



MHG Commercial

*Driven. Different. Dark Horse.*

1702 E McNair Drive

Tempe, AZ 85283 | United States

[mhgcommercial.com](http://mhgcommercial.com)

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# Ventura Gateway Office Suite 218

*for sublease*

**8687 E VIA DE VENTURA | SCOTTSDALE, AZ 85258**



+/- 1,295 SF



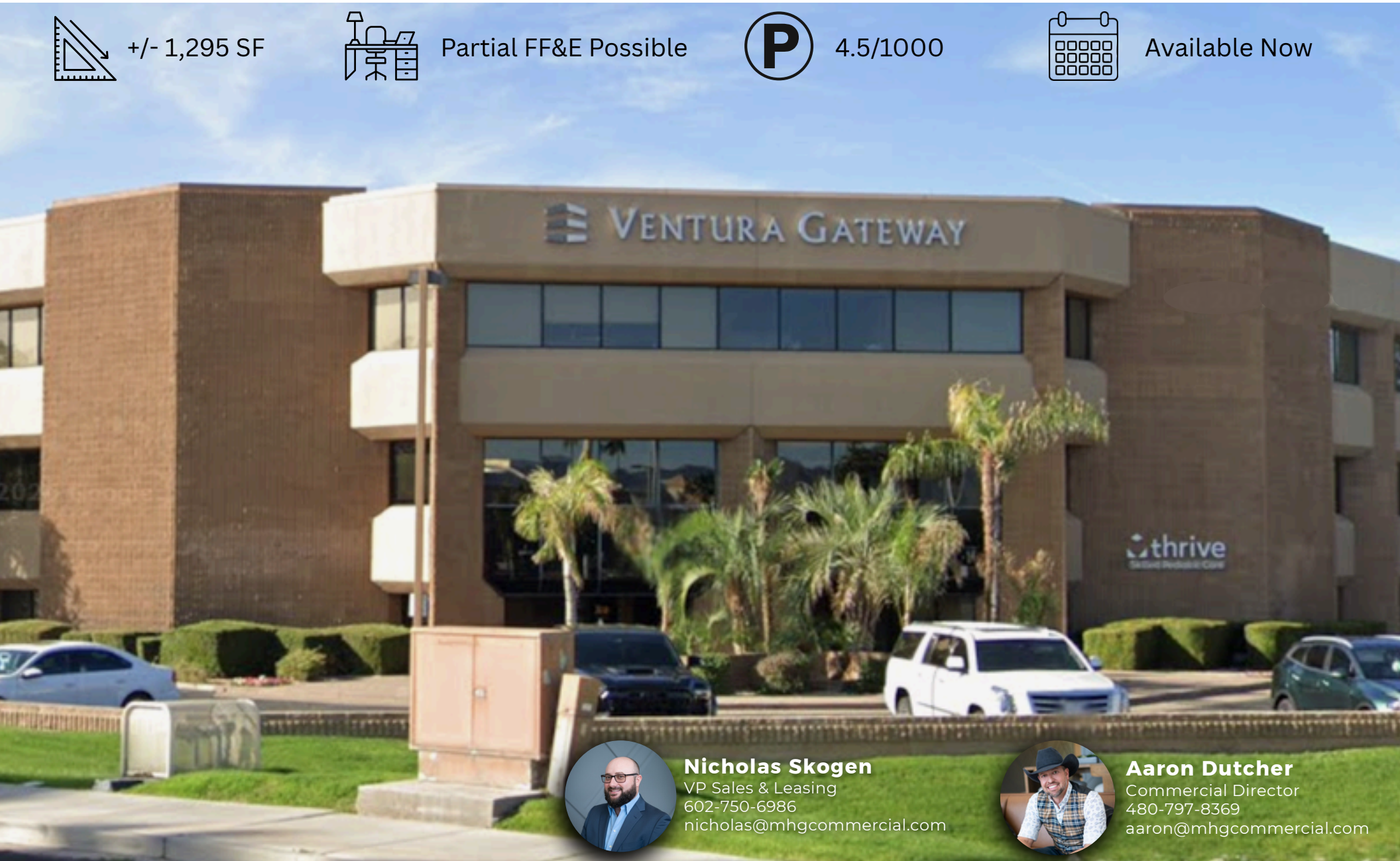
Partial FF&E Possible



4.5/1000



Available Now



**Nicholas Skogen**

VP Sales & Leasing

602-750-6986

