

7114

EAST STETSON

DOWNTOWN SCOTTSDALE SOUTHBIDGE

LIFESTYLE OFFICE SPACE

3,758 SF FOR LEASE



Inquiries:

José F. Ramirez

602-363-4628 cell

jose@oxurban.com

oxurban.com

TJ Claassen

602-524-6000 cell

tj@oxurban.com



Vicinity Map



SCOTTSDALE
Fashion Square



NOBU



TOCA MADERA





LIFESTYLE SPECIALTY CENTER

southbridge district

DOWNTOWN SCOTTSDALE

7114

EAST STETSON





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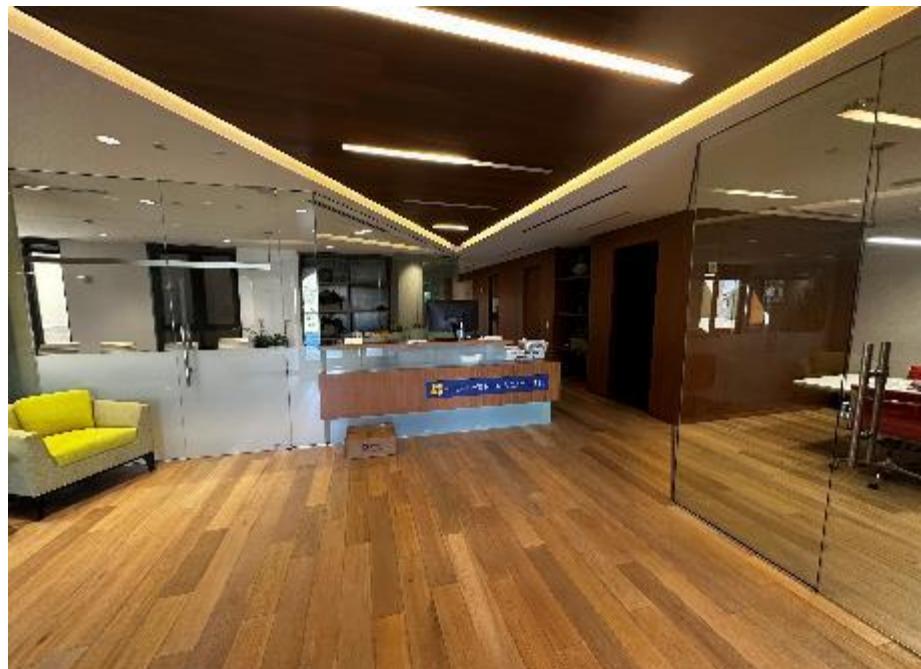
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**DOWNTOWN SCOTTSDALE
SOUTHBRIDGE
Lifestyle OFFICE space**

**3,758 SF
FOR LEASE
3rd Floor**

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PROPERTY HIGHLIGHTS

PRICE: PLEASE CALL

SIZE: approximately 3,758 rentable square feet

LEASE TYPE: Modified Gross, Tenant pays electric and janitorial

Ceiling Height: 10 Foot PLUS

7114 East Stetson

3rd Floor

Scottsdale, AZ 85251

PLEASE CALL FOR CURRENT AVAILABILITY AND INFORMATION

In the heart of Downtown Scottsdale across the bridge from the Scottsdale Waterfront and Scottsdale Fashion square within the Southbridge district.

NEIGHBORS/ AMENITIES/ NAME DROP

FNB
Breakfast Club
Barrio Café
The Herb Box
Marcellino's Ristorante
Juice Core
The Ends
Diego Pops
Citizen Public House

Olive & Ivy
Sauce
Culinary Dropout
Tapas Papa Fritas
The Montauk

Garage A Body Shop For Kids
Amy, Inc.
Oh My Dog Boutique!
Pearl Med Spa
The Mix

Rose Law Group
Greey Pickett
CP Drewett



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Scottsdale, AZ 85251
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Floor Plan

