

FOR LEASE

Raintree Crossings

8350 E RAINTREE DR #210

Scottsdale, AZ 85260

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE	\$22 PSF MG
UNIT SIZE	1,396 SF
APN	215-52-062
YEAR BUILT	2005
PARKING	2 Covered, Reserved Space



BULLETS HEADLINE

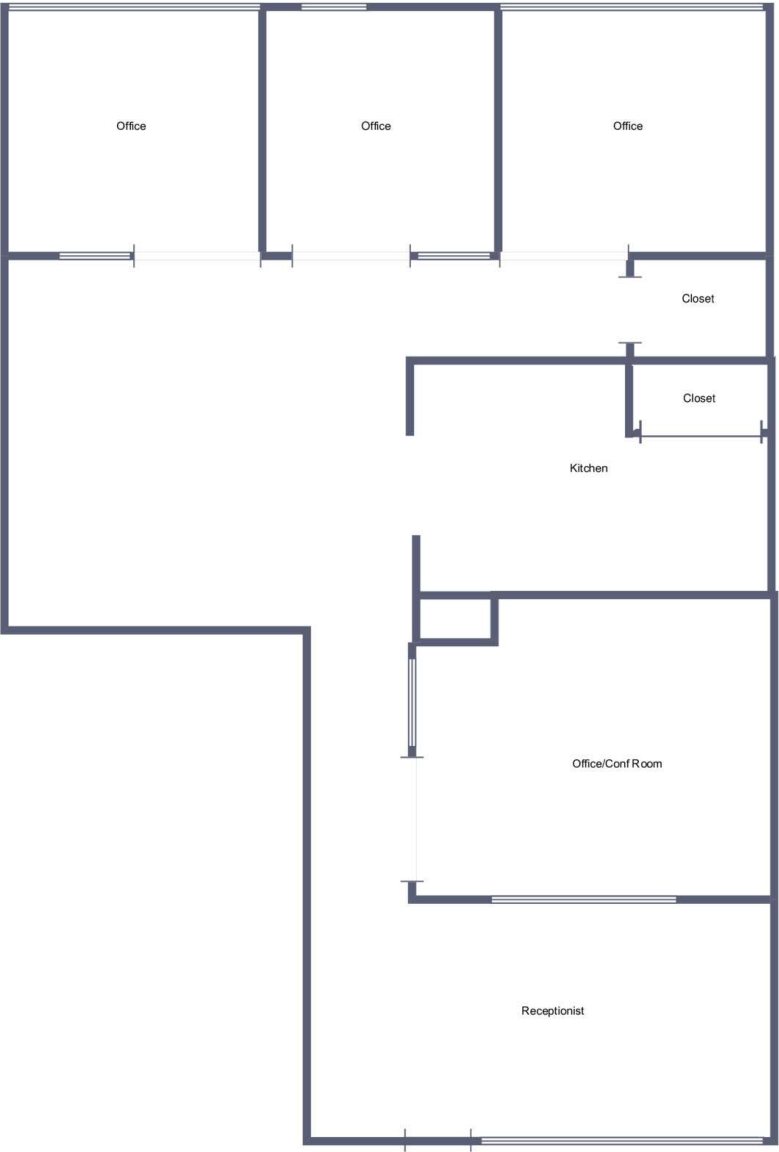
- Move- In Ready Suite For Lease
- Ideal General Office Layout
- Recently Painted and Carpet Replaced
- Very Well Located Near Raintree and the 101
- Countless Retail Amenities in the immediate Area



