



FOR SALE OR LEASE

Scottsdale Westland

33725 N Scottsdale Road | Building H, Suite 130
Scottsdale, AZ 85266

For further information:

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2390 East Camelback Road, Suite 100
Phoenix, AZ 85016
www.colliers.com/arizona

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Project Highlights

- Features professional offices, bull pen, reception, en-suite bathrooms, and break area
- One-story office condo
- Located south of Carefree Highway on Scottsdale Road
- Retail, restaurants, hotel, and a fitness center nearby
- 15 minutes to the Pima Loop 101

Property Summary

Availability	Suite 130: ±3,155 SF
Parking	4.50/1,000 SF 6 covered, 12 uncovered
Zoning	S-R, Scottsdale
Lease Rate	\$25.00 PSF FSG
Sale Price	\$1,100,000 (\$350 PSF)



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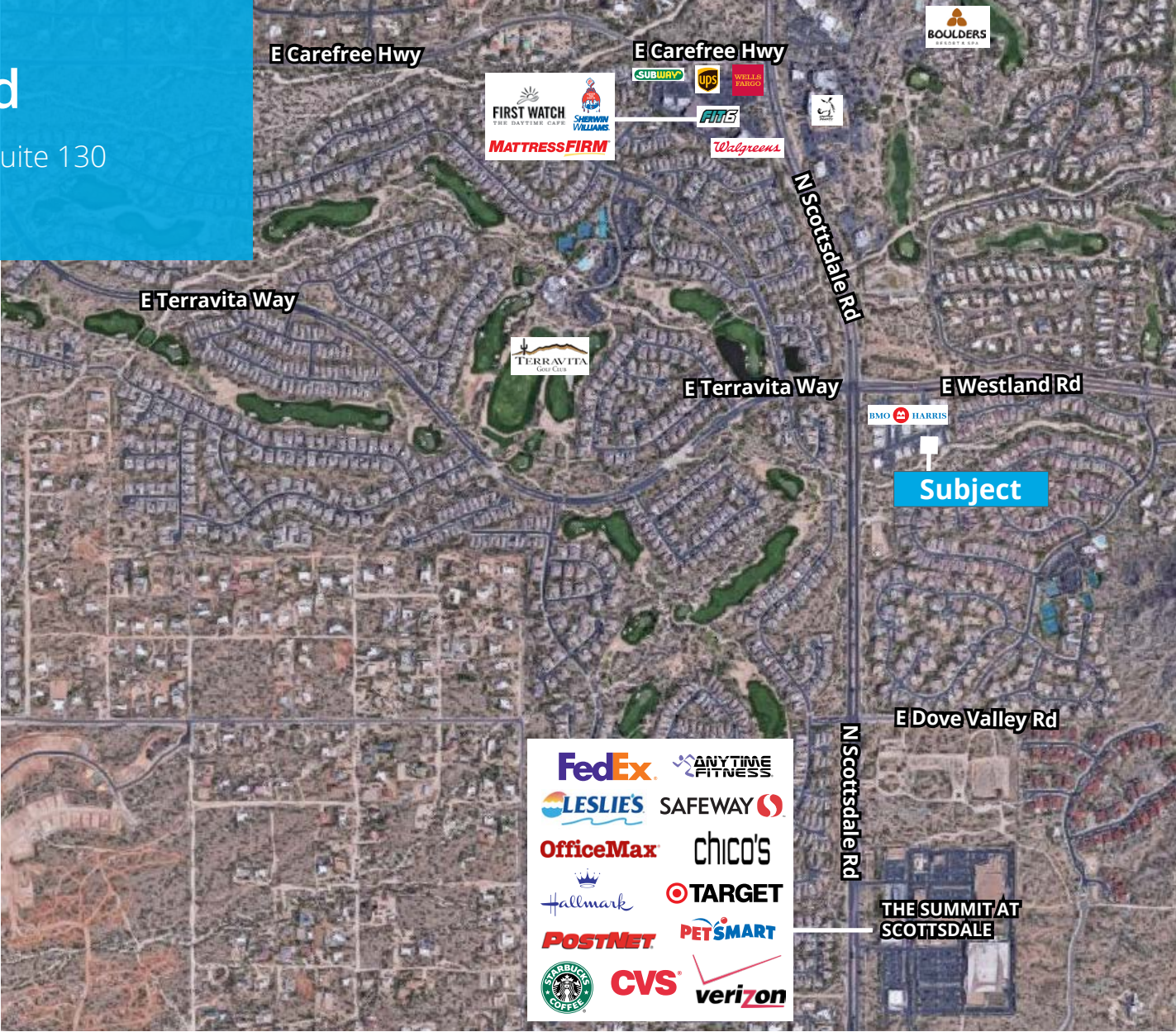
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3-Mile Demographics


**Current
Population (2023)**
20,730


**Daytime
Employees (2023)**
24,861


**Number of
Households (2023)**
9,230


**Household Growth
'23-'28**
0.29%


**Population Growth
'23-'28**
0.12%%


**Median Household
Income (2023)**
\$152,082