

±130,000 SF Class A Office Building for Lease | Rare Full Building Opportunity

McDOWELL

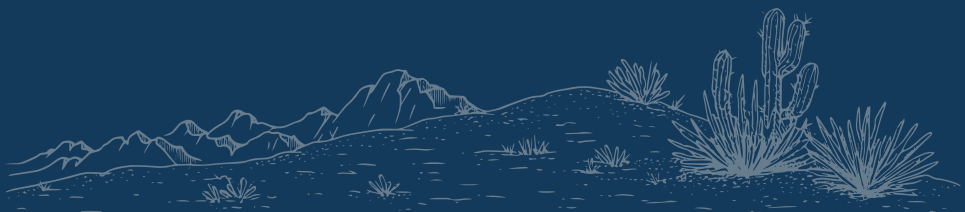
MOUNTAIN BUSINESS PARK



16425 NORTH PIMA ROAD
SCOTTSDALE, AZ

STRATEGIC
OFFICE PARTNERS

**CUSHMAN &
WAKEFIELD**



WHERE BUSINESS

Reaches New Peaks

McDowell Mountain Business Park offers ±130,000 SF of Class A office space, featuring a rare full-building opportunity in an outstanding Scottsdale location. With exceptional freeway visibility, seamless access, and proximity to the city's high-end dining, shopping, and lifestyle amenities, this premier address provides both convenience and prestige. Designed for today's leading businesses, it's a workspace that elevates your presence, supports growth, and positions your company for success.

HIGHLIGHTS



3 Story, ±127,787 SF
Class A Office Building



Large Functional
Floor Plates



Rare Full Building/Floor
Opportunity



Third Floor Balcony with
McDowell Mountain Views



Access to
Covered Parking



Signage with Freeway
Visibility from Loop 101





Scottsdale Advantage



Immediate Access to North Scottsdale's High End Amenities – Scottsdale Quarter, Kierland Commons, & Scottsdale Town Center



