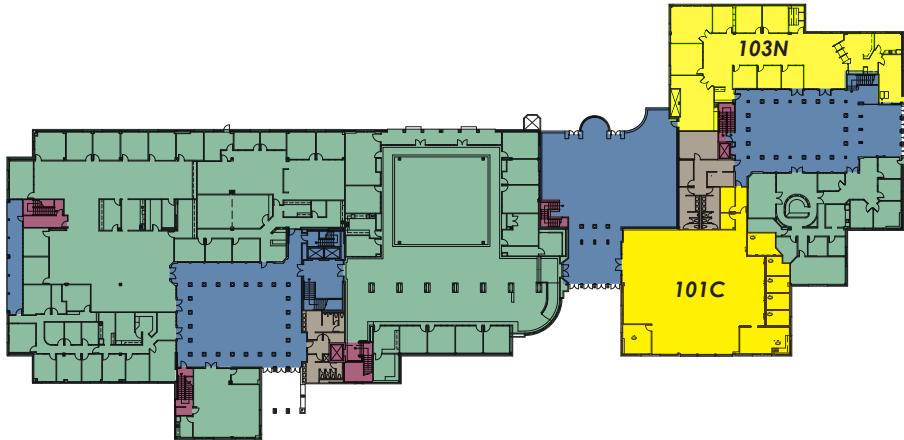
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FIRST FLOOR



SECOND FLOOR



Suite	Size	Annual Lease Rate / RSF	Notes
First Floor			
101C	±6,441 RSF	\$28.00 Full Service	5 Offices, Conference Room, Break Room, Bull Pen Available Now
103N	±5,522 RSF	\$28.00 Full Service	10 Offices, Conference Room, Break Room, Bull Pen, Storage Available May 1, 2026
Second Floor			
201N	±4,068 RSF	\$28.00 Full Service	Reception, 6 Offices, Conference Room, Bull Pen Available Now

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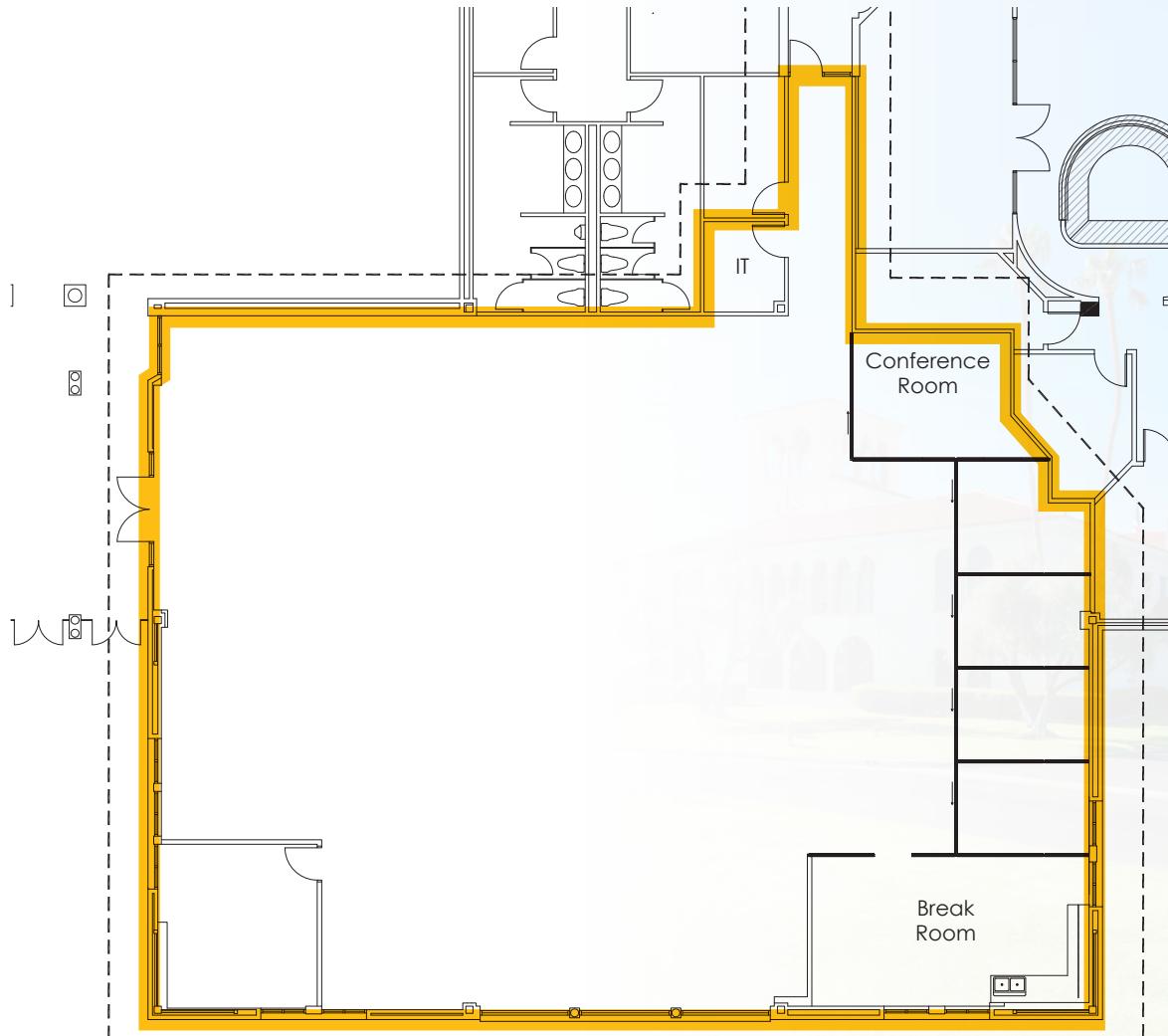
7501 E MCCORMICK PKWY
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SUITE 101C