7114

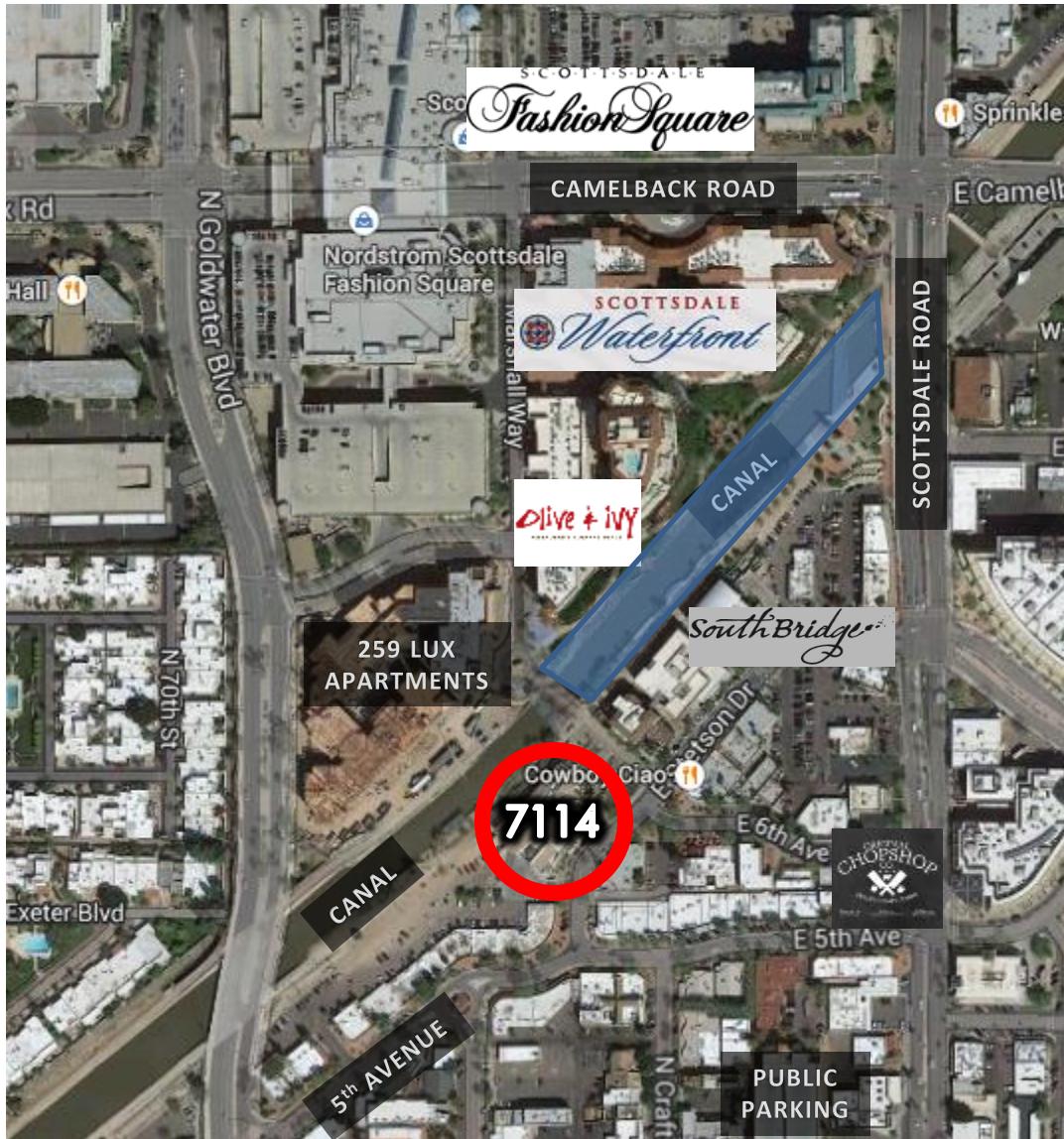
STETSON



LOCATION MAP

a central
location, a
new
identity?

Waterfront
in AZ?



