

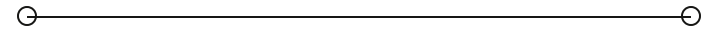


FOR LEASE

90th St & Bahia Office Business Park

16674 N 91ST ST. SUITE 108D

Scottsdale, AZ 85260



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PROPERTY SUMMARY



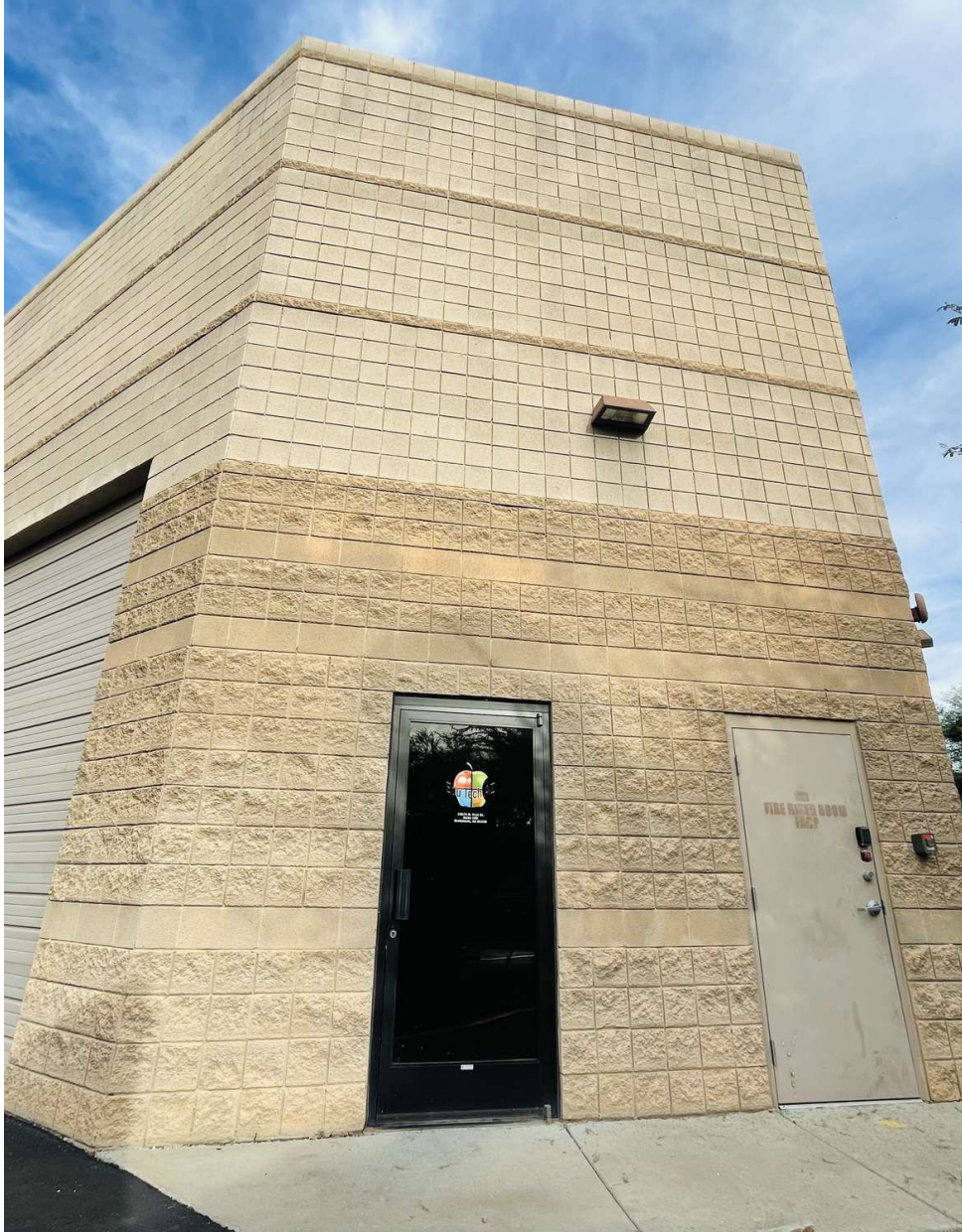
OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
LEASE TYPE:	Modified Gross
BUILDING SIZE:	1,000 SF
ZONING:	I-1
APN:	217-13-436

PROPERTY HIGHLIGHTS

- Move-in Ready Office Space | Could be converted back to Flex space
- Reception Area, Two Offices, Large Conference Room, Common Restrooms & Break Area
- North Scottsdale Trade Area | Strong Demographic Area
- Minutes to West World, The Scottsdale Airpark, Kierland Commons, Scottsdale Quarter, Scottsdale 101, High Street & More
- Off The Loop-101 in the highly desirable industrial market east of the freeway in the Scottsdale Airpark area.