±6,441 SF

- 5 Offices
- Conference Room
- Break Room
- Bull Pen

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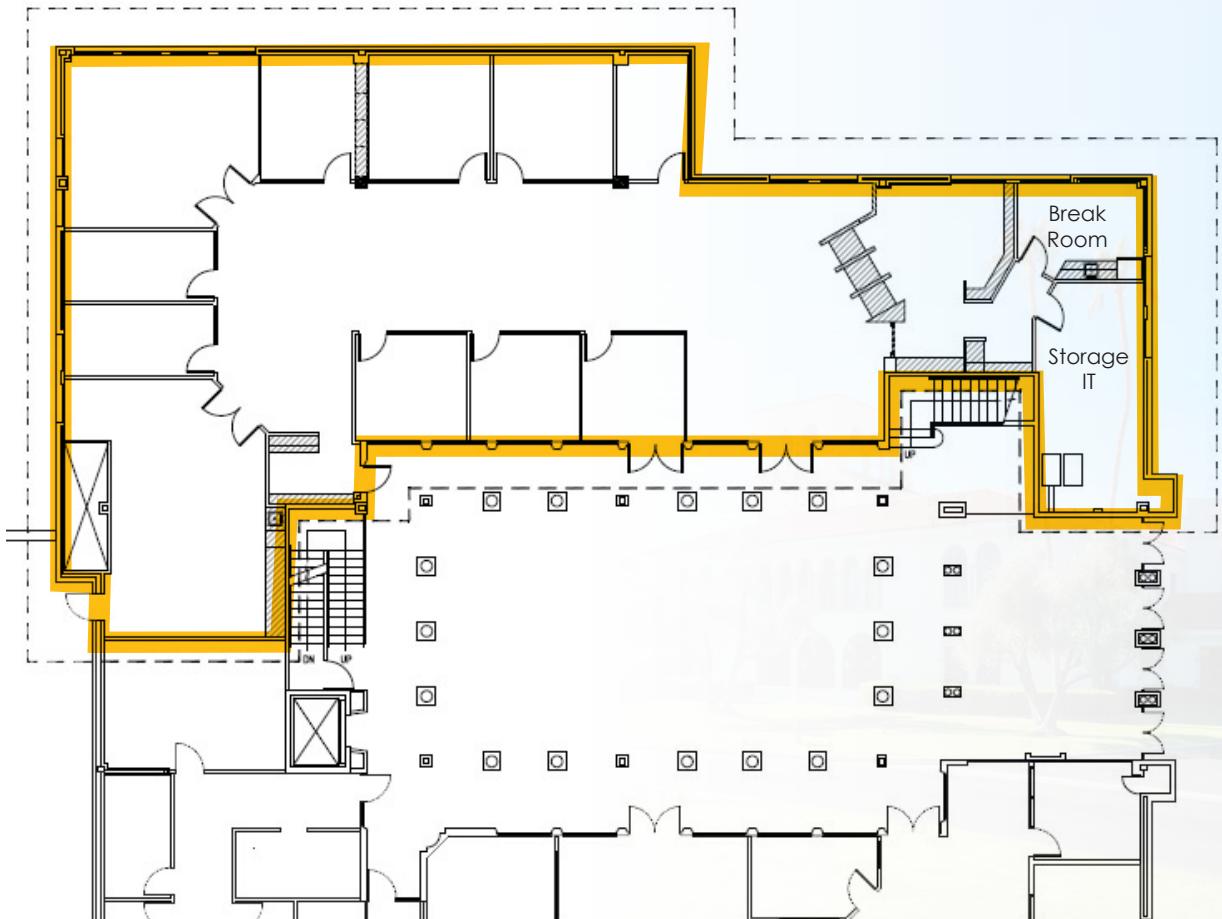
7501 E MCCORMICK PKWY
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SUITE 103N