UNMATCHED VISIBILITY

Effortless Access



Built out space encapsulates modern design
with high functionality



43,000 SF
average floor plate

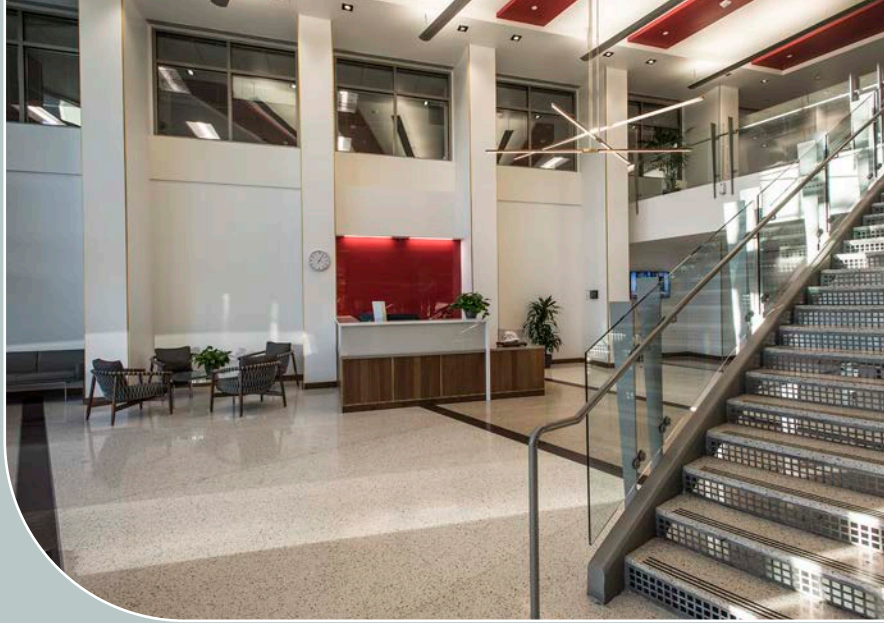


Covered & Garage
Parking Spaces

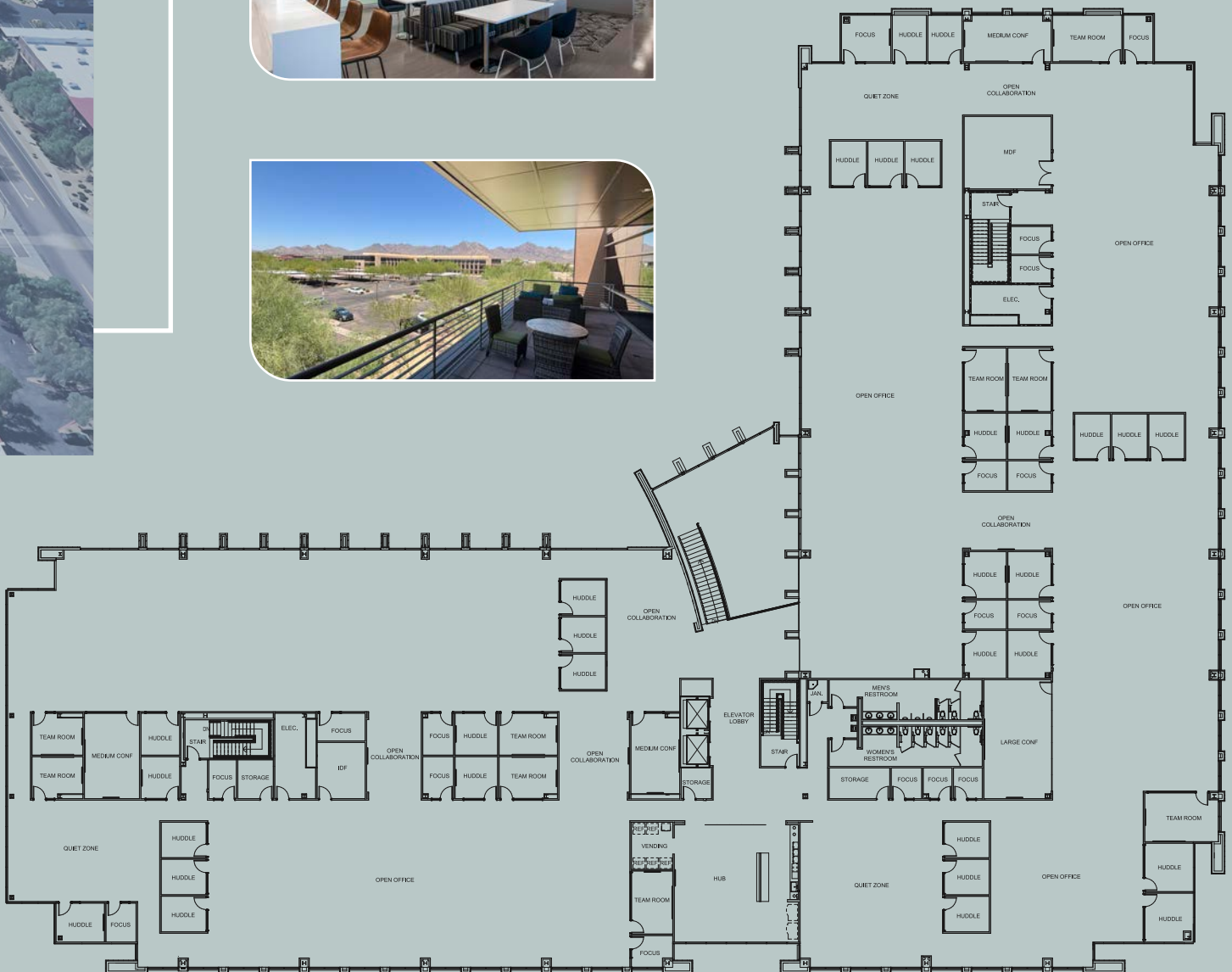


Unhindered
Balcony Views





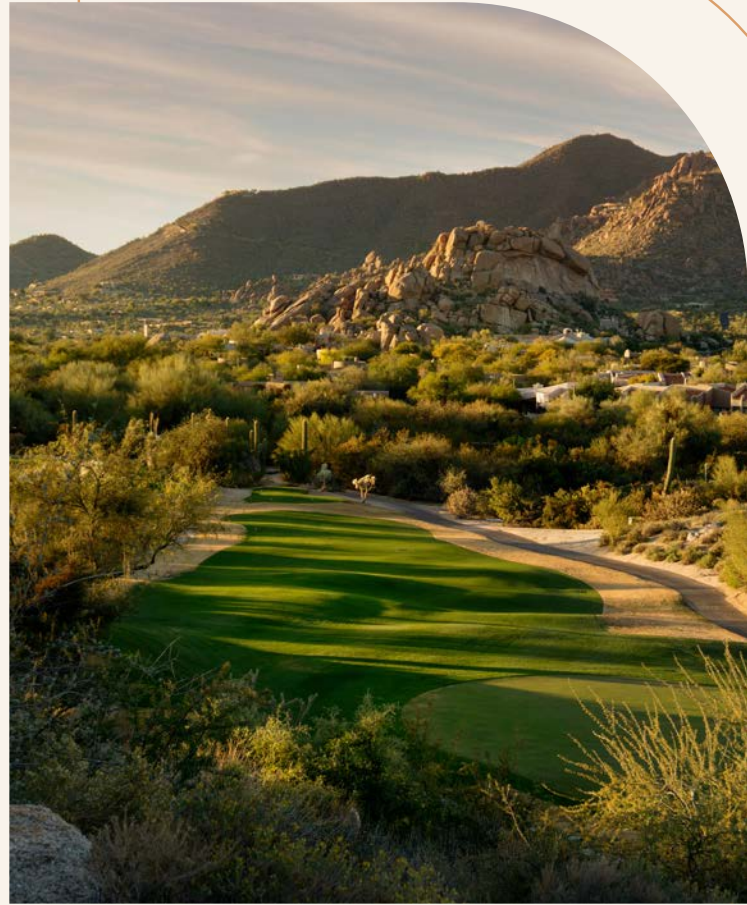
Typical Floor Plan



ACCESS TO SCOTTSDALE'S

Premier Amenities

- + Adjacent to the Loop 101 Pima Freeway with immediate access via N. Pima Road
- + Surrounded by abundant retail amenities, high end restaurants, golf opportunities, and upscale accommodations.
- + Nearby executive housing communities - McDowell Mountain Ranch, DC Ranch, Grayhawk, and Troon
- + 5 Minutes to Scottsdale Airport and 30 Minutes to Phoenix Sky Harbor Airport
- + Proximity to major event venues including, WestWorld and the Waste Management Phoenix Open
- + Located in the Premier Scottsdale Airpark Submarket

