

OFFICE FOR LEASE

MORGAN TRAIL EXECUTIVE PLAZA II

8010 East Morgan Trail, Scottsdale, Arizona 85258



www.orionprop.com

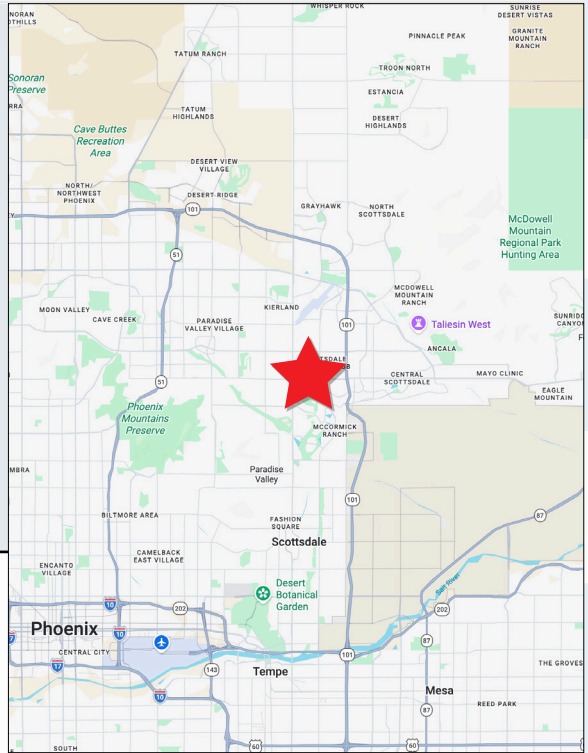


Lease Highlights

- All-inclusive Central Scottsdale executive office space
- Perfect for counseling, law, CPA, CFA, insurance, and similar professional uses
- Conveniently located less than 1.5 miles from SR Loop 101 and Shea Blvd
- Plentiful nearby restaurants and retail amenities

CONTACT FOR MORE INFORMATION:

J.T. TAYLOR
Direct Phone: (480) 868-2671
jt.taylor@orionprop.com



AVAILABLE SUITES: **Suite 11B**

Size: **514 SF**

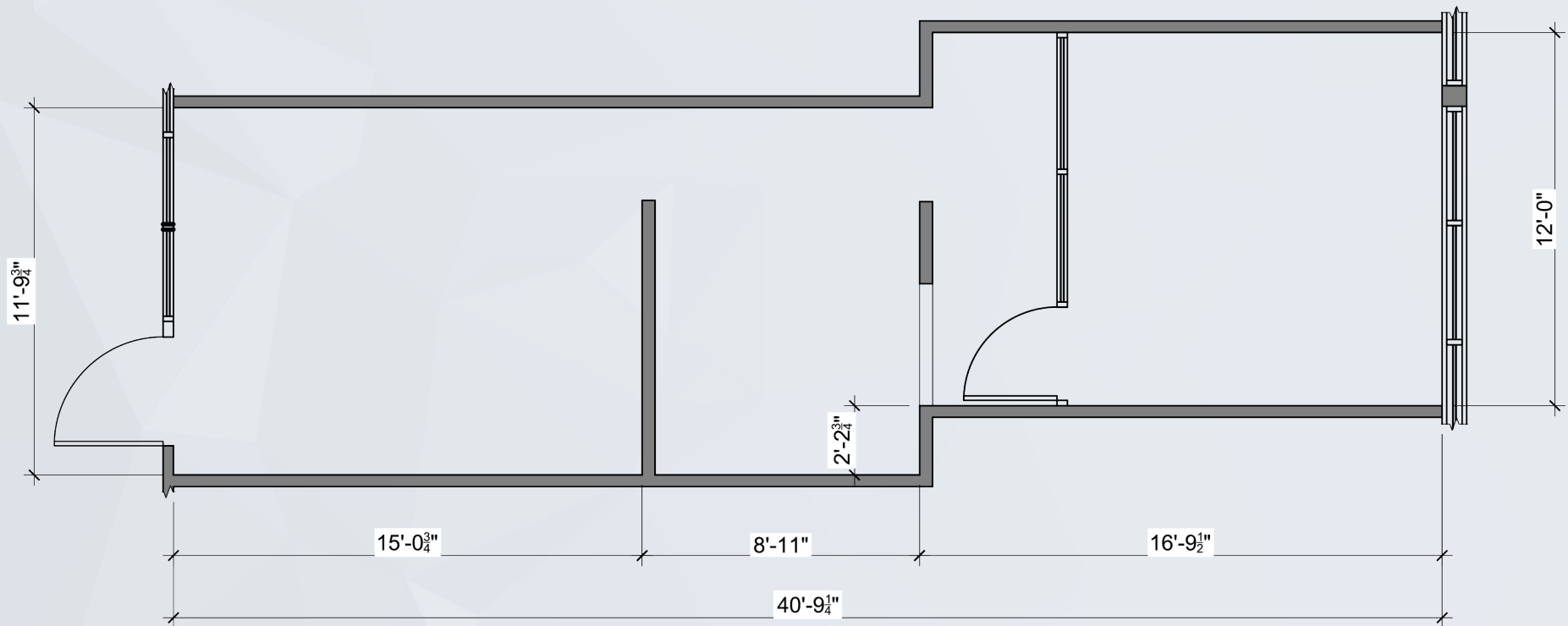
LEASE RATE: **\$21 Full Service**

PARKING: **4.2/1,000**

CROSS STREETS: **E Mountain View Rd:
7,900 VPD
Hayden Rd:
23,772 VPD**

FLOOR PLAN

| SUITE 11B | ± 514 square-feet



INTERIOR PICTURES



MORGAN TRAIL EXECUTIVE PLAZA II

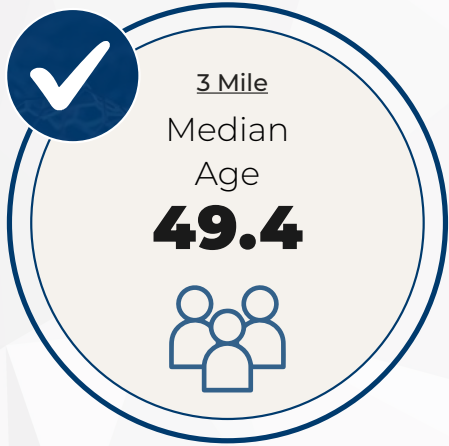
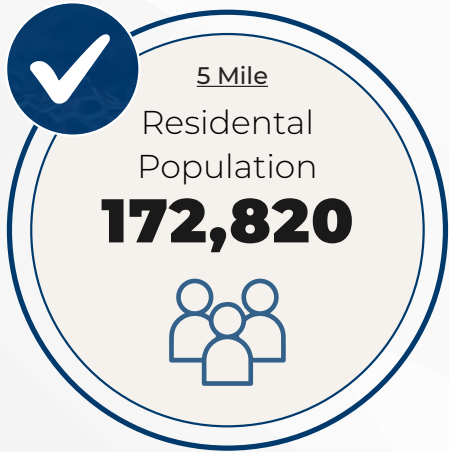
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DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Residential Population:	9,926	62,158	172,820
2029 Proj. Residential Population:	10,312	63,189	175,351
Average Household Income:	\$217,881	\$193,907	\$186,828
Annual Consumer Health Care Expenditures:	\$34.18 M	\$205.57 M	\$566.3 M
Median Age:	51.5	49.4	47.4
Average Household Size:	2.1	2.1	2.1
Housing Units:	5,414	33,081	92,511
Estimated Households:	4,822	29,565	82,959
Total Employees:	6,933	71,802	184,179

