



FOR LEASE

Morgan Trail Office Complex

8075 E MORGAN TRAIL

Scottsdale, AZ 85258

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,750 Monthly Full Service (Excludes Janitorial)
BUILDING SIZE:	±8,383 SF
AVAILABLE SF:	±813 SF
ZONING:	C-O
MARKET:	Phoenix
SUBMARKET:	Scottsdale

PROPERTY HIGHLIGHTS

- Garden Style Office Property
- ±813 SF Available for Lease | Spec Space
- Hayden Road Frontage | ±23,253 VPD
- Ideally Located with Accessibility to Loop 101
- Close Proximity to Scottsdale Airpark, Kierland Commons/Scottsdale Quarter, Old Town Scottsdale, and Paradise Valley
- Highly Desirable Scottsdale Demographics

PROPERTY DESCRIPTION



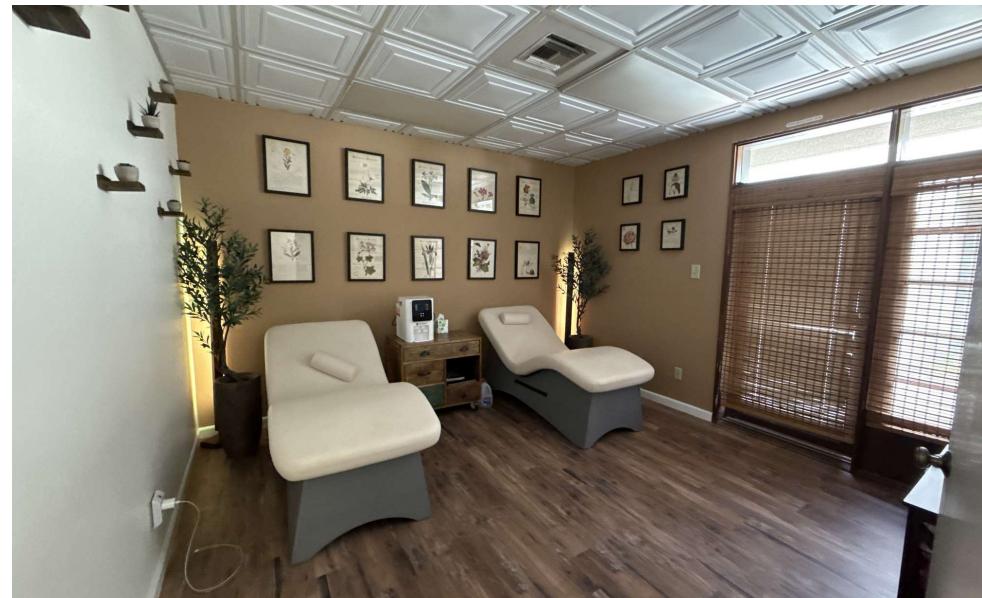
PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease Suite 4-B, located at 8075 E Morgan Trail, a garden-style office property located directly off of Hayden Rd in Central Scottsdale. Built-out as a traditional office, Suite 4-B is a plug and profit location for any small business, with ample space, a small reception area, Three private offices, ample storage and a small open area. Suite 4-B, is being offered at \$1,750 Per Month (FS) and is available for immediate occupancy.