PROPERTY DESCRIPTION



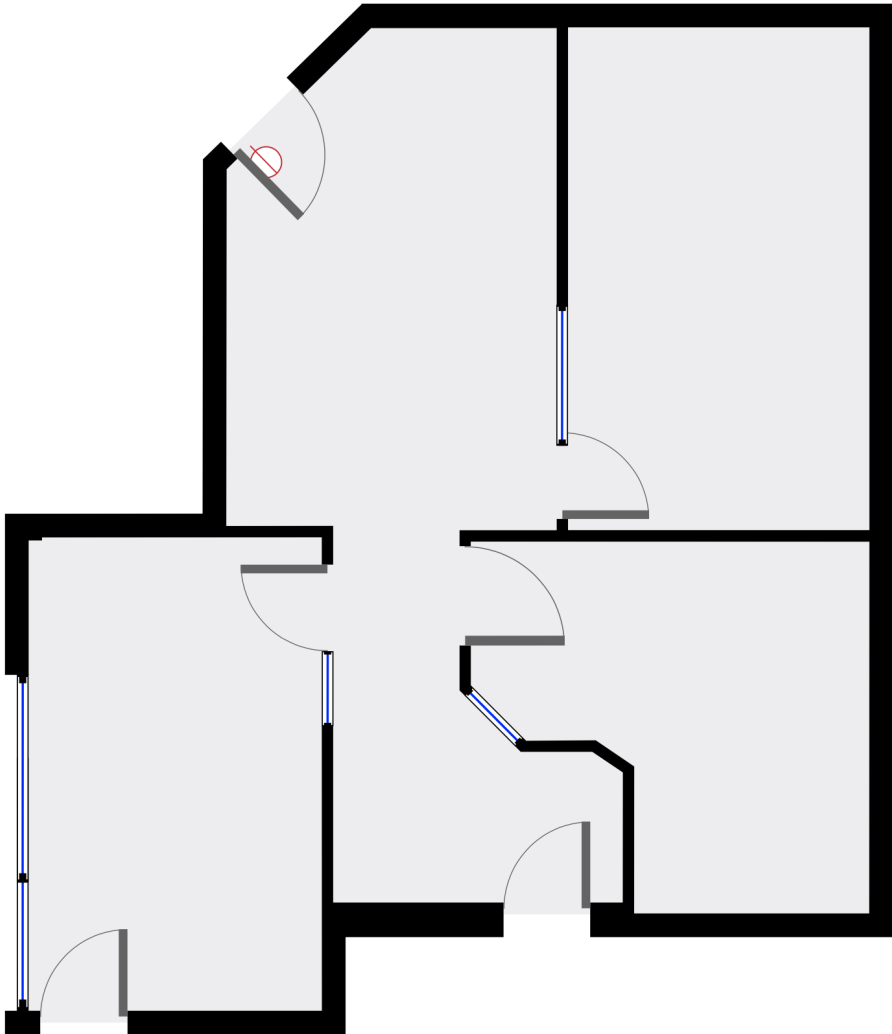
PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Lease, suite 108 within the 90th St. & Bahia Business Park. This ±1000 SF flex space is built out as a small office space and would be perfect for a growing business, direct shipping/Amazon FBA, or even an individual looking for toy storage or excess space for a private personal office. The space includes two private offices, a small reception area, a large conference room, a break area, and common restrooms.

LOCATION DESCRIPTION

Located off of Bell Rd east of the Loop-101 in the 90th St and Bahia Business Park this suite has direct access to everything you would need and is easy to get to from anywhere in the valley. Further with some of the best demographics in the entire Phoenix MSA the site is great for a multitude of businesses or even direct users that want to be in this area. Within the immediate proximity of the site lie Kierland Commons, Scottsdale Quarter, Frank Lloyd Wrights Taliesin West, West World, TPC Scottsdale, DC Ranch, and numerous other lifestyle destinations.