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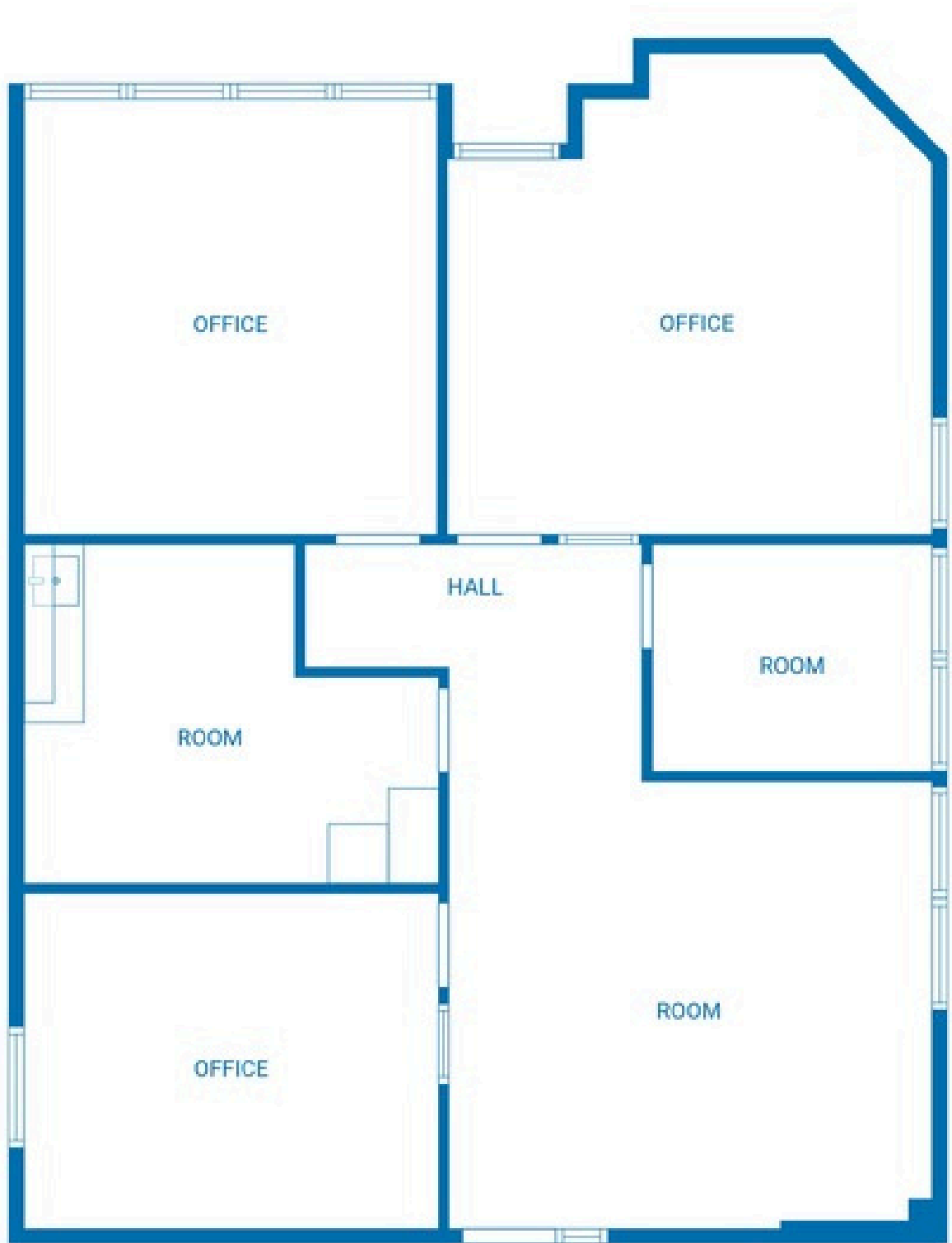


**Aaron Dutcher**

Commercial Director

480-797-8369

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Ventura Gateway presents a premier opportunity to lease office space in one of Scottsdale's most vibrant and accessible corridors. With newly upgraded common areas and a variety of suite sizes available, the property is designed to accommodate businesses of all sizes seeking a professional, polished environment.