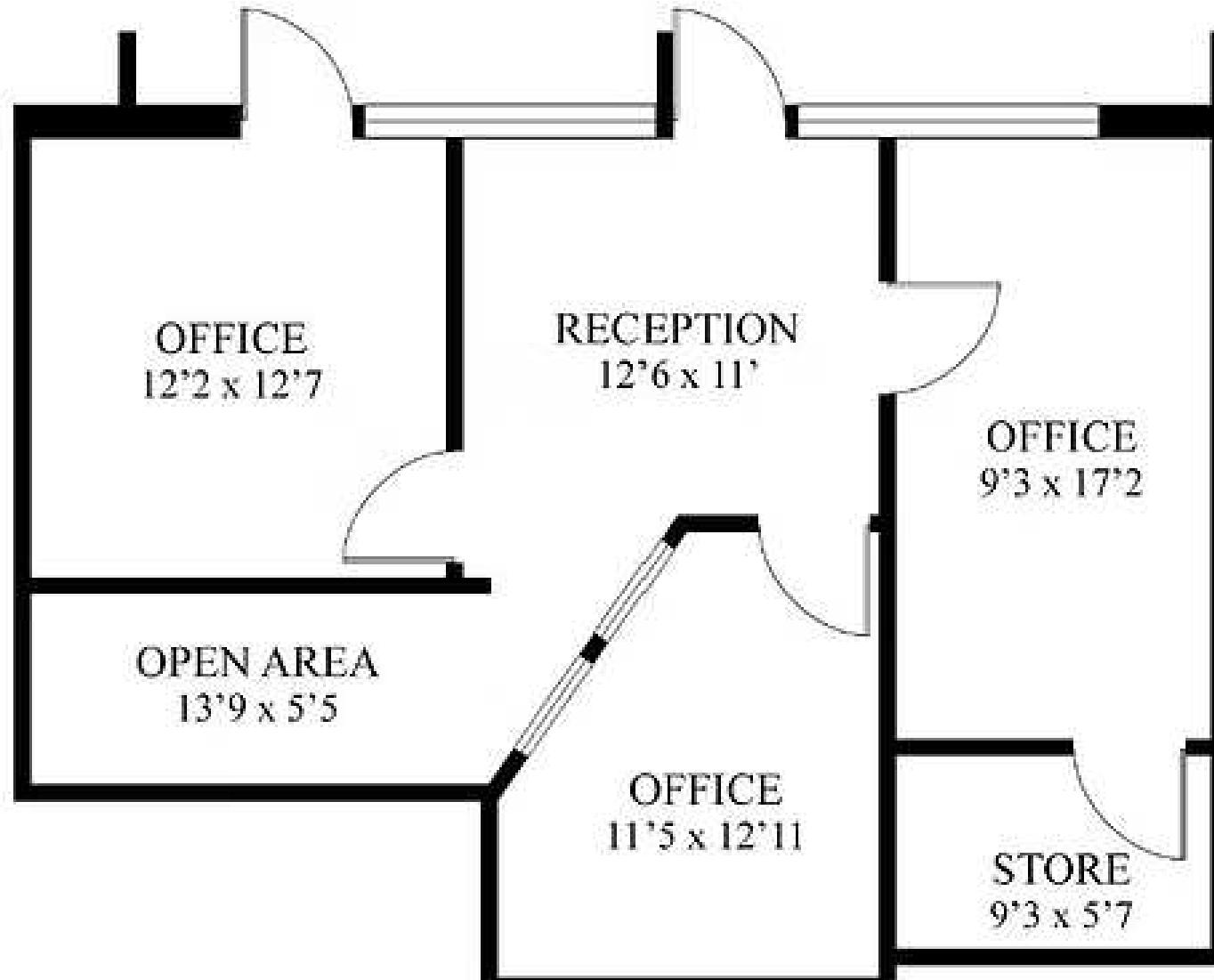
LOCATION DESCRIPTION

Located in the heart of central Scottsdale the subject property is situated between the highly desirable Gainey Ranch and McCormick Ranch subdivisions. The area surrounding the property offers an abundance of retail amenities. In addition to convenient access to multiple shopping centers in the immediate area including the intersections of Shea & Loop 101 and Scottsdale Rd. & Shea Blvd, the subject property is also within close proximity of to all of Scottsdale's major entertainment districts such as Kierland Commons, Scottsdale Quarter, Scottsdale Pavillions, Salt River Fields at Talking Stick, Scottsdale Fashion Square Mall and Old Town Scottsdale.

