

SUITE

220

FOR LEASE

SCOTTSDALE GATEWAY II

CALIBER

8901 E. Mountain View Rd. STE 150  
Scottsdale, Arizona 85258  
480.295.7600





# CALIBER

## 26K

26,344 FT<sup>2</sup> LEASING SPACE  
SUITE OR CAN BE DEMISED  
INTO SMALLER SUITES

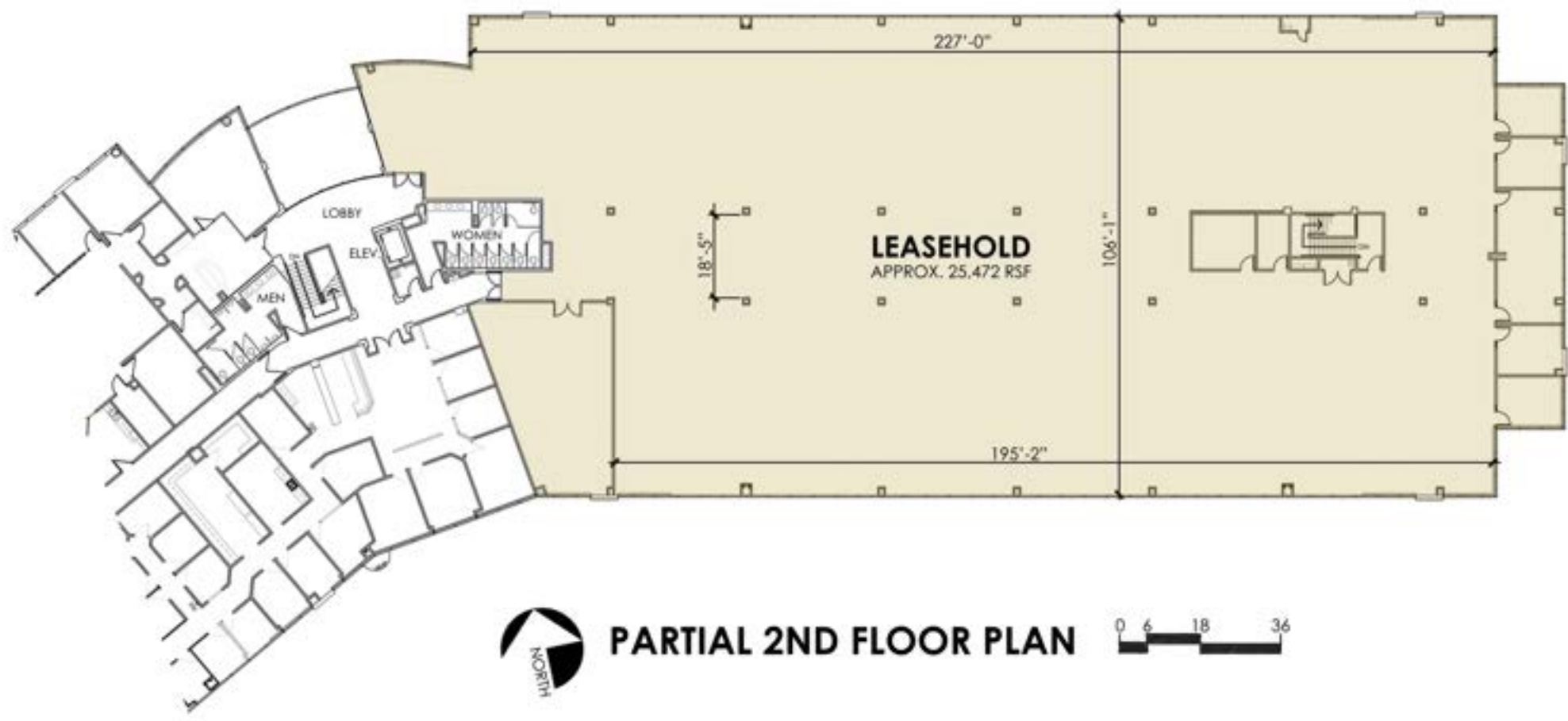
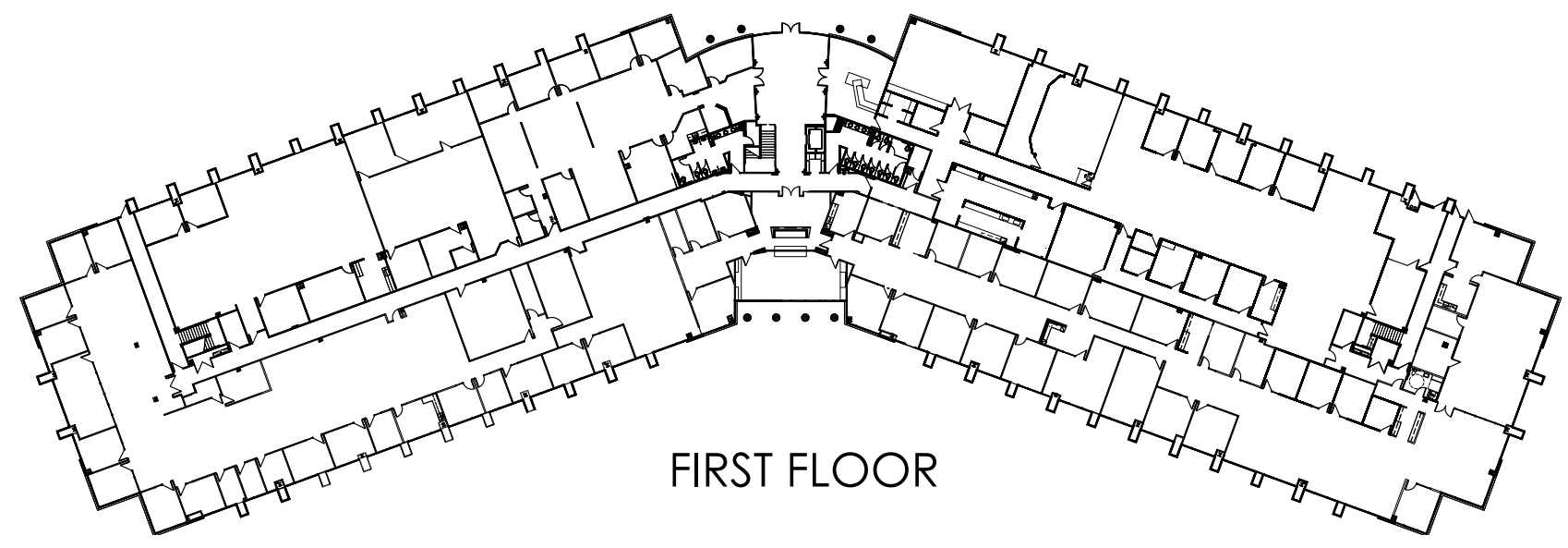
## 8.45 ACRES

