

± 4,074 SF OFFICE SUBLEASE / LEASE OPPORTUNITY

7500 East McDonald Drive, Suite 100A, Scottsdale, AZ 85250

Long or Short-Term Options Available



Nationwide Real Estate Services

7500 E. McDonald Drive
Ste 100A • Scottsdale, AZ 85250
(T) 480.947.8800 | (F) 480.947.8830
www.dpcr.com

WALT BROWN, JR.

Cell: (480) 797-7221 | Direct: (480) 383-8160 | walt@dpcr.com

PROPERTY HIGHLIGHTS

- ± 4,074 SF, partially furnished office
- Spacious reception area & desk with sliding glass closet doors
- 8 private offices
- Large bullpen that can accommodate 10 - 12
- 2 conference rooms
- Kitchenette with full-size refrigerator & microwave
- Two private bathrooms
- Courtyard out back with patio seating area
- Sublease/lease; long or short-term options available





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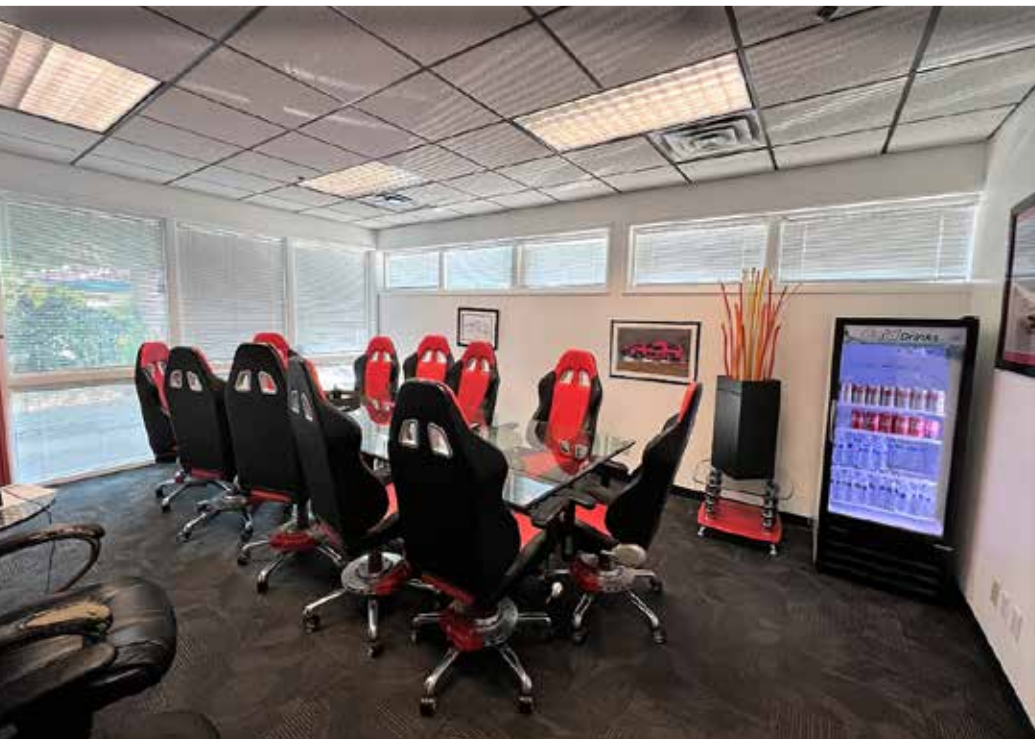
D **DIVERSIFIED
PARTNERS**

