

— FOR LEASE —

SCOTTSDALE AIRPARK OFFICE/FLEX SPACE

— 15207 N. 75TH STREET | SCOTTSDALE, AZ 85260 —



Jason Reddington, Partner
jreddington@levrose.com
480.289.4504

Keri Davies, Partner
kdavies@levrose.com
480.294.6572

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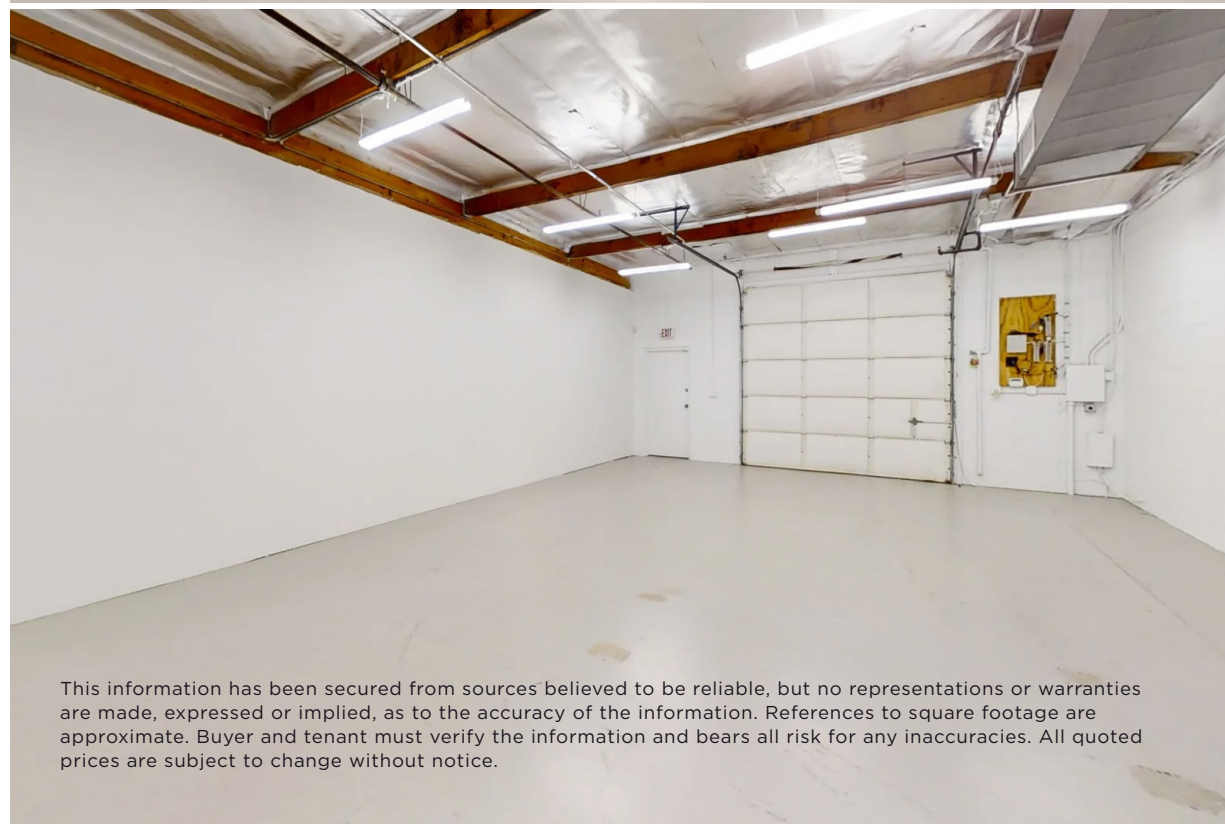
TCN
COMMERCIAL
REAL ESTATE SERVICES

PROPERTY DETAILS

| | |
|---------------|------------------------|
| LEASE RATE | \$1.75/SF |
| AVAILABILITY | Suite 111: ±1,920 SF |
| BUILDING SIZE | ±20,501 SF |
| LOT SIZE | ±1.29 AC |
| ZONING | I-P |
| PARKING | 40 Surface, 10 Covered |

