

±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**

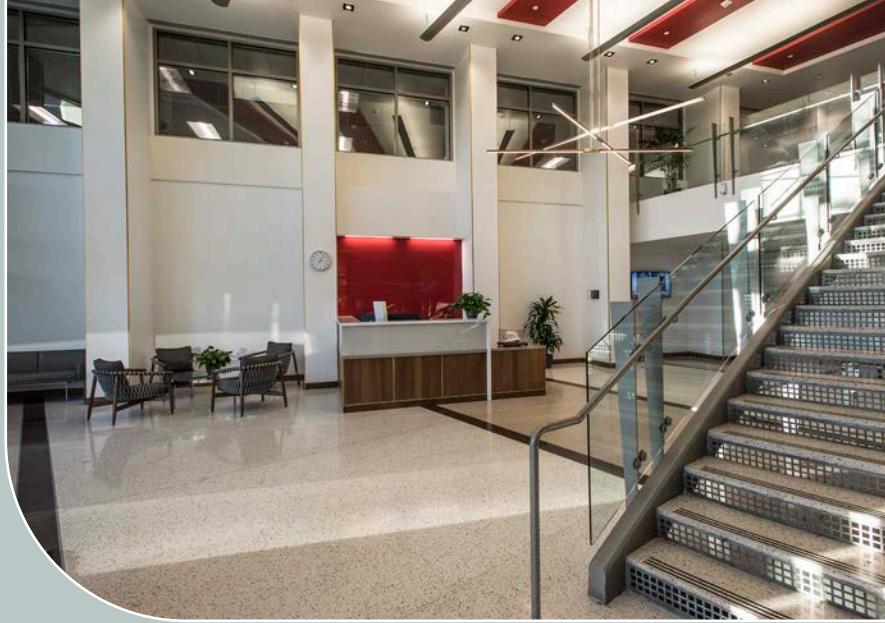


Built out space encapsulates modern design  
with high functionality

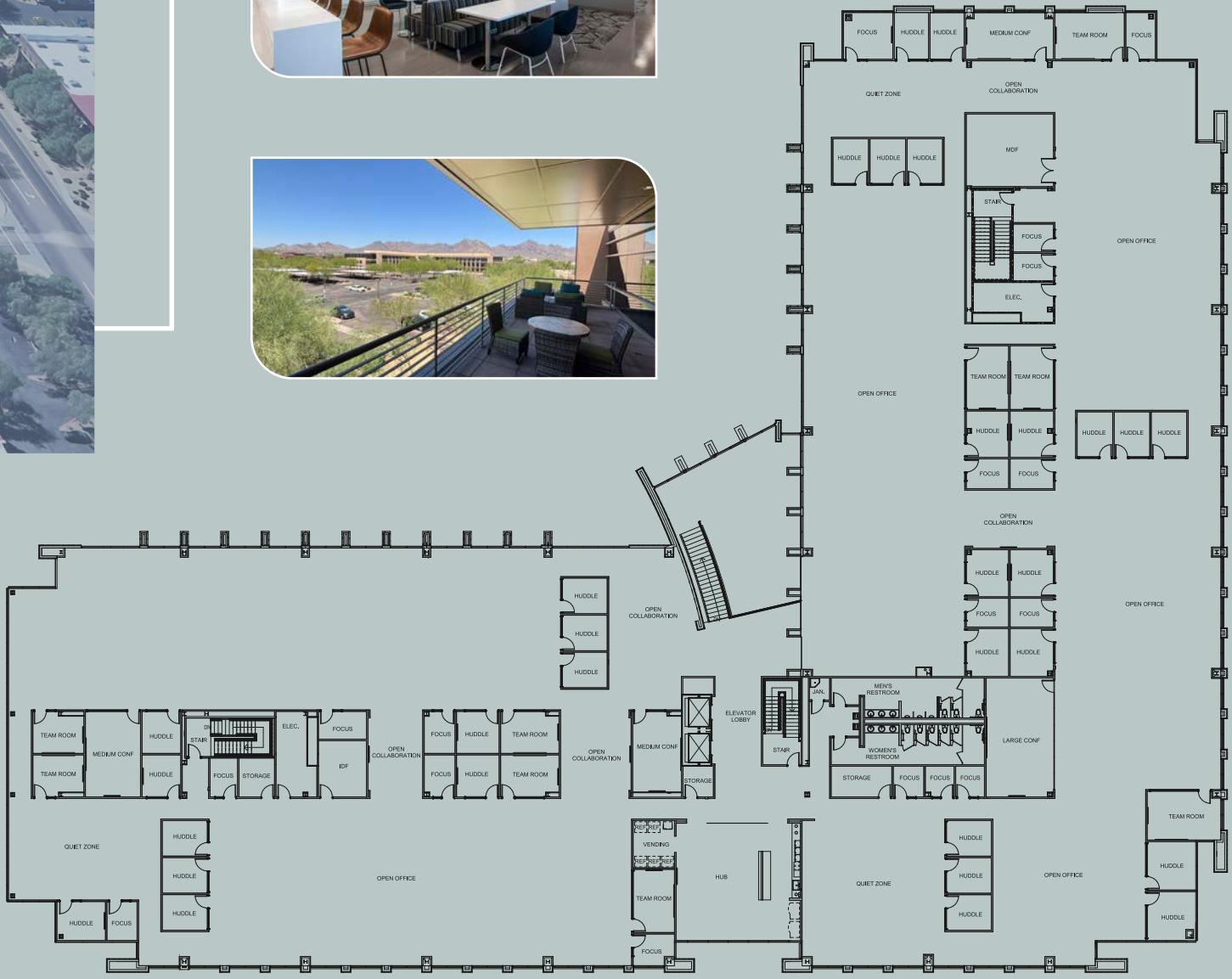
**+** 43,000 SF  
average floor plate

