



# OFFICE FOR LEASE

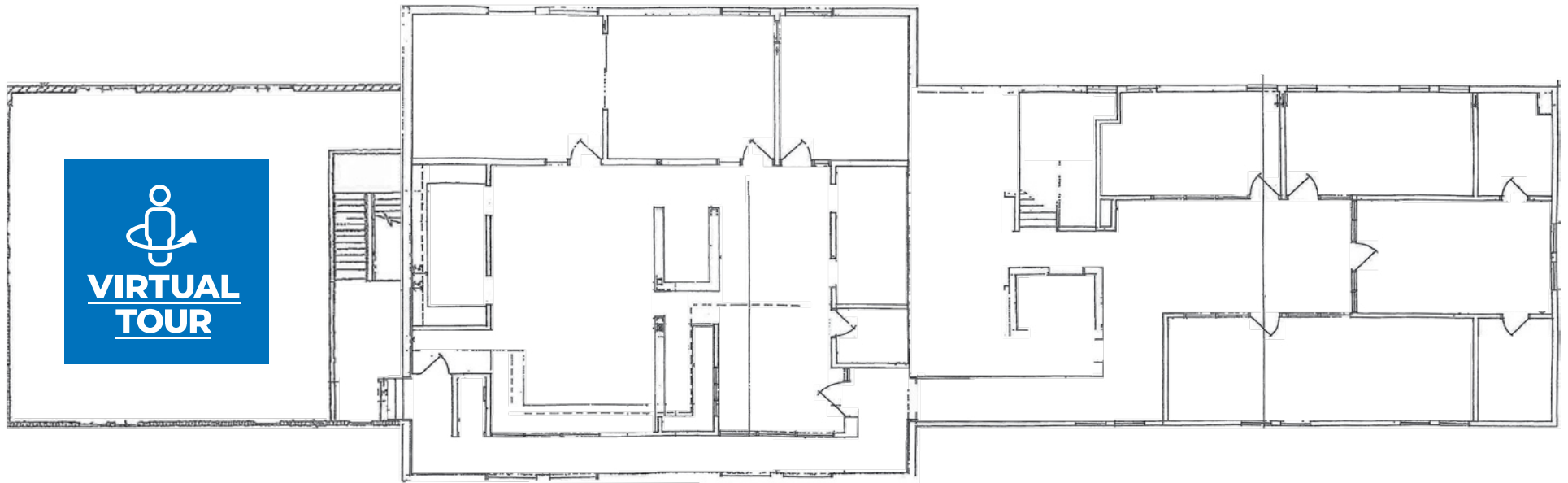
AVAILABLE NOVEMBER 1, 2024



PREMIERE LOCATION AT

# SCOTTSDALE ROAD & SHEA BLVD

# SUITE 200 // AVAILABLE NOVEMBER 1, 2024



ASKING RATE:  
**\$25.00/SF**  
**NNN**

SIZE:  
**±6,038 SF**

TERM EXPIRES:  
**11/30/24**

PARKING:  
**5.0/1,000**







**85**  
VERY WALKABLE  
WALK SCORE®

**1-MILE RADIUS (WALKABLE)**

**73**  
RESTAURANTS

**12,303**  
2024 DAYTIME POPULATION

**5-MILE RADIUS**

**813**  
RESTAURANTS

**302,680**  
2024 DAYTIME POPULATION

# SURROUNDED BY WALKABLE AMENITIES





## Leasing Information:

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