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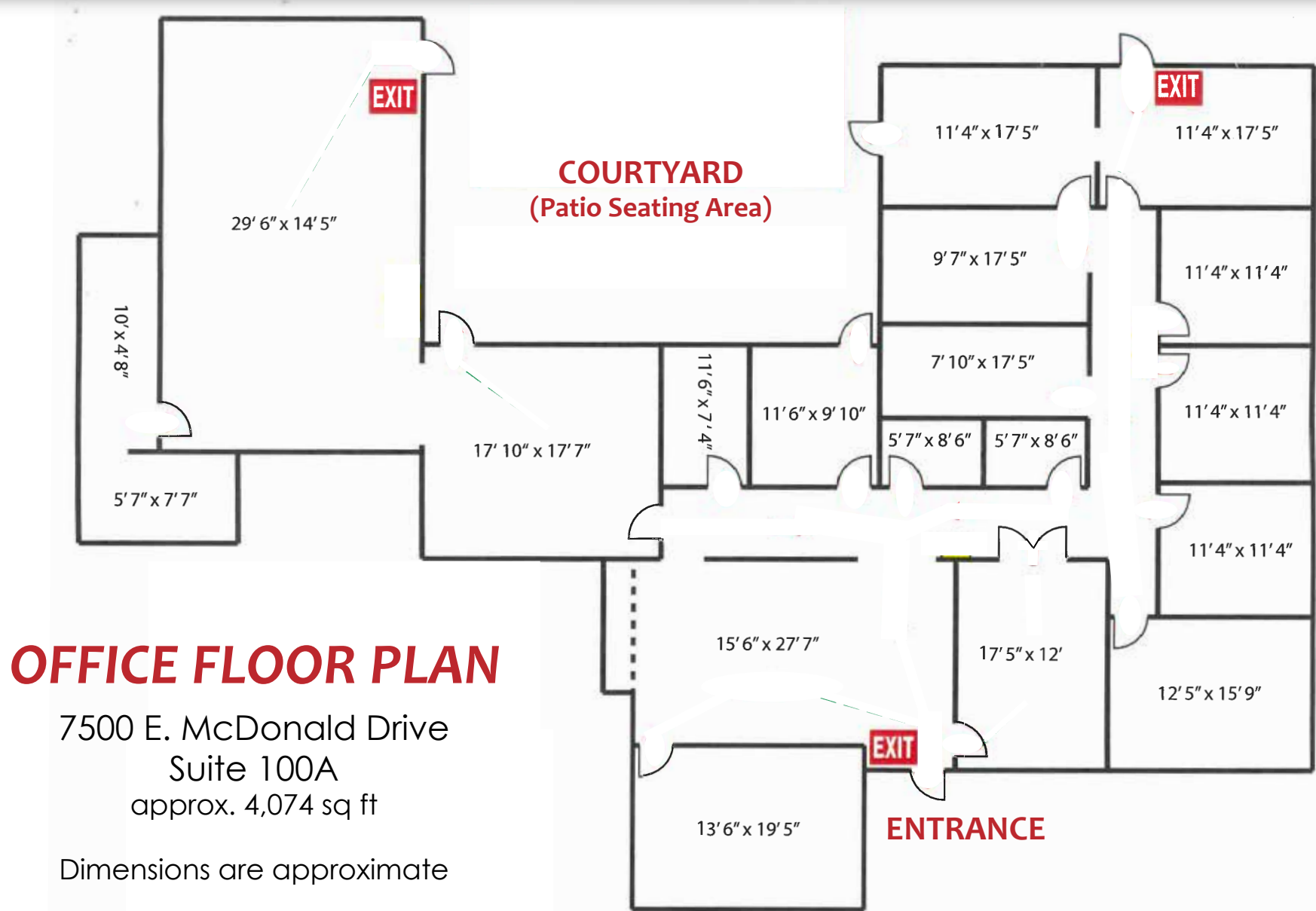
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DEMOGRAPHICS 2022

Source: SitesUSA

ESTIMATED POPULATION

9,434	68,279	172,423
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$132,313	\$153,957	\$144,971
1 MI	3 MI	5 MI

ESTIMATED HOUSEHOLDS

5,499	35,704	83,664
1 MI	3 MI	5 MI

DAYTIME POPULATION

11,662	116,087	238,318
1 MI	3 MI	5 MI

TRAFFIC COUNTS

Source: SitesUSA

MCDONALD DRIVE	20,983 VPD
SCOTTSDALE ROAD	46,054 VPD
HAYDEN ROAD	26,298 VPD