**+** Covered & Garage  
Parking Spaces

**+** Unhindered  
Balcony Views



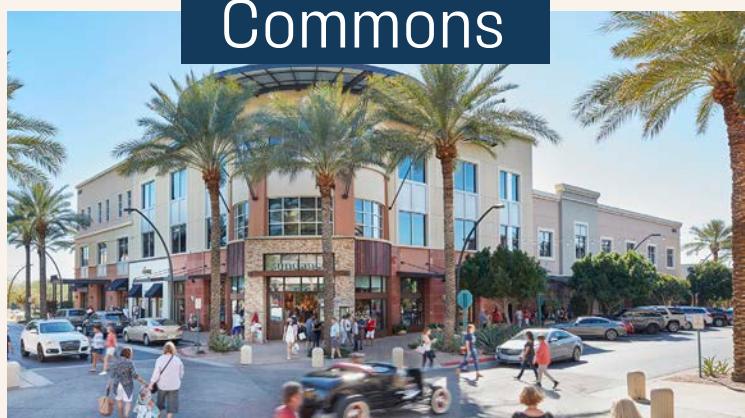
## Typical Floor Plan

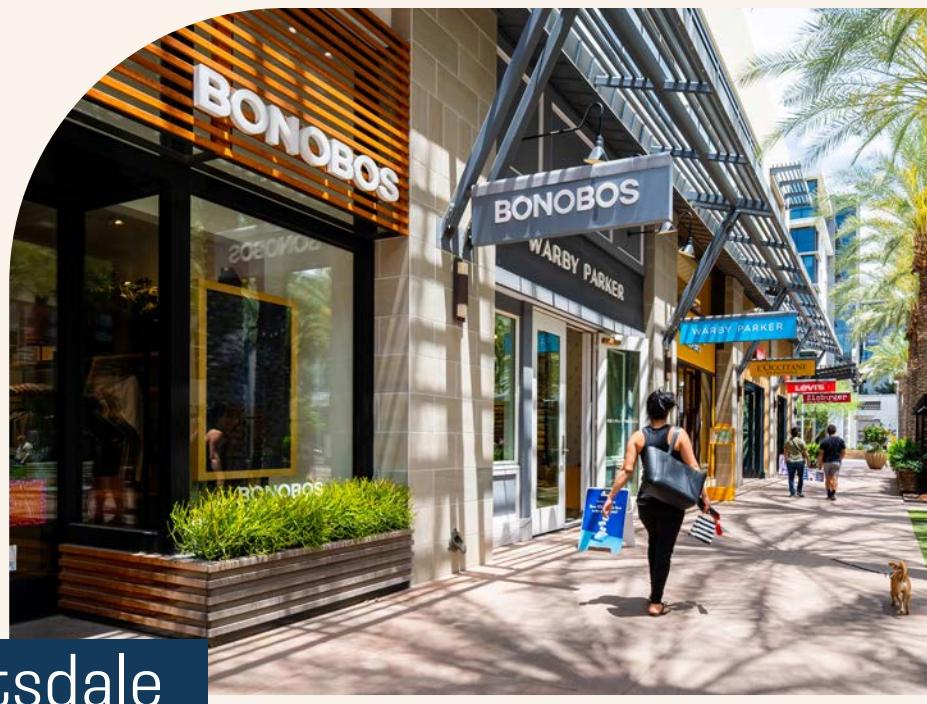


ACCESS TO SCOTTSDALE'S

# 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