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SouthBridge

Goldwater Blvd

Fashion S

SCOTTSDALE
Waterfront

Scottsdale Road

Camelback Road

Fashio





URBAN PROPERTIES



Future Hi-Rise Residential

Broadstone Lux Rentals

Fashion Square

Portales 350 Lux Rentals

Marshall Way

Existing Hi-Rise Residential

Waterfront

Camelback Road

Scottsdale Road

SouthBridge

Future Hi-Rise Residential

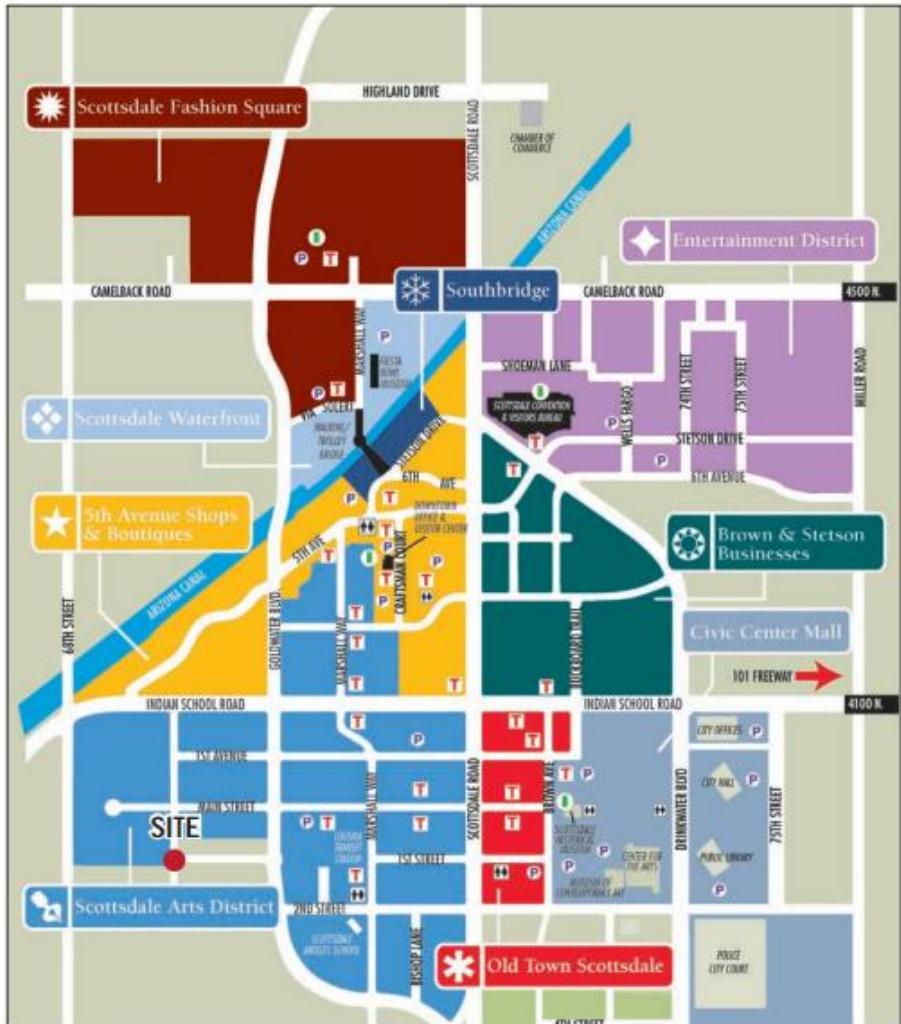
Existing Hi-Rise Residential



The combination of hand picked stylish one-of-a-kind office space, restaurants with masterful chefs and trend-setting fashion independent boutiques and eclectic shops. The hip collection of mix-and-mingle-style independent shops is stocked with up-to-the-minute fashions that make them the place to go for that exclusive "have-to-have" item of the moment, from women's fashions to an exclusive children's line.

Signature address located in prestigious downtown Scottsdale. Across the bridge from Scottsdale Fashion Square & The Scottsdale Waterfront.





There's no better place for a business than Scottsdale. Named "the most livable city," it is Arizona's sixth largest city with a population over 215,000. The city is located East of Phoenix and is a popular destination in the winter for vacationers who want to enjoy the state's mild climate.

DOWNTOWN SCOTTSDALE

As one of the most acclaimed tourist areas in the state of Arizona, downtown Scottsdale provides an eclectic mix of southwestern and contemporary art galleries, specialty retail, upscale dining, active nightlife and museums for residents and visitors. It is comprised of a number of distinctive districts including Old Town Scottsdale and the Scottsdale Arts District. Downtown Scottsdale offers something for everyone within a close distance and has become pedestrian friendly. Residents and visitors are within walking distance to most of Scottsdale's greatest attractions.

5TH AVENUE SHOPS

Fifth Avenue is located within Downtown Scottsdale. It combines the look and feel of Old Scottsdale with some of the city's best

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restaurants, unique shops, salons, galleries, jewelers and nightlife.

ENTERTAINMENT DISTRICT

This district offers a wide selection of dining alternatives that vary from exotic to traditional, along with a wide array of Scottsdale's hottest nightclubs. The entertainment district is the perfect place to go after a day of shopping.

SCOTTSDALE ARTS DISTRICT

The Scottsdale Art's District is home to the country's original "Art Walk." Each Thursday the Scottsdale Art District is open into the evening, featuring one of the largest concentrations of art galleries in the country, which draw serious art collectors and visitors alike. In addition to the myriad of art galleries, the area is filled with bookstores, world renowned jewelry stores, fine dining and spas.

OLD TOWN DISTRICT

Amidst designated historic buildings in this western themes area is western wear, bookstores, galleries, home décor shops, Southwest jewelry, restaurants and nightlife options.