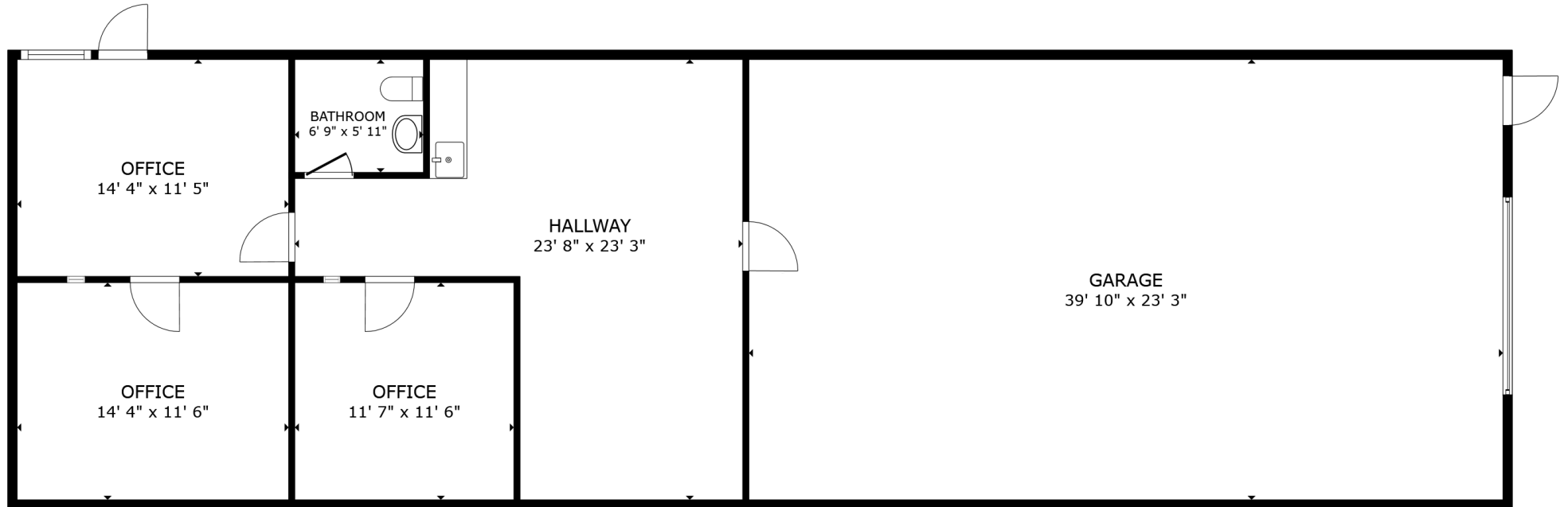
PROPERTY HIGHLIGHTS

- Prime Scottsdale Airpark location
- Upscale Garden Office/Warehouse Suite
- Renovated, move-in ready space
- 100% AC Warehouse
- Ease of access with 2 points of ingress/egress for full drive around entry and exiting.
- Minutes from Scottsdale Quarter, Kierland Commons, Scottsdale Promenade, and Scottsdale Airpark.



FLOOR PLAN

SUITE 111: ±1,920 SF



LOCATION OVERVIEW

TPC
SCOTTSDALE

LOOP
101

SITE

KIERLAND COMMONS



PROMENADE



SCOTTSDALE QUARTER



SCOTTSDALE
AIRPORT



SCOTTSDALE TOWNE SQUARE



THE
PROMENADE
SCOTTSDALE

SCOTTSDALE
QUARTER®



KIERLAND
COMMONS

DEMOGRAPHICS



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 6,903 | 80,486 | 205,264 |
| 2029 | 7,954 | 88,328 | 224,647 |



HOUSEHOLDS

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 3,470 | 36,973 | 92,003 |
| 2029 | 4,014 | 40,710 | 100,984 |



AVERAGE INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|------|-----------|-----------|-----------|
| 2024 | \$163,880 | \$132,071 | \$136,725 |



