

FOR LEASE

7098 EAST COCHISE ROAD

*±22,910 SF Class A Office Space
in the Heart of Scottsdale*

SCOTTSDALE, AZ 85253



KIDDER.COM

km Kidder
Mathews



PROPERTY HIGHLIGHTS

Total building size is ±22,910 RSF*

On ±1.50 AC (±65,741 SF) per
Maricopa County Assessor

Built in 1998

Zoning is CO, City of Scottsdale

Near executive housing in Paradise
Valley and Scottsdale

13.4 miles from Sky Harbor
International Airport

87 Parking spaces available
(4.37/1,000 Ratio)

\$25.00/ SF NNN Lease Rate

*includes ±3,000 SF of basement
space

±6 MIN

DRIVE TO LOOP 101

±10 MIN

DRIVE TO SR 51

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	6,911	59,362	183,207
2025 ESTIMATED	7,588	61,412	191,299
2030 PROJECTED	7,424	60,079	189,140

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS	3,418	26,740	83,936
2025 ESTIMATED	3,733	27,981	89,804
2030 PROJECTED	3,734	27,926	91,027

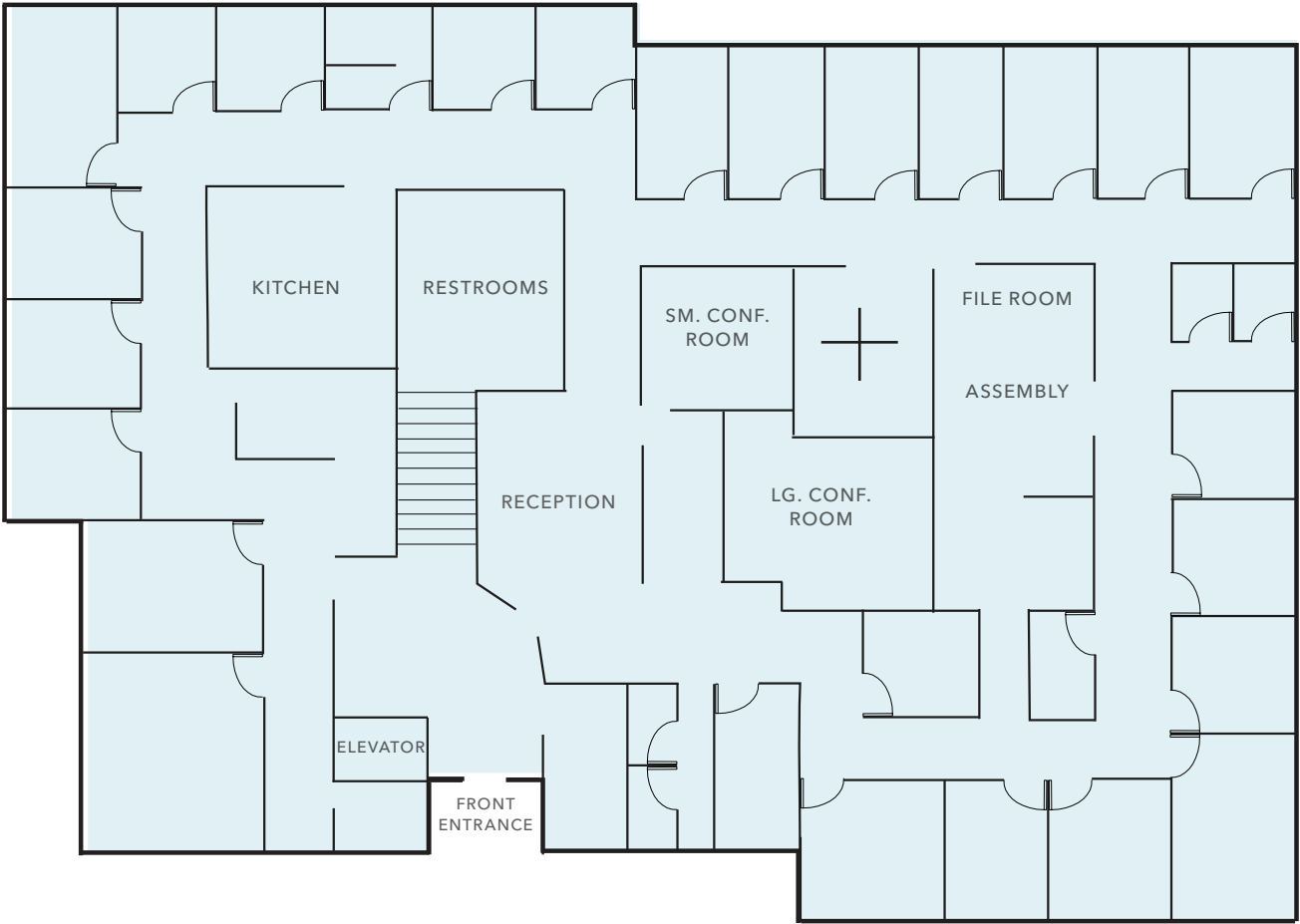
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	\$190,023	\$207,685	\$180,296
2030 PROJECTED	\$191,492	\$207,084	\$179,197