ADDITIONAL PHOTOS



SCOTTSDALE CITY INFO



SCOTTSDALE, AZ

Scottsdale, Arizona is one of the most prized and well-known cities in the state. Located just east of downtown Phoenix, Scottsdale is most known for its Spa resorts, incredible shopping and hospitality, outdoor recreation and world-famous golf courses. Scottsdale provides a perfect community for the live, work, play lifestyle. Scottsdale makes its name in business by being home to multiple Fortune 500 companies, such as GoDaddy, Benchmark Electronics, Magellan Health, Maritage Homes and more. In addition, Scottsdale boasts more than 500 restaurants, 30 nightclubs, 47 amazing golf courses, over 70 resorts and hotels and hundreds of acres of outdoor hiking and biking trails. With a large emphasis on tourism, Scottsdale prides itself on hosting year-round special events like the Waste Management Phoenix Open, Barrett-Jackson Collector Car Auction, Men's Tennis Classis, Scottsdale Art Festival and Spring Training for The Arizona Diamondbacks and Colorado Rockies which attracts millions of visitors each year.

SCOTTSDALE RANKINGS

- #1 City to Live an Active Lifestyle - Wallethub, 2016
- #1 Place to Raise Children - Mylife.com
- #8 Best Places to Launch a Startup in U.S. - Datafox.com
- #6 Safest City in America - Law Street Media
- #7 Top 10 Tech-Savvy Cities in U.S. - Center for Digital Government
- #36 Healthiest Housing Market in the U.S. - Wallethub.com

SCOTTSDALE CITY EMPLOYMENT



SCOTTSDALE EMPLOYMENT

Scottsdale is home to a wide variety of employers from small locally owned start-ups to large Fortune 500 Companies. Due to being recognized as a prime location for tourists, a large chunk of Scottsdale's labor force (39%), is focused on tourism. In addition, Scottsdale is a prominent hub for healthcare, technology, education, and government. Built out of historic roots, the city has seen a good amount of revitalization over the past few years. Today, Scottsdale focuses on economic development and local business investment, as well as being home to a few major company headquarters, including PXG Golf, Fender Musical Instruments, Barrett Jackson, GoDaddy, and Axon International, to name a few. Combine this with Scottsdale's entrepreneurial and small business support, its proximity to Phoenix and its vast employer base and it's easy to see why Scottsdale was ranked the "#8 Best Place to Launch a startup in the U.S." by Datafox.com

MAJOR EMPLOYERS

	# OF EMPLOYEES
HONORHEALTH	11,600
RURAL/METRO	7,000
GODADDY	5,990
MAYO CLINIC	5,067
GENERAL DYNAMICS	3,050
SCOTTSDALE SCHOOL DISTRICT	2,583
VANGUARD	2,500
CITY OF SCOTTSDALE	2,148

SCOTTSDALE CITY ENTERTAINMENT



RESTURANTS & ENTERTAINMENT

Scottsdale is well known for its wide variety of entertainment and fine dining experiences. Home to more than 500 restaurants and 30 nightclubs, Scottsdale provides more options for entertainment than any other city in Arizona. People from all over the world travel to Scottsdale to experience its wide variety of unique, and beautiful restaurants and nightlife, ranging all the way from locally owned boutiques to world class dining. Scottsdale combines dining and entertainment with multiple venues, such as Topgolf, The W Scottsdale, Talking Stick Resort and Casino and the future Caesars Republic Scottsdale



SPORTS

Not a city to hide their love fo sports each year millions of visitors travel to Scottsdale to experience attractions like spring training, golf and occasionally a Superbowl party or two. Scottsdale is home to three baseball spring training programs. The Salt River Fields at Talking Stick, an 11,000 seat spring training facility is home to the Arizona Diamondbacks and the Colorado Rockies and Old Town Stadium is home to The San Francisco Giants. Additionally, TPC Scottsdale is home to not only The Waste Management Phoenix Open but also the storied 16th hole. Now officially known as 'The loudest hole in Golf' for its frequent hole-in-ones.



GOLF

Well known as 'America's best Place to Live for Golf' Scottsdale is home to 47 golf courses ranging from championship tournament facilities to municipal courses Millions of people from all over the world visit Scottsdale each year to get a chance to play at some of these courses. Each year, Scottsdale hosts the Waste Management Phoenix Open in late January / early February at the TPC of Scottsdale Stadium Course, which historically draws the largest crowds of any course or competition on tour.