EMPLOYMENT

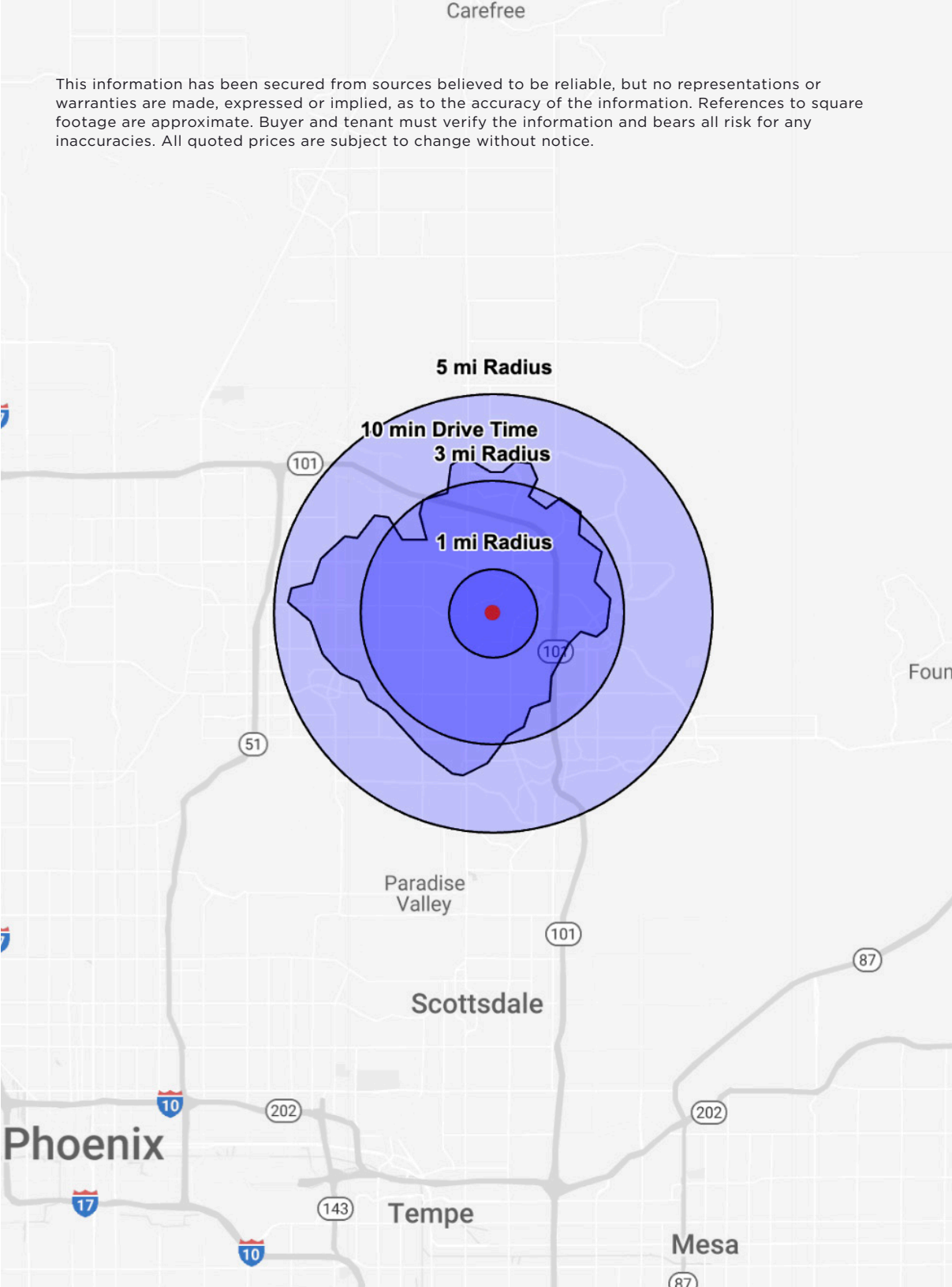
| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 30,628 | 104,147 | 184,952 |



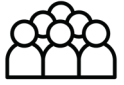
BUSINESSES

| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 3,324 | 10,161 | 20,548 |

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



SCOTTSDALE CITY OVERVIEW



250K +
TOTAL POPULATION



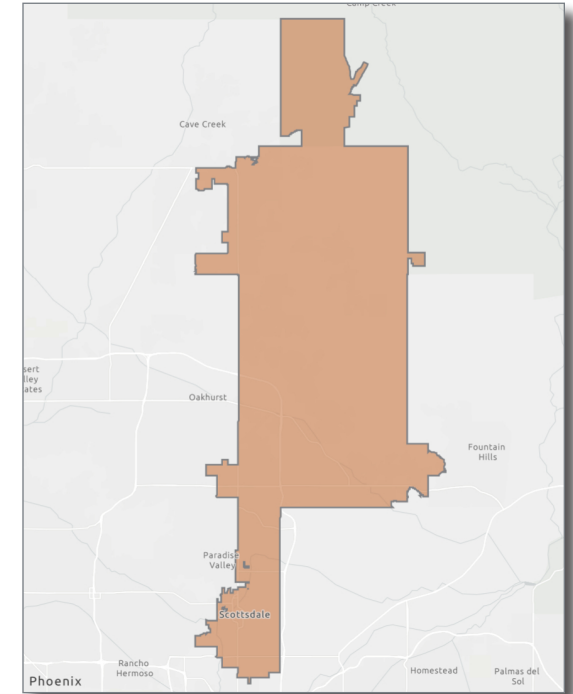
\$168K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE CITY AT A GLANCE

Scottsdale's top 5 largest employers include HonorHealth, General Dynamics, Vanguard, City of Scottsdale, and CVS Health with approximately 18,000 employees combined. Scottsdale has endless recreational activities for its residents and visitors that include pristine golf courses and resorts, upscale dining, gorgeous hiking trails, horseback riding, museums, and more.



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