Tenants benefit from flexible, move-in ready options, abundant parking, and immediate access to some of the area's most sought-after amenities creating an ideal setting for both employees and clients.

## PROPERTY HIGHLIGHTS

Size	±1,295 SF
Building Size	±55,000 SF
Offices	3 private
Restrooms	On each floor
Lease Rate	\$25 PSF (Full Service)
Sublease Expires	12/31/27

# WHY VENTURA GATEWAY

This property combines location, flexibility, and convenience delivering a workspace that supports productivity while enhancing employee experience.

With strong surrounding amenities and a professional atmosphere, Ventura Gateway stands out as a top-tier leasing opportunity in Scottsdale.



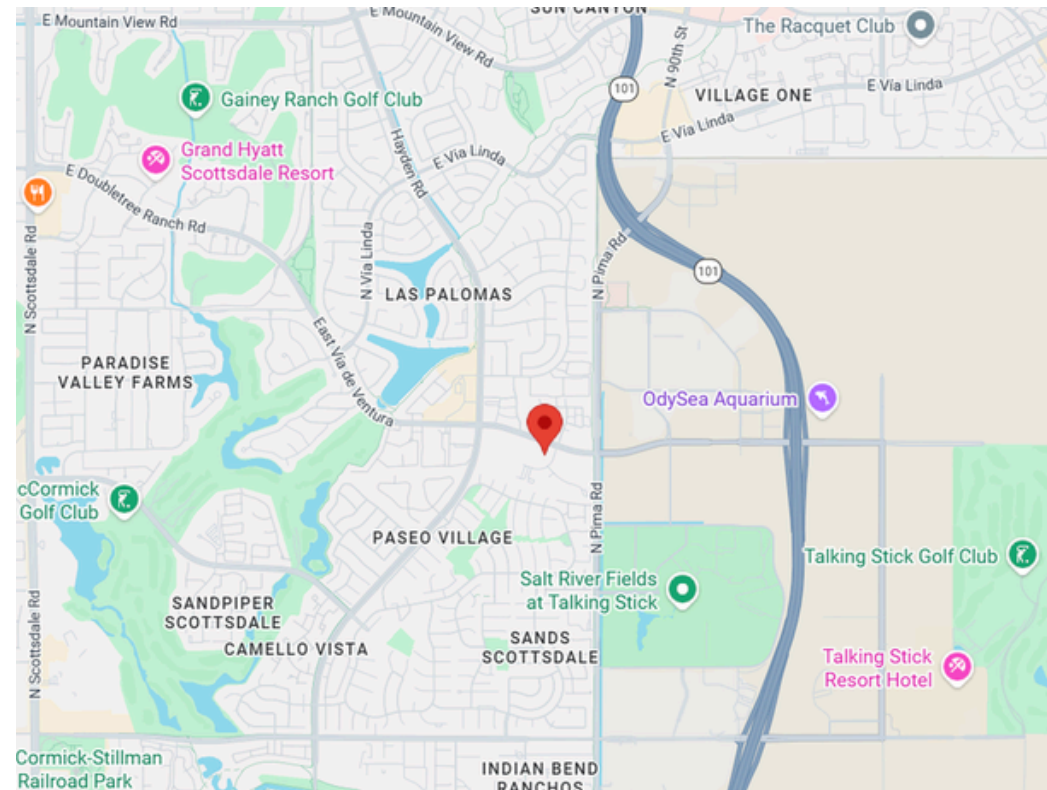
## LOCATION ADVANTAGES

Situated along the highly desirable Via de Ventura corridor, Ventura Gateway offers exceptional connectivity and convenience. The property is surrounded by a dynamic mix of entertainment, hospitality, and dining options, making it an attractive destination for both employees and clients.

Nearby amenities include:

- Spring Training facilities for the Arizona Diamondbacks and Colorado Rockies
- Great Wolf Lodge Scottsdale
- Medieval Times Dinner & Tournament Scottsdale
- Walkable access to numerous restaurants, retail, and service amenities

This location provides quick access to Loop 101 and is minutes from Scottsdale Airpark, Tempe, and Central Phoenix.







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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

## Disclaimer

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