TWO-STORY BUILDING,  
107,885 FT<sup>2</sup>

## 1 MILE

1 MILE FROM THE LOOP 101  
(PIMA FREEWAY)

25,472 RENTABLE  
SQUARE FEET (RSF)  
OF 26,344 FT<sup>2</sup> WITH  
MOUNTAIN AND  
GREENBELT VIEWS



**PROPERTY  
FEATURES**

Under new management  
Contemporary architecture glass  
Fire sprinklers  
Emergency generator  
Mountain views

Covered parking  
589 parking spaces  
C-3 Zoning  
Lush landscaping  
Elevator

Prime location  
Perfect for medical - near  
HonorHealth Scottsdale Shea





**SUITE 220**  
| MAIN ENTRANCE



**SUITE 220**  
| 25,472 RENTABLE  
SQUARE FEET (RSF)



**SUITE 220**  
| KITCHEN

## AMENITIES

Large kitchen

Mountain views

Covered parking

Lush landscaping

Elevator

Four large offices

Two conference rooms

Additional stairwell  
access located in suite

Direct access to Indian  
Bend Wash Greenbelt



# SCOTTSDALE DEMOGRAPHIC SUMMARY



## DEMOGRAPHICS

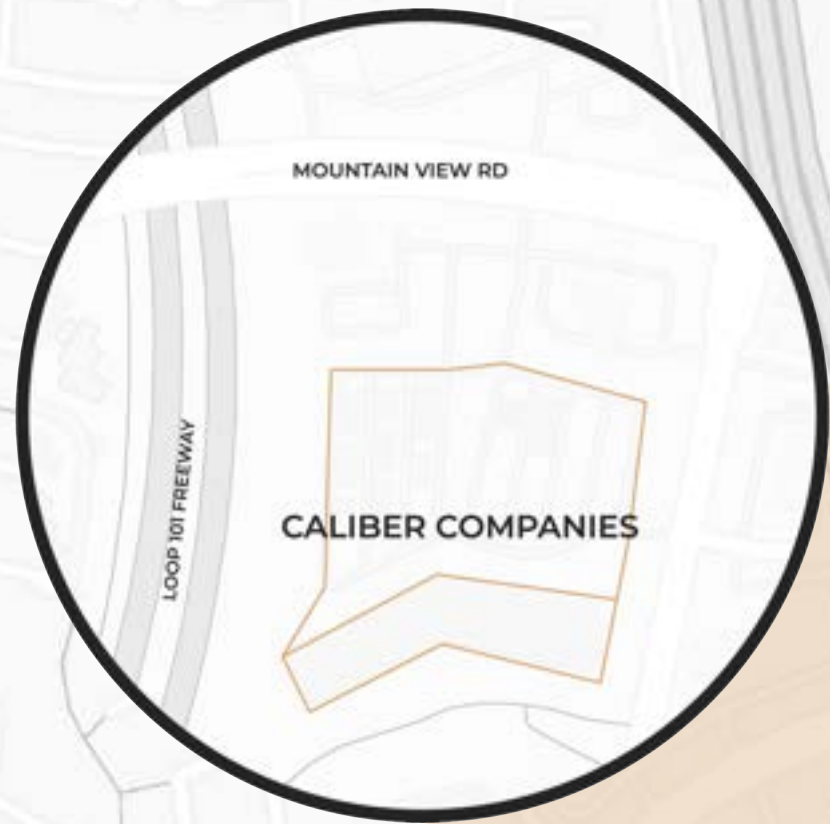
Healthcare, finance, and technology firms lead the list of large employers in Scottsdale per the City of Scottsdale Economic Development Department. According to the U.S. Census (2016-2020 ACS), most Scottsdale residents work in management or office jobs with 56% in management, business, science, and arts and 25% in sales and office.

- Population as of 2023: ±244,402
- Population increase since 2010: 13%
- Growth: 0.34% annually
- Average household income: \$146,052
- 10th safest city in America
- Median Age: 47.9
- Well-educated workforce\*: 67.38%
- Labor Force Participation: 62.7%
- City size: 7th largest city in Arizona

Demographics Sources: <https://worldpopulationreview.com/us-cities/scottsdale-az-population> | [https://www.arizona-demographics.com/cities\\_by\\_population](https://www.arizona-demographics.com/cities_by_population) | <https://www.scottsdaleaz.gov/AssetFactory.aspx?did=90096> | <https://wallethub.com/edu/safest-cities-in-america/41926>

\* Well-educated workforce consists of an Associates Degree or higher

INDIAN BEND WASH GREENBELT



MOUNTAIN VIEW RD

LOOP 101 FREEWAY

CALIBER COMPANIES



CALIBER COMPANIES

HONORHEALTH SCOTTSDALE  
SHEA MEDICAL CENTER

VILLAGES FIVE

COUNTRY  
HORIZONS

**40+**

FOOD, COFFEE & TEA  
WITHIN 3 MILES OF  
SCOTTSDALE GATEWAY II

**SIX**

PLACES TO GOLF  
WITHIN 3 MILES OF  
SCOTTSDALE GATEWAY II

**RELAX**

SCOTTSDALE GATEWAY II  
BACKS UP TO THE INDIAN  
BEND WASH GREENBELT; AN  
11-MILE PATH CONNECTING  
PARKS, LAKES, PATHS, AND  
GOLF COURSES.





**VANESSA BERMAN**

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