

1395 NORTH HAYDEN ROAD

SCOTTSDALE, AZ

FOR LEASE



Property Highlights

- **Total Building SF:** 38,494 RSF
- **Available Suites:**
 - 1B:** 8,223 RSF
 - 2A:** 7,700 RSF
 - 2B:** 4,945 RSF
- **2A & 2B can be combined to 12,645 RSF**
- **Suites 2A & 2B have furniture available**
- **Easy access to the 101 & 202**
- **Rental Rate:** \$18.50 Modified Gross



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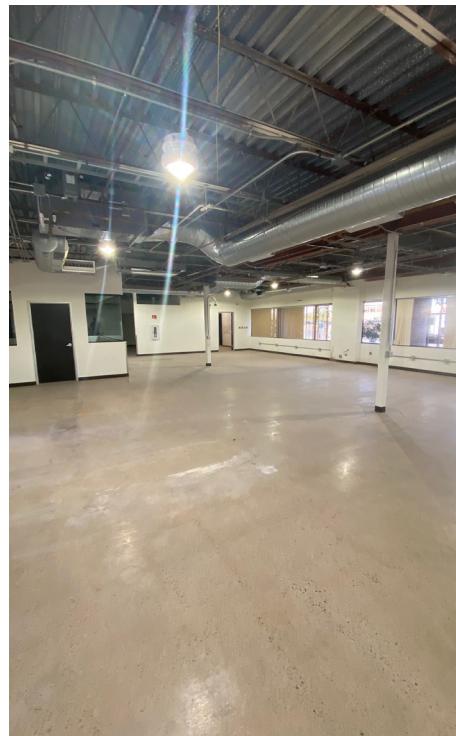
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Suite 1B: 8,223 RSF

- Open area with polished concrete floors
- Reception area, conference room, 3 private offices and controller room
- Access to shared kitchen & training room
- Space can be used for lab



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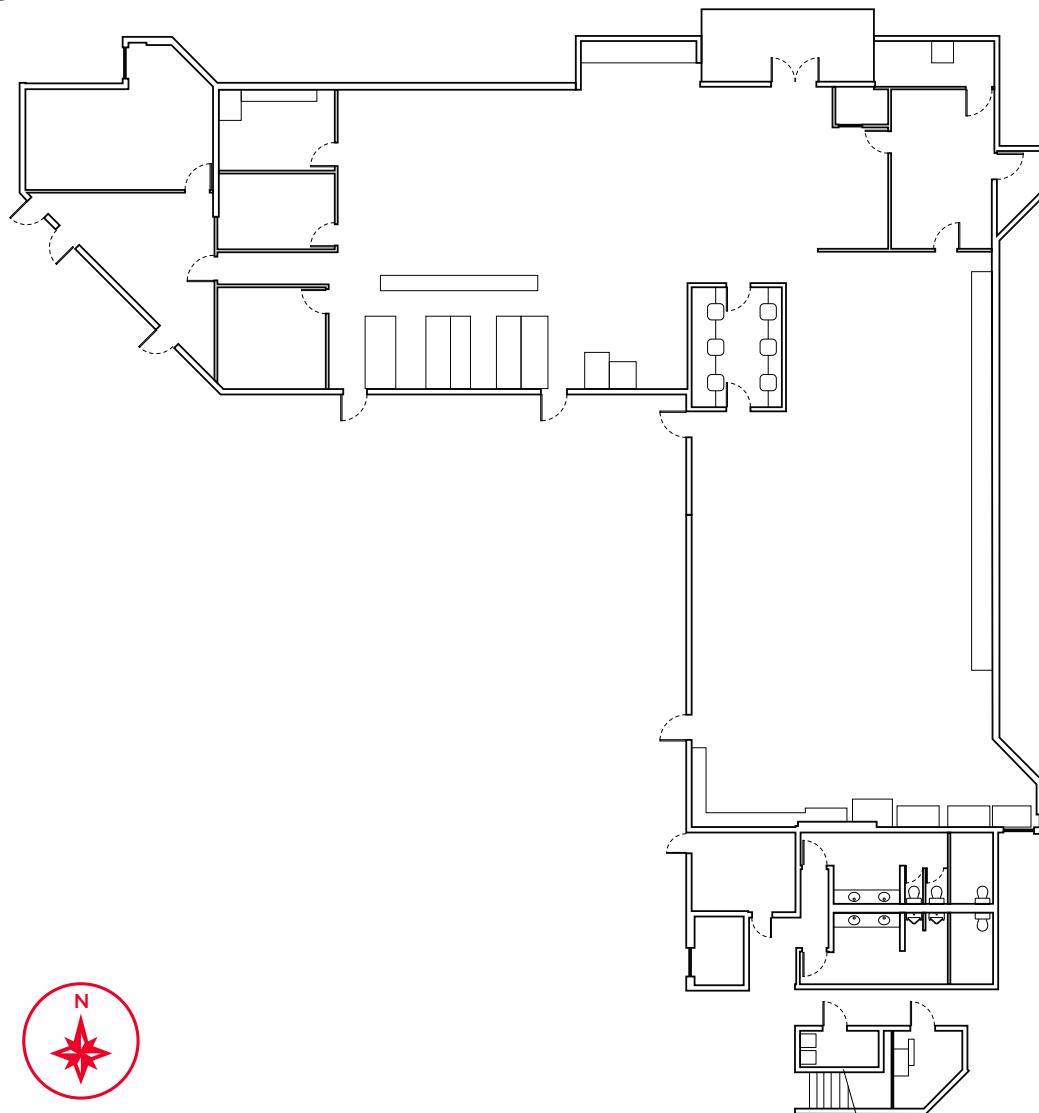
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Floor Plan: Suite 1B

