

# SCOTTSDALE EXECUTIVE OFFICE PARK

7975 N HAYDEN / 8655 VIA DE VENTURA | SCOTTSDALE, AZ 85258

## TOTAL PROJECT SIZE:

TWO BUILDINGS CONSISTING OF ±251,588 SF

AVAILABLE SPACE: (CLICK HYPER LINKED SUITE)

### 7975 Building (SEOP I)

C105 ±3,572 SF  
C250 ±2,018 SF

### 8655 Building (SEOP II)

F162 ±692 SF  
F325 ±8,642 SF  
F350 ±5,737 SF  
F300 ±14,760 SF  
G320 ±1,500 SF  
G168 ±450 SF  
G350 ±2,317 SF  
G370 ±3,729 SF

Contiguous to ±16,260 SF

RENTAL RATE: \$25.00/SF Full Service

LOAD FACTOR: 14%

TENANT IMPROVEMENTS: Negotiable

PARKING RATIO: ±5.00/1,000 SF

PARKING: \$50/stall/mo. – Covered, Canopy, reserved & uncovered parking available at no charge

## AMENITIES:

- Within one mile: Salt River Fields at Talking Stick development, the Scottsdale Pavilions and the Mercado del Lago shopping centers
- Within the prestigious McCormick Ranch master planned community, offering a wide variety of restaurants, hotels, shopping and golf courses
- On-site property management and after hour security 7 days a week
- Full service cafe, fitness center and conference facility on site



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