ADDITIONAL PHOTOS



Suite 4-B





E. MOUNTAIN VIEW RD.

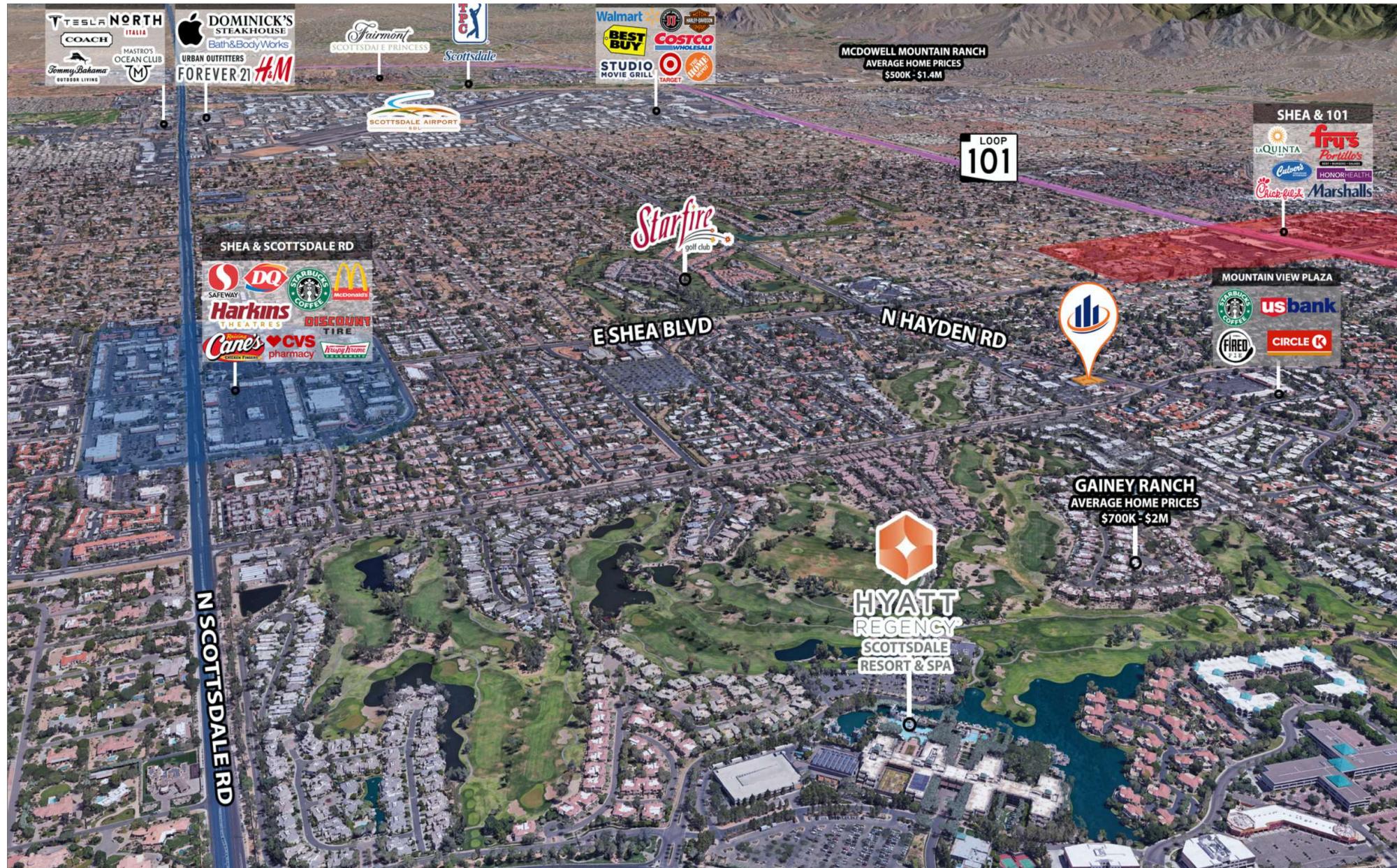
N. HAYDEN RD.

E. MORGAN TRAIL

N



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	495	2,536	8,823
AVERAGE AGE	48	49	51
AVERAGE AGE (MALE)	47	48	49
AVERAGE AGE (FEMALE)	49	50	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	219	1,137	4,049
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$222,738	\$211,766	\$200,048
AVERAGE HOUSE VALUE	\$961,250	\$959,806	\$958,626

* Demographic data derived from 2020 ACS - US Census

