

# AERO

scottsdale

14455, 14555, 14505 N HAYDEN RD



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**CBRE**

# PROJECT OVERVIEW



**3 BUILDING CAMPUS**  
**±153,705 SF**



Rental Rate

**\$29.50/SF MG**



Parking Ratio

**4.5/1,000**



Covered Parking Ratio

**1.5/1,000**



Renovations

**Coming**



Easy access from the

**Loop 101 Freeway at Raintree Drive**



Within 5-minutes of

**±5.4 million SF of retail, restaurant and hospitality amenities**



One-minute drive to the

**Scottsdale Municipal Airport,**  
one of the busiest single-runway airports in the nation

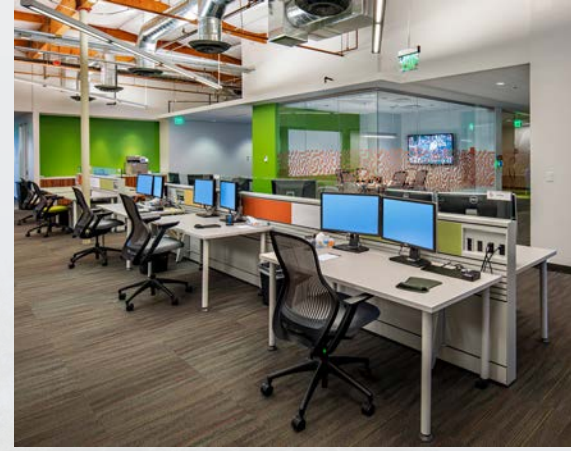
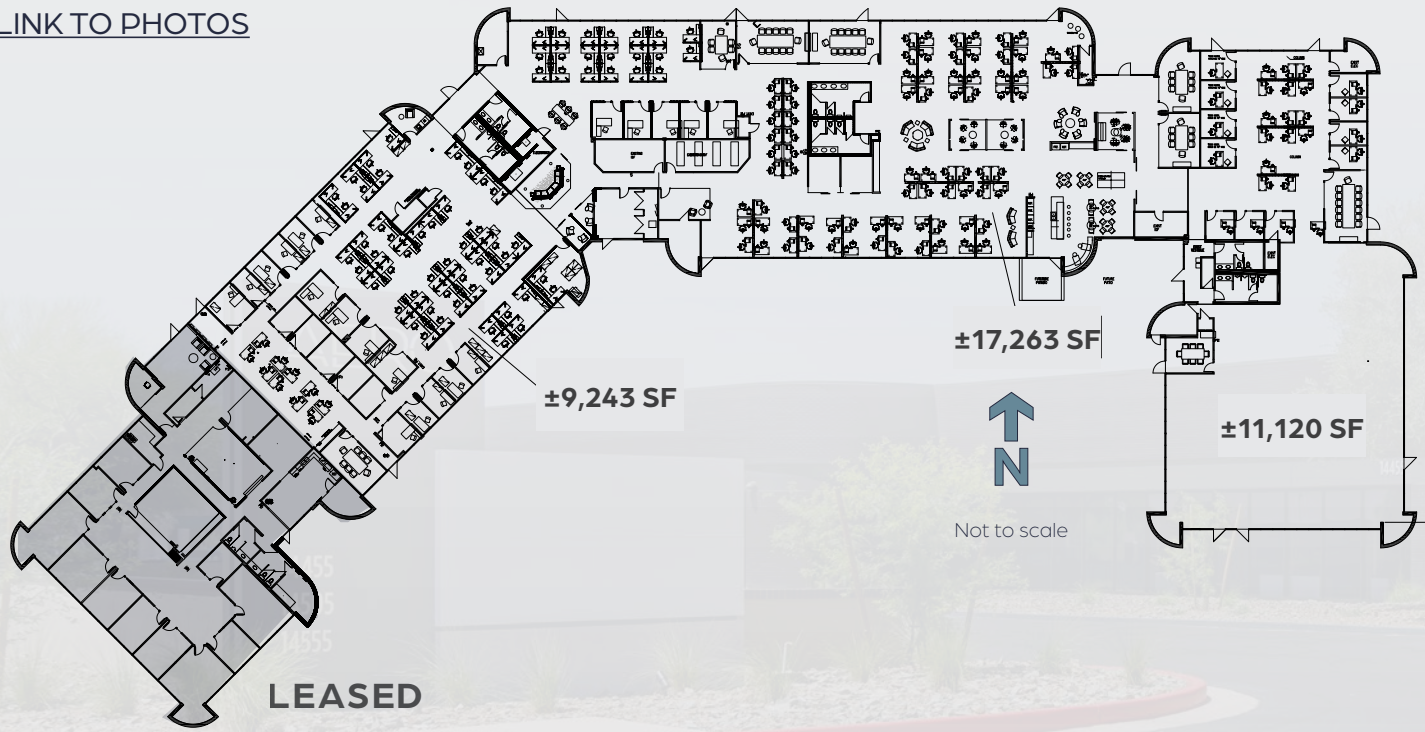
# SITE PLAN