8,223 RSF



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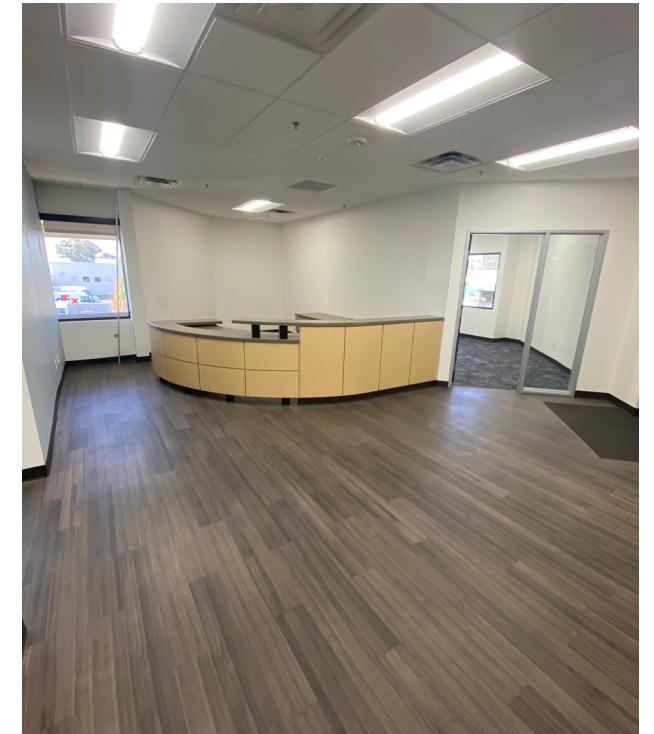
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Suite 2A: 7,700 RSF

Can combine with 2B for 12,645 RSF

- Reception area
- 2 conference rooms
- 21 High wall cubes
- 18 Offices
 - 5 Hard walls with windows
 - 4 Interior
 - 8 Partition with windows
 - 1 Partition interior



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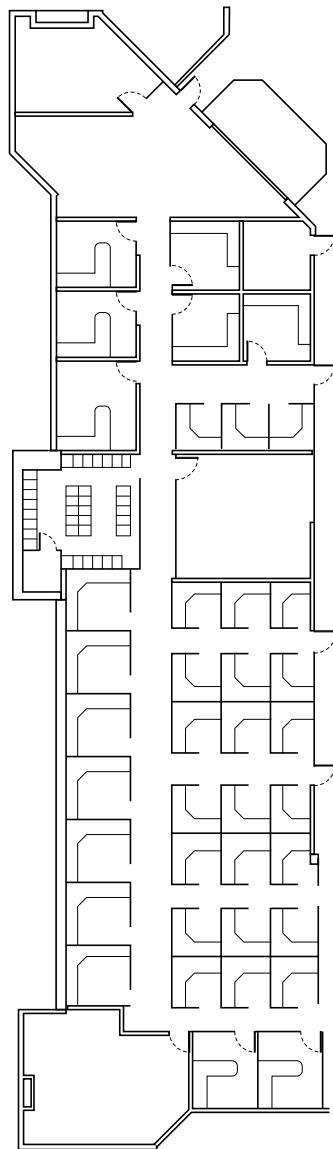
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Floor Plan: Suite 2A

7,700 RSF



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Suite 2B: 4,945 RSF

Can combine with 2A for 12,645 RSF

- Reception area
- 11 Offices
 - 8 With windows
 - 3 Interior
- 10 Low wall cubes
- I.T. room