±5,522 SF

- 10 Offices
- Conference Room
- Break Room
- Bull Pen
- Storage

AVAILABLE 5/1/26



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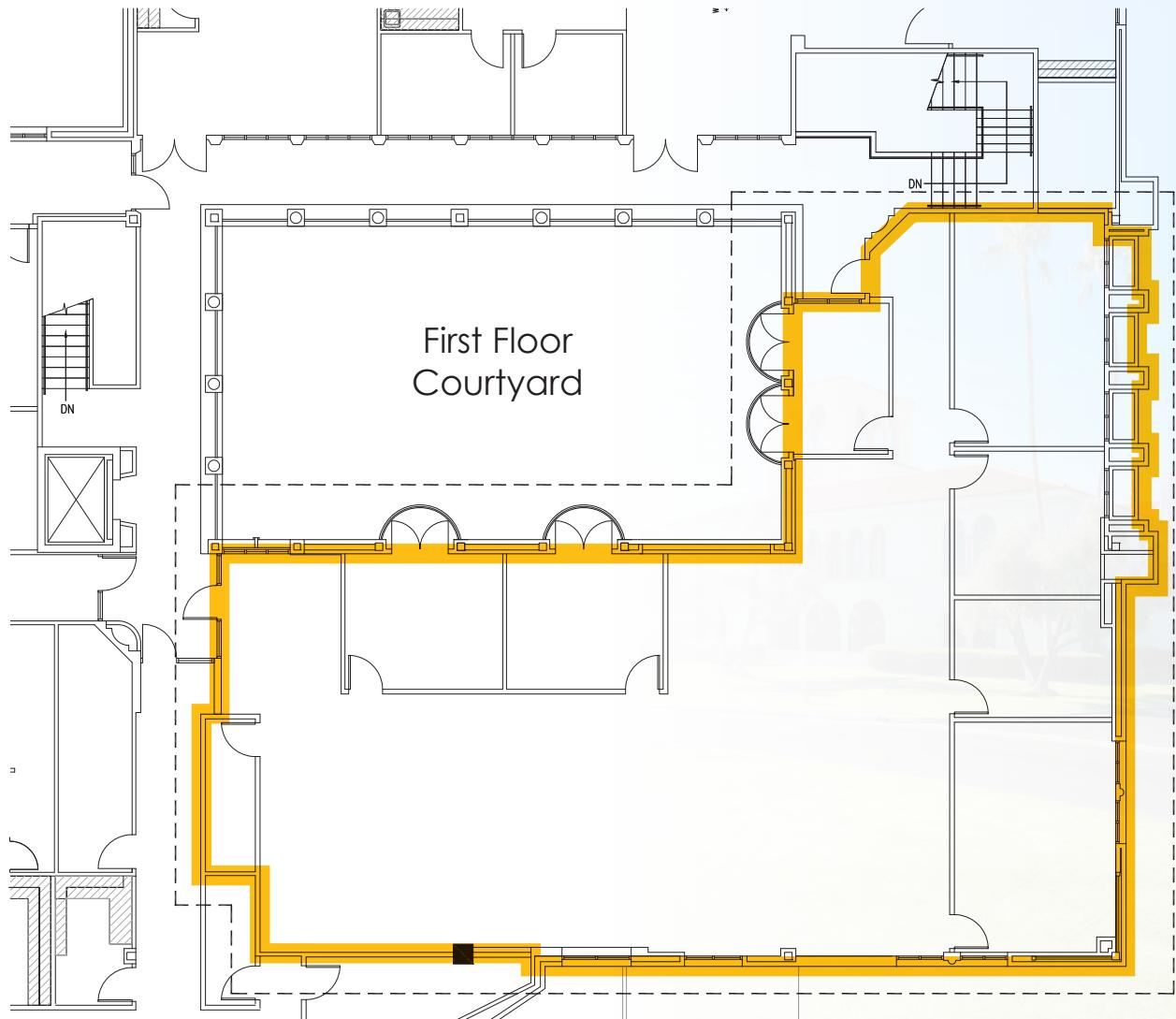
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SUITE 201N