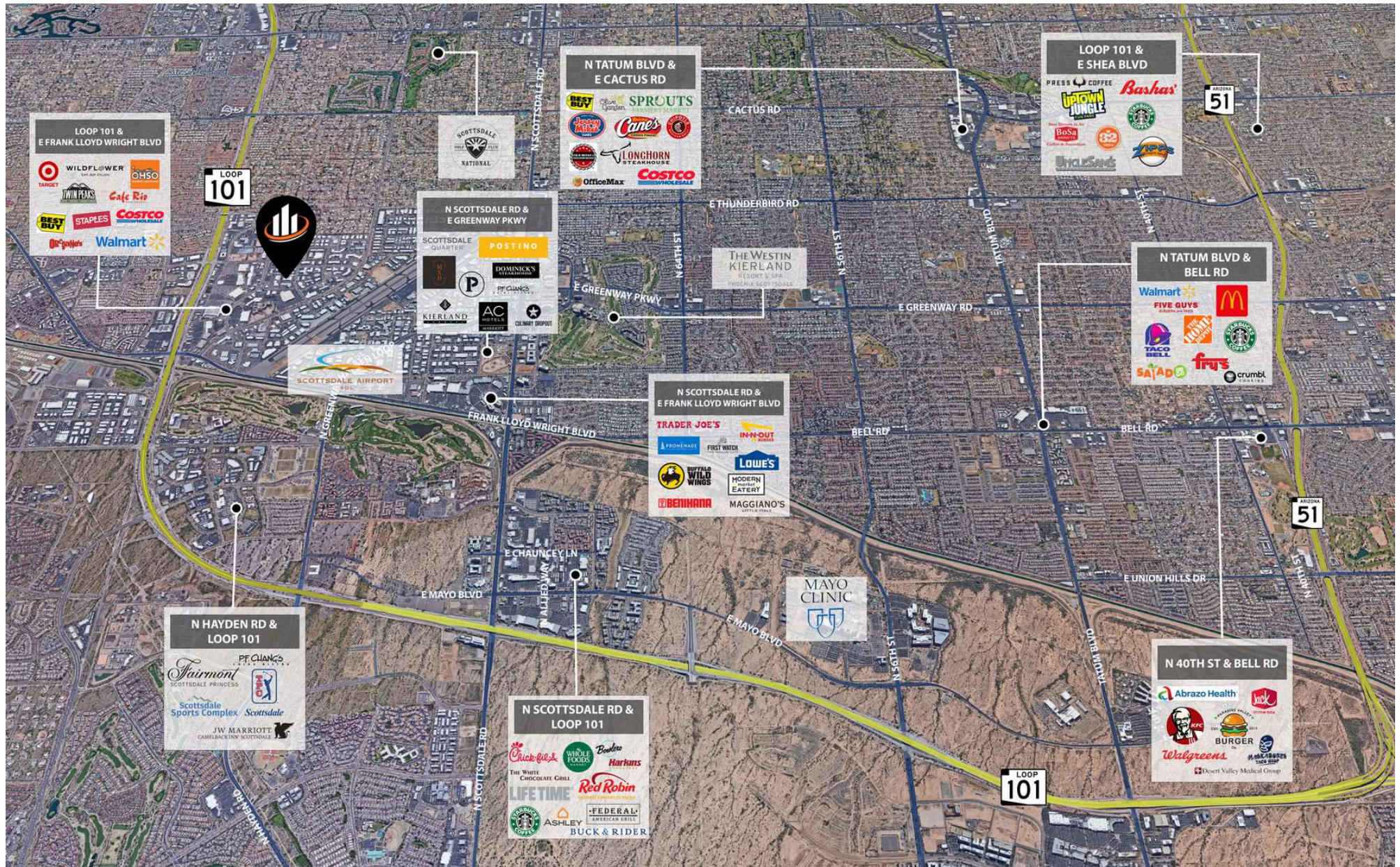
INTERIOR PHOTOS



FLOORPLAN



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	5,450	77,852	178,987
AVERAGE AGE	44	45	46
AVERAGE AGE (MALE)	43	44	45
AVERAGE AGE (FEMALE)	45	47	47

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	2,606	35,940	80,307
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$145,664	\$164,740	\$170,148
AVERAGE HOUSE VALUE	\$879,064	\$832,913	\$865,656

Demographics data derived from AlphaMap