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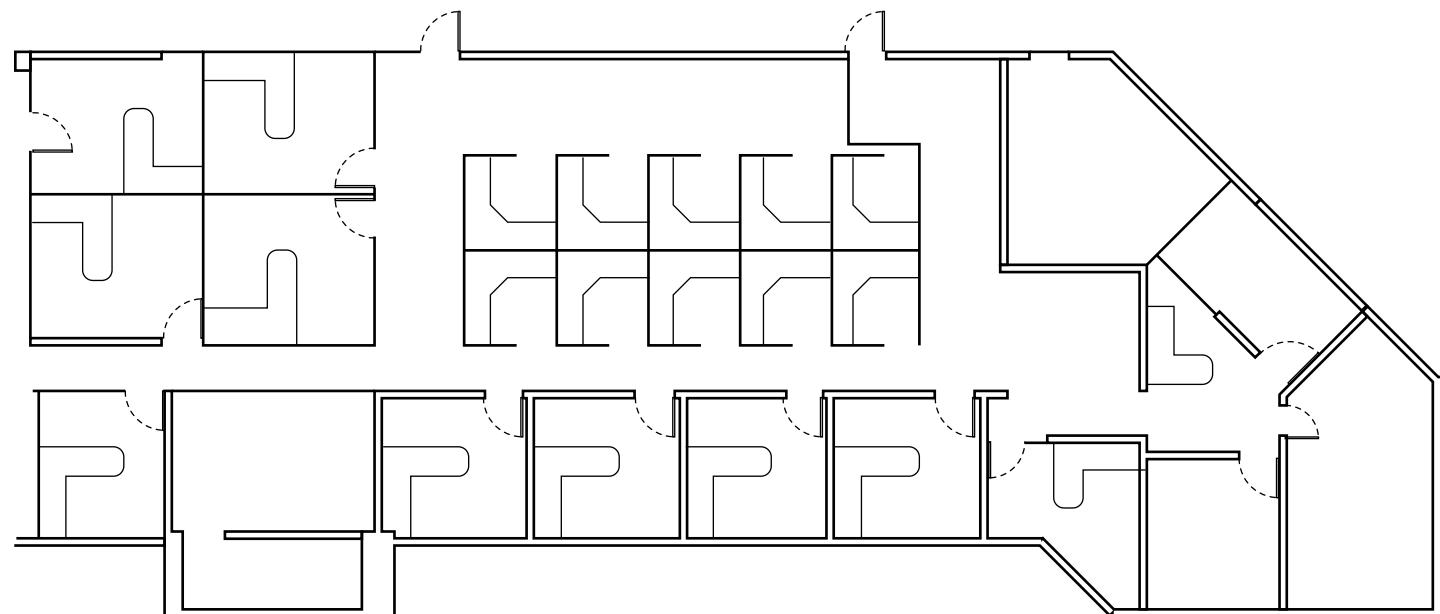
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Floor Plan: Suite 2B

4,945 RSF



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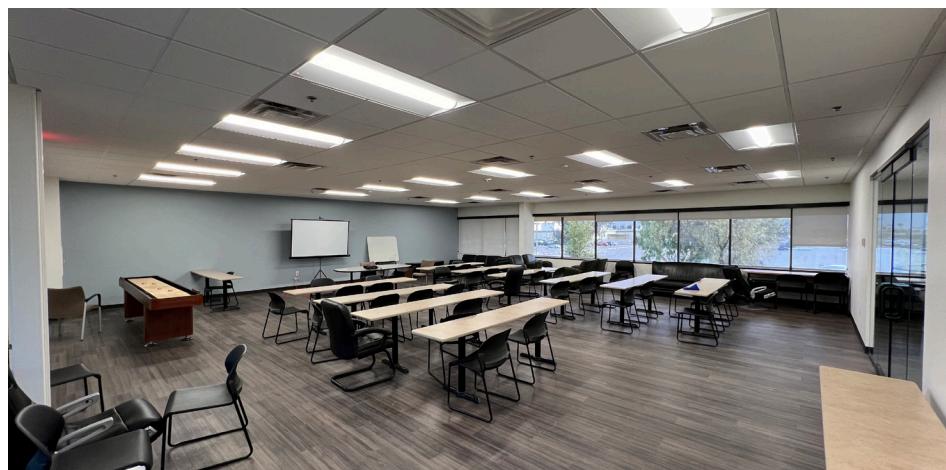
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Additional Photos



Shared Kitchen



Training Room



Courtyard

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