±4,068 SF

- Reception
- 6 Offices
- Conference Room
- Bull Pen

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EXTERIOR PHOTOS

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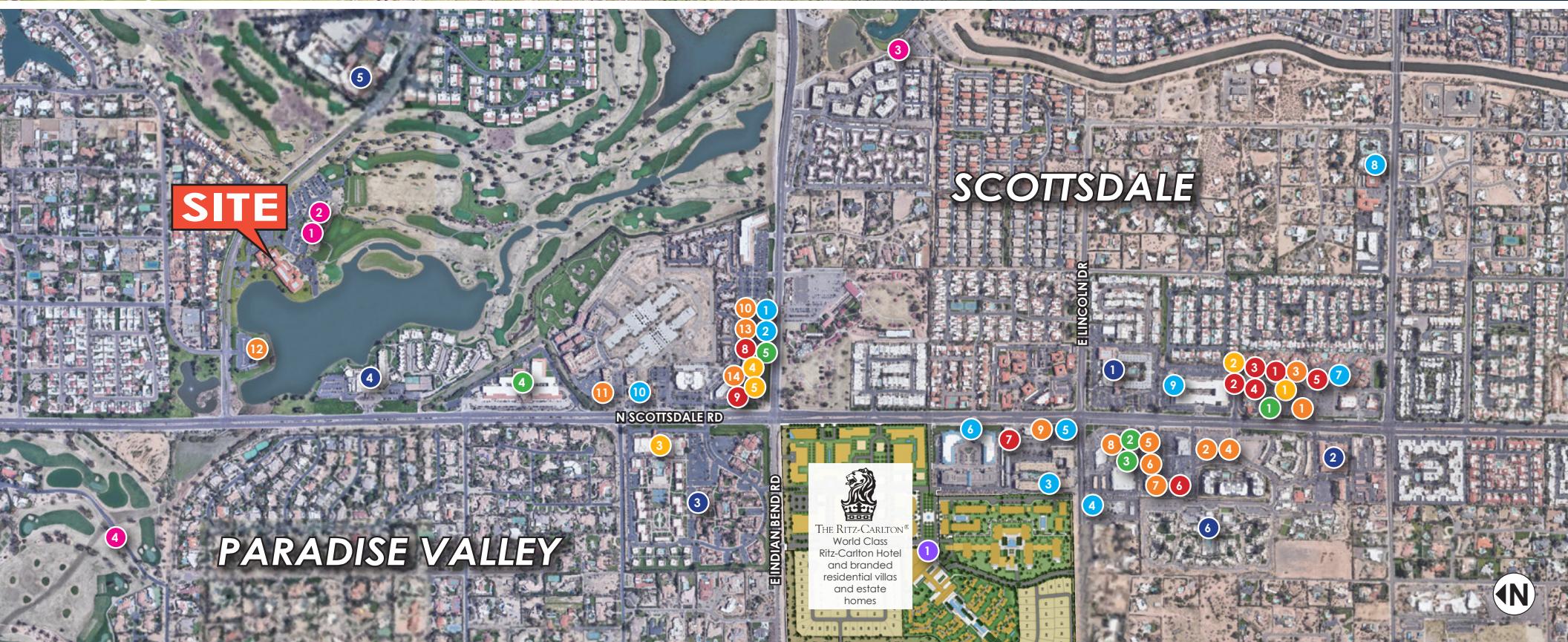
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AREA AMENITIES