## FLOOR PLAN

14455 N Hayden Rd  
±37,626 SF Available

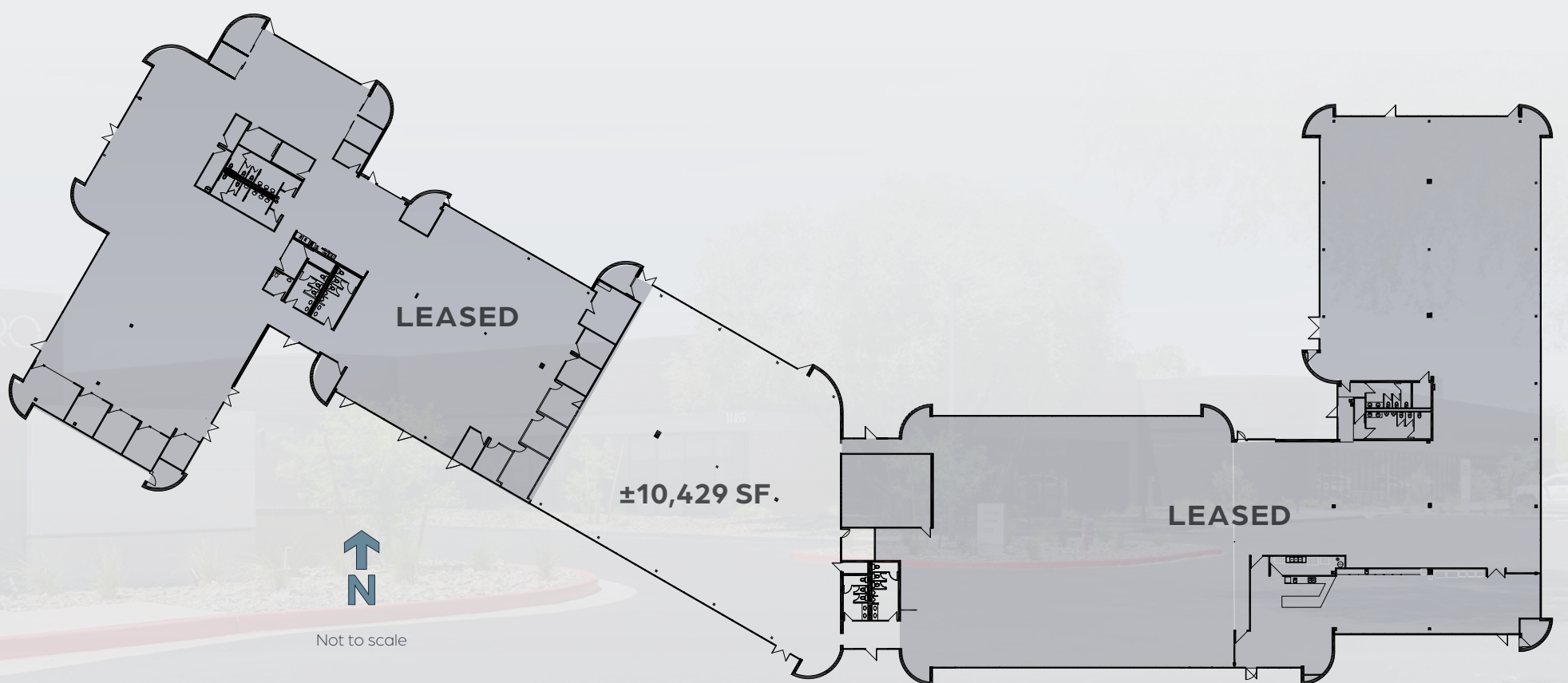
[LINK TO PHOTOS](#)



### Furniture Counts

- 173 workstations (sit/stand desk)
- 37 offices (sit/stand desk in most)
- Dart boards and bean bags
- 8 conference rooms
- Multiple sets of restrooms
- 1 large break room featuring a roll up door, 4 high top tables and 2 low top tables with bench seating

## FLOOR PLAN



14505 N Hayden Rd  
±10,429 SF

# AREA AMENITIES



## FINEST AMENITY BASE IN ALL OF METRO PHOENIX

### Shop, Dine & Entertain

AERO is surrounded by world-class upscale shopping centers, offering premier access to the finest restaurants and retail shops including: Kierland Commons, Scottsdale Quarter and Scottsdale Promenade.



### Golf

Well known as "America's Best Place to Live for Golf," Scottsdale is home to nearly 200 golf courses ranging from championship tournament facilities to municipal courses.

### Special Events

Throughout the year, Scottsdale is home to a variety of events including the Waste Management Phoenix Open Golf Tournament, Barrett Jackson Classic Car Show, P.F. Chang's Rock & Roll Marathon, Scottsdale Art Festival, Scottsdale Culinary Festival and San Francisco Giants, Arizona Diamondbacks and Colorado Rockies Spring Training.

### Hiking

Surrounded by numerous expansive mountain ranges, hiking is a favorite activity for many Scottsdale residents.