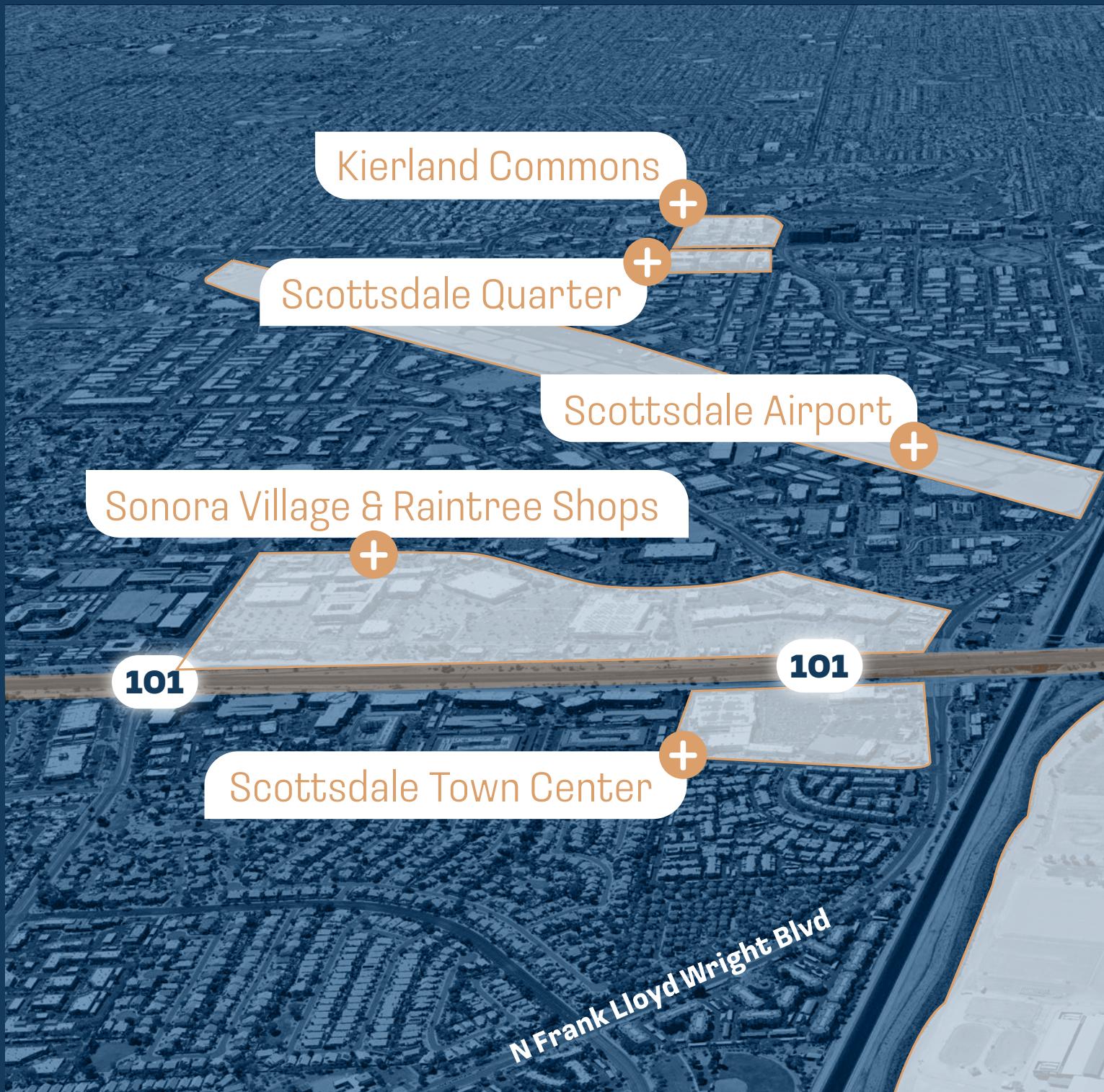
## Scottsdale Quarter



## Scottsdale Airport

AT THE CROSSROADS OF

# Convenience + Lifestyle





**20+**  
COFFEE SHOPS



**40+**  
HOTELS



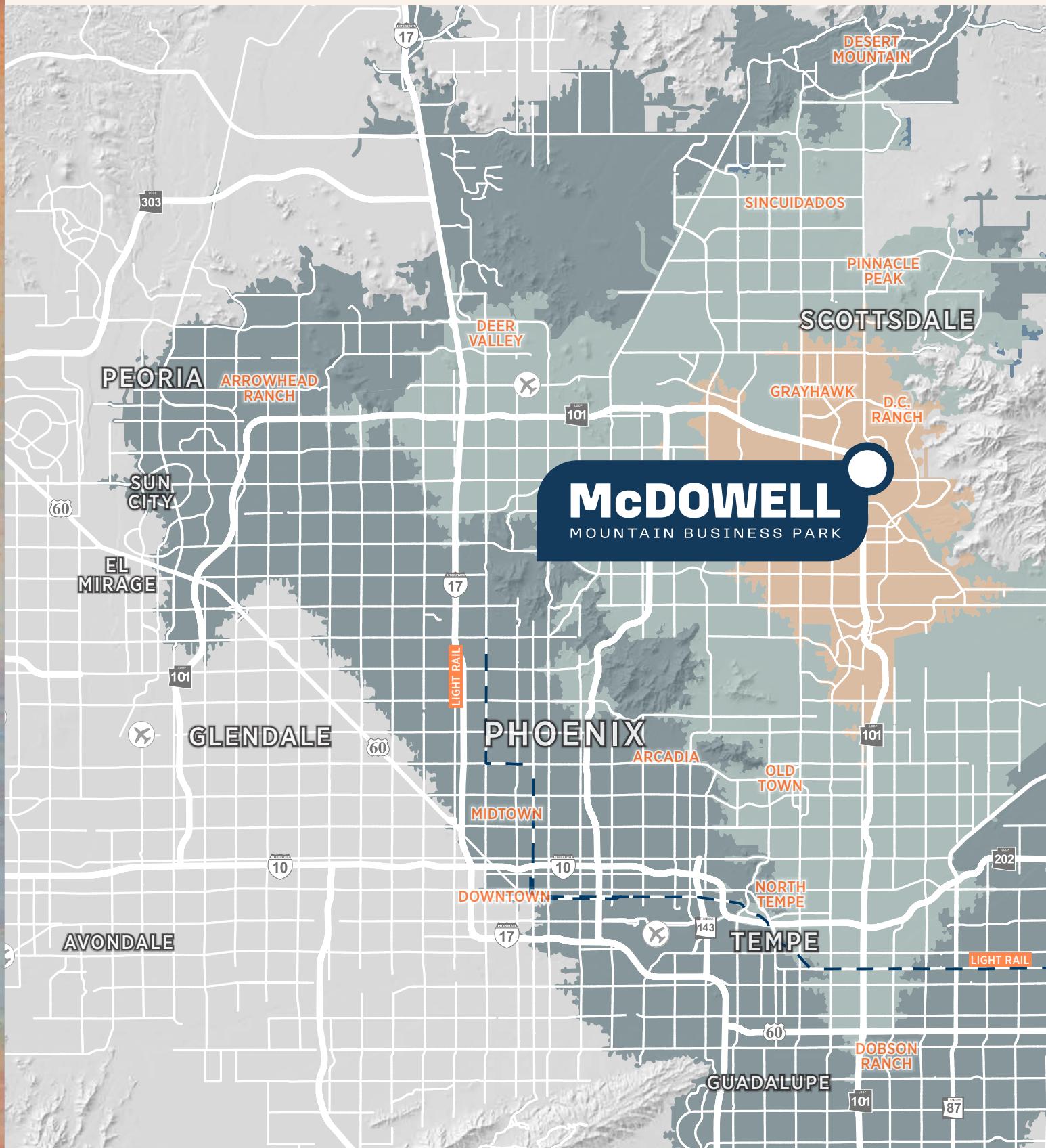
**100+**  
RESTAURANTS