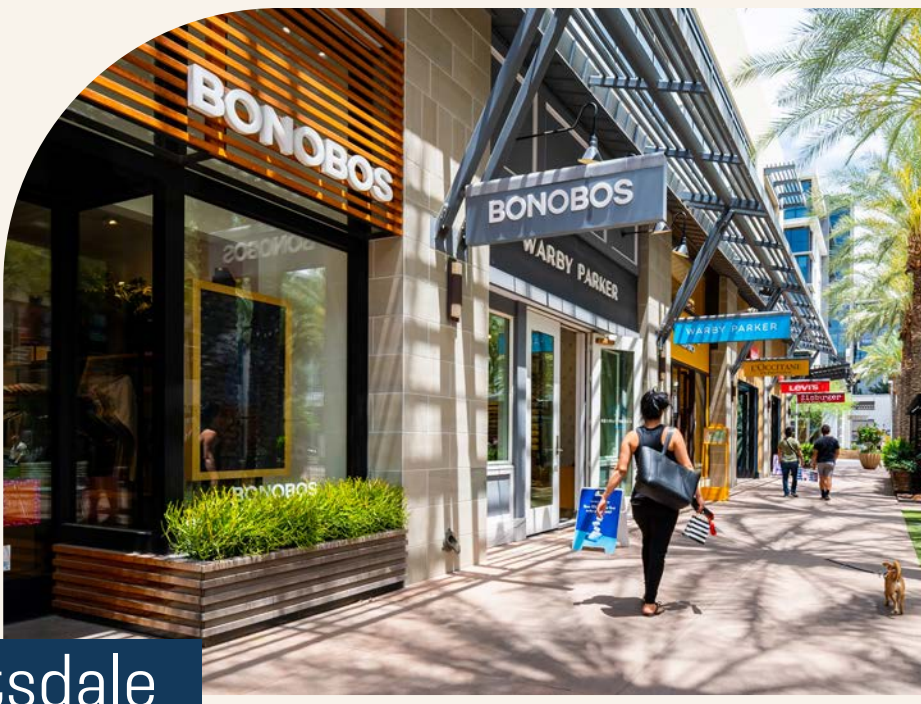


Kierland
Commons





Scottsdale Quarter

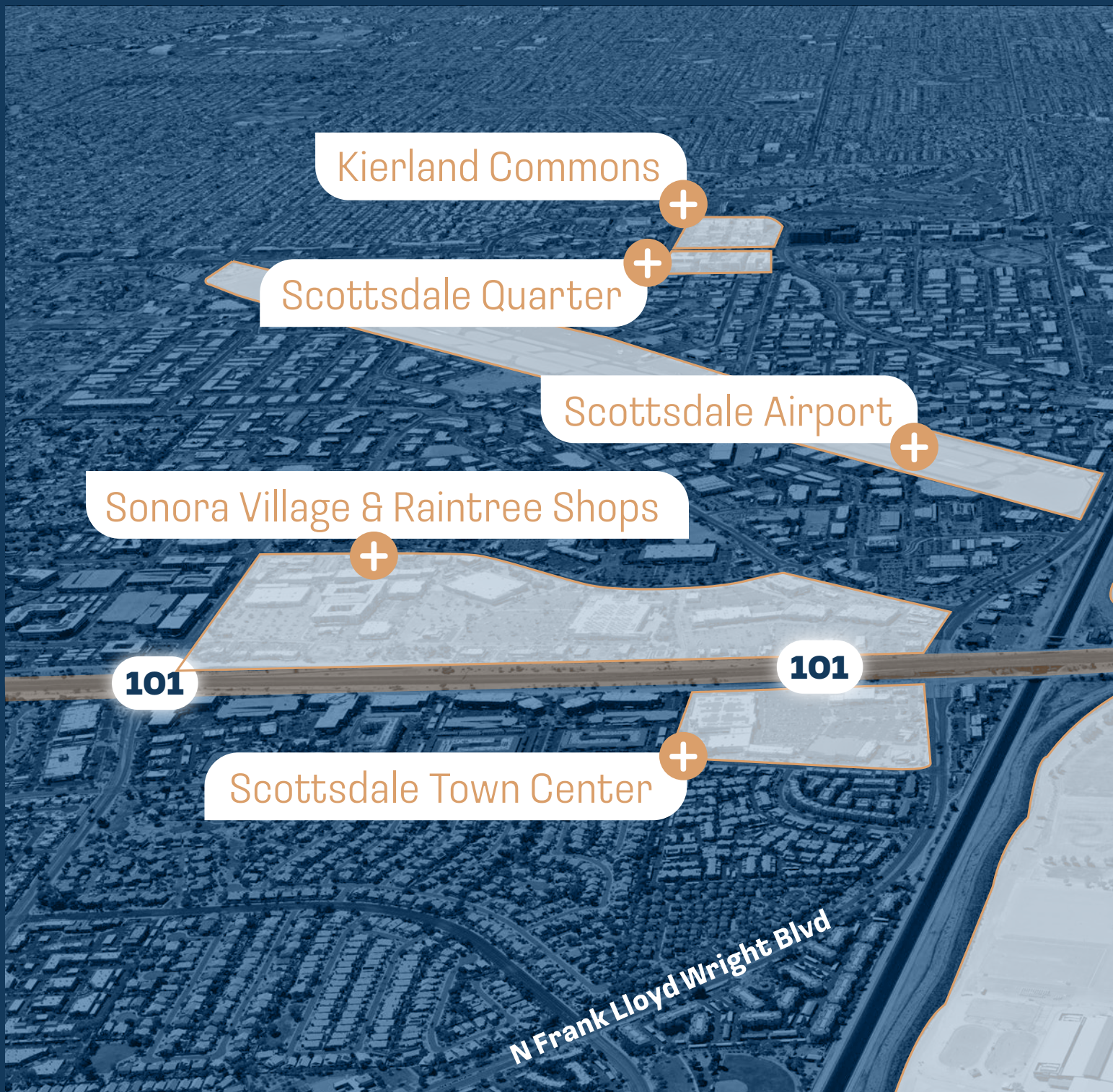


Scottsdale Airport



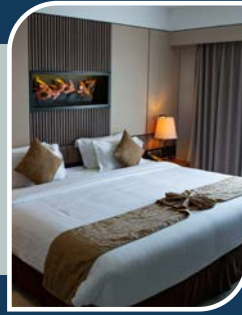
AT THE CROSSROADS OF

Convenience + Lifestyle





20+
COFFEE SHOPS



40+
HOTELS



100+
RESTAURANTS



15+
RECREATION, PARKS,
& TRAILHEADS