Data Source: ©2026, Regis



FIRST FLOOR PLAN



±22,910 SF

AVAILABLE

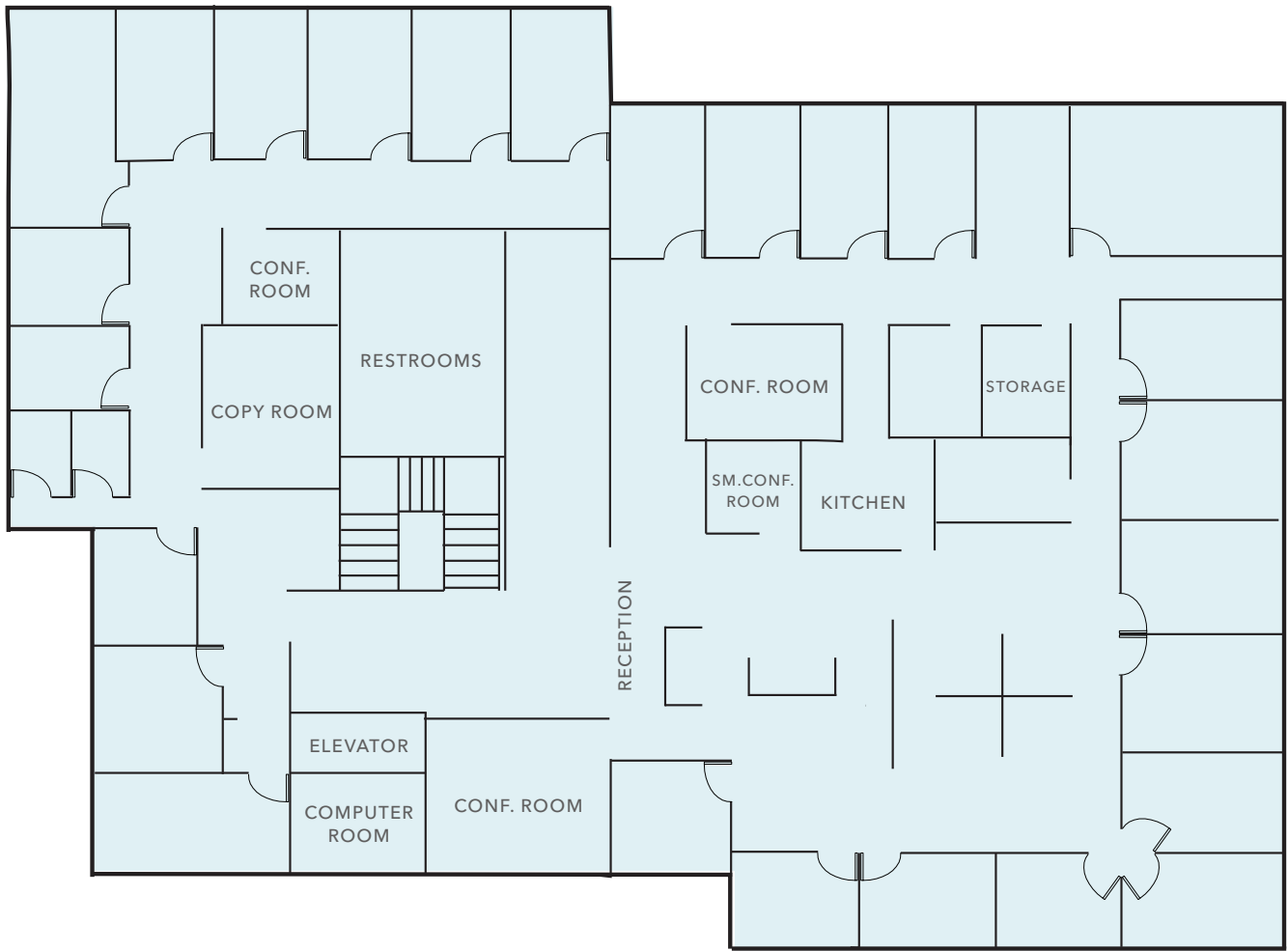
\$25.00/SF

LEASE RATE

NNN

LEASE TYPE

SECOND FLOOR PLAN



±22,910 SF

AVAILABLE

\$25.00/SF

LEASE RATE

NNN

LEASE TYPE



7098 E COCHISE RD

*For more information on
this property, please contact*

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