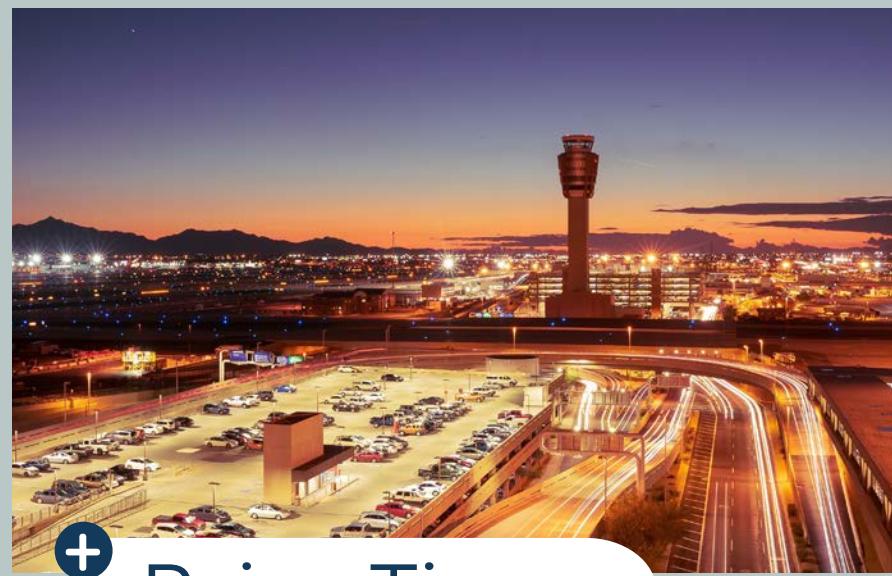


**15+**  
RECREATION, PARKS,  
& TRAILHEADS



# 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

### **CHRIS WALKER**

Executive Managing Director

+1 602 224 4466

[chris.walker@cushwake.com](mailto:chris.walker@cushwake.com)

### **MIKE STRITTMATTER**

Executive Director

+1 602 224 4457

[mike.strittmatter@cushwake.com](mailto:mike.strittmatter@cushwake.com)

**STRATEGIC**  
OFFICE PARTNERS

 CUSHMAN &  
WAKEFIELD

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.