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RESORTS AND HOTELS

- 1 Hilton Scottsdale Resort & Villas
- 2 Sonesta ES Suites Scottsdale Parades Valley
- 3 Scottsdale Plaza & Resort
- 4 The McCormick
- 5 The Scottsdale Resort at McCormick Ranch
- 6 Andaz Scottsdale Resort & Spa
- DINNER**
- 1 Houston's

2 Paul Martins American Grill

- 3 Veneto Trattoria
- 4 Blanco Cocina + Cantina
- 5 Fogo de Chao Brazilian Steak House
- 6 Rancho Pinot
- 7 Totties Asian Fusion 2
- 8 Fat Ox
- 9 SumoMaya
- 10 Ruth's Chris Steak House
- 11 Roka Akor
- 12 Chart House

13 Tia Shorty's Authentic Mexican Food

- 14 Sushi Sen
- BREAKFAST/LUNCH**
- 1 Nekter Juice Bar
- 2 Slanted Rice Vietnamese Bistro
- 3 MAD Greens
- 4 First Watch
- 5 Starbucks
- 6 Einstein Bros Bagels
- 7 Scramble

8 Wildflower Bread Company

- 9 Jamba Juice Scottsdale Seville
- PUBS**
- 1 TapHouse Kitchen
- 2 Humble Pie
- 3 JD's Lounge
- 4 Papa John's Pizza
- 5 Terroir Wine Pub
- SHOPPING**
- 1 Hilton Village
- 2 Scottsdale Marketplace

3 Lincoln Village

- 4 Scottsdale Centre
- 5 Seville Shopping Center
- FITNESS**
- 1 HYPOXI Scottsdale
- 2 CycleBar McCormick Ranch
- 3 Sommet Pilates
- 4 The Biltmore Studio Scottsdale
- 5 Xtreme Training
- 6 SPY Scottsdale Pilates

7 Barre3 Paradise Valley

- 8 Studio Joe Pilates
- 9 Kalologie 360 Spa
- 10 Pucci Salon & Day Spa
- GOLF**
- 1 McCormick Ranch Gold Club
- 2 Tathata Golf
- 3 Scottsdale Silverado Golf Club
- 4 Camelback Golf Club

DEVELOPMENT

- 1 Ritz World Class Ritz-Carlton Hotel and branded residential villas and estate homes



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EXPERIENCE
SCOTTSDALE

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.



TOP 100 BEST COMMUNITIES FOR YOUNG PEOPLE
- AMERICA'S PROMISE ALLIANCE

NO. 1 HIGH SCHOOL IN THE NATION
- U.S. NEWS & WORLD REPORT

TOP 10 CITY TO LAUNCH A STARTUP
- DATAFOX RANKING

BEST CITIES FOR HISPANIC ENTREPRENEURS
- WALLETHUB

BEST CITY IN THE U.S. TO GET A JOB
- WALLETHUB

NO. 7 SAFEST CITY IN THE U.S.
- LAW STREET MEDIA

NO. 1 CITY IN THE U.S. TO LIVE AN ACTIVE LIFESTYLE
- WALLETHUB

TOP 25 CITY IN THE U.S. FOR ARTS DESTINATIONS
- AMERICAN/STYLE MAGAZINE



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