TPC Scottsdale

101



Scottsdale Marriott



TPC Scottsdale

101

McDOWELL
MOUNTAIN BUSINESS PARK

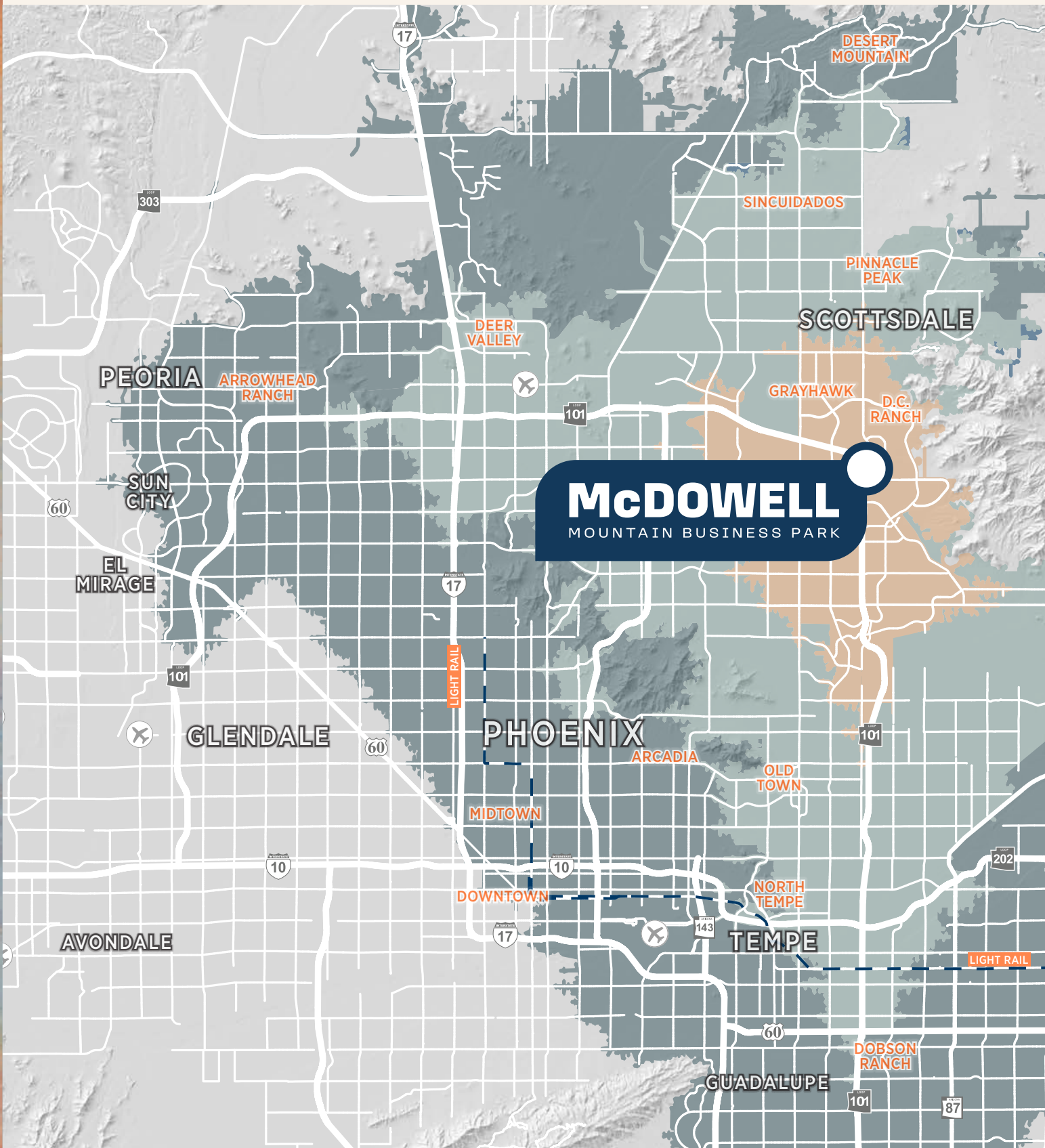


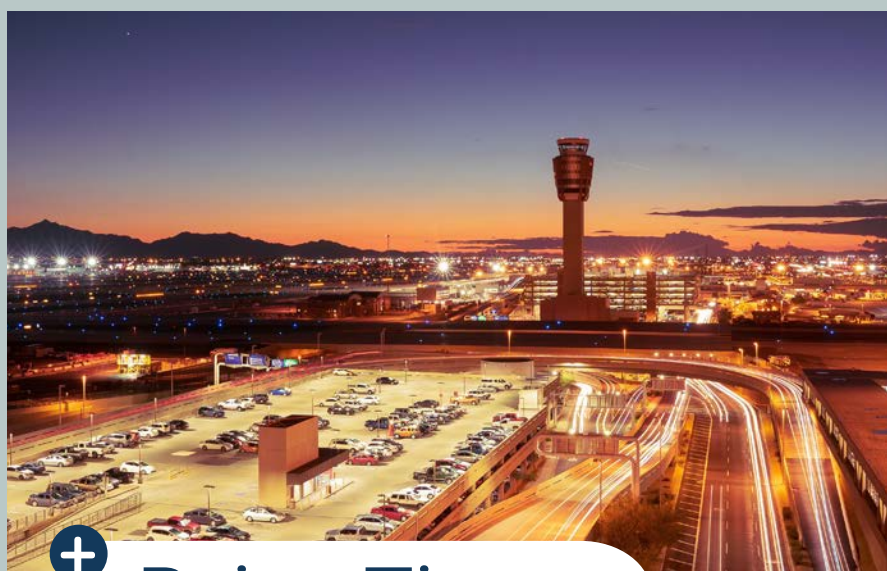
Westworld

E Bell Rd

N 94th St

Strategic Location





Drive Times

3 min

Sonora Village & Raintree
Shops Retail Center

7 min

DC Ranch Crossing
Retail Center

7 min

Kierland Commons /
Scottsdale Quarter

8 min

Scottsdale
Airport

20 min

Phx Sky Harbor
International Airport

35 min

Mesa Gateway
Airport

1 6 4 2 5 N O R T H P I M A R O A D | S C O T T S D A L E , A Z



McDOWELL

MOUNTAIN BUSINESS PARK

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