

# 1,709 - 3,473 SF Professional Office Condos at Troon North

10045 E Dynamite Blvd, Suites 125 - 130  
Scottsdale, AZ 85262

**LEASE RATE - \$20.00 PSF (Modified Gross)**

**Dylan Whitwer**  
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**NAI**Horizon

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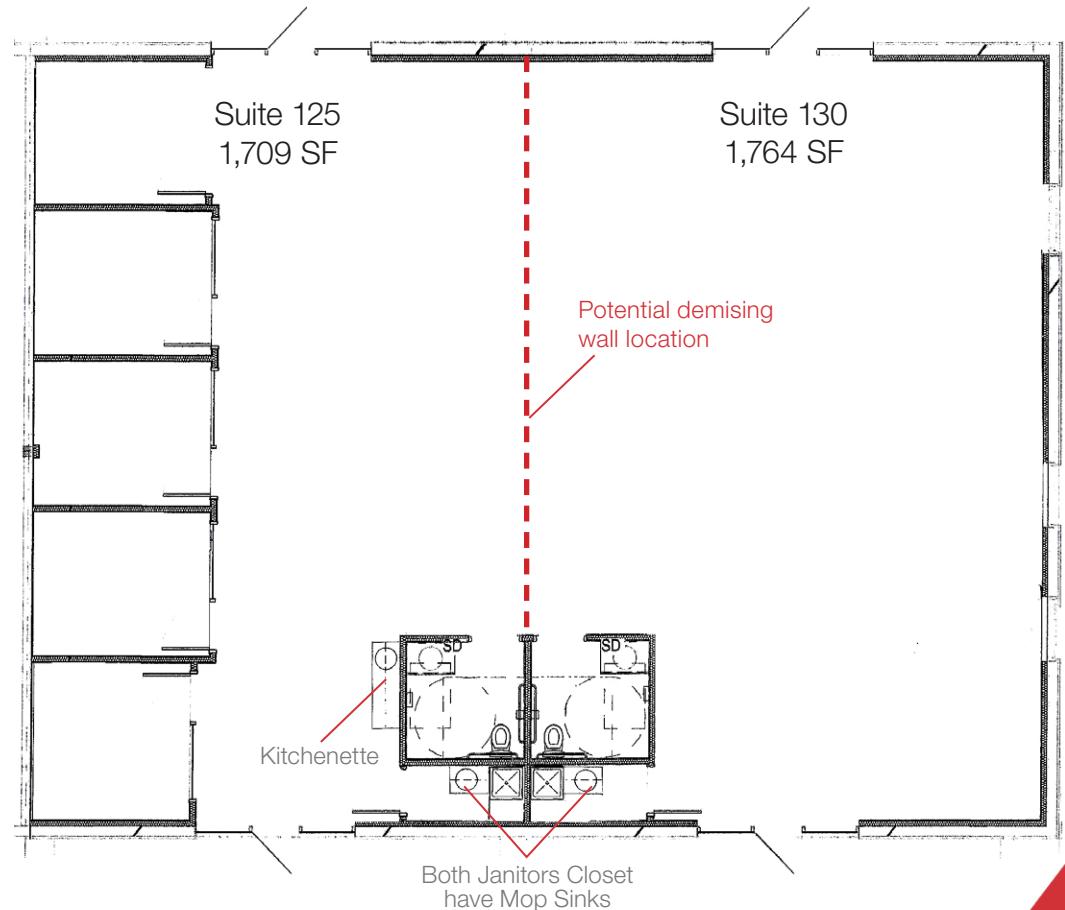
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# Property Features

- Two (2) contiguous condos for lease in the prestigious Troon North area of North Scottsdale
- Built-out for a single or two tenants
- Tenant Improvements available to demise and improve Suite 130\*
- Flexible design for medical, health, fitness, general office, and a variety of uses
- Close to decision maker housing and high net worth individuals
- Near multiple world-renowned golf courses
- Close to biking/hiking trails in the McDowell Mountains

\*Tenant Improvements subject to Landlord approval of lease terms and conditions.

Lease Rate	\$20.00 PSF (Modified Gross)
Lease Terms	Negotiable
Address	10045 E Dynamite Blvd, Scottsdale, AZ 85262
Availability	Suite 125 – 1,709 SF
3,473 SF	Suite 130 – 1,764 SF
Zoning	C-2, City of Scottsdale
Furniture	Furniture in pictures NOT included in lease

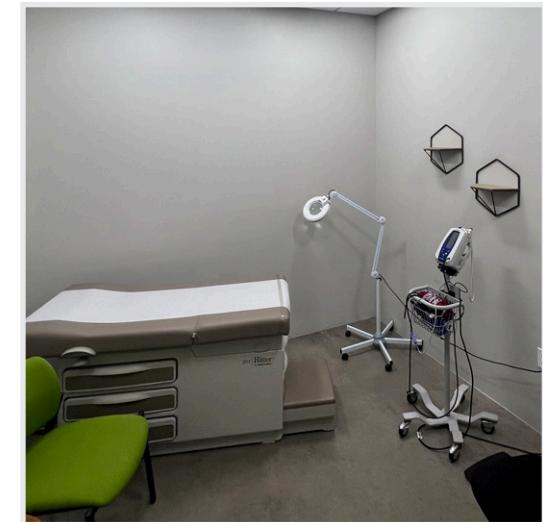
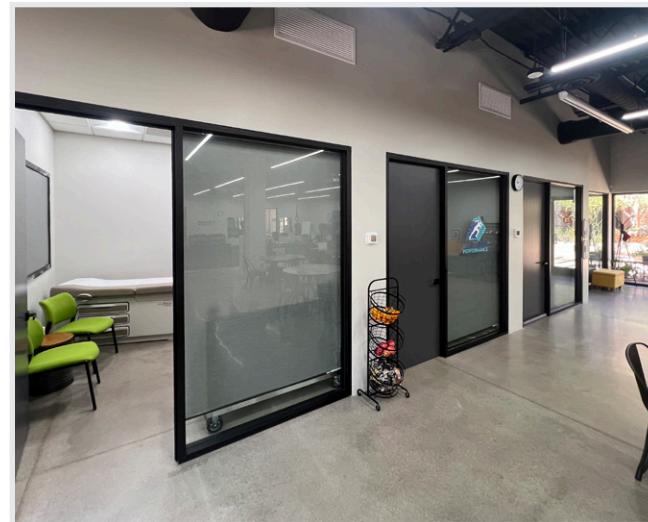


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# Retail Map & Demographics



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2024 POPULATION	
1-mile	2,018
3-mile	10,692
5-mile	36,167

2029 PROJECTED POPULATION	
1-mile	2,026
3-mile	10,758
5-mile	37,024

BUSINESSES IN AREA	
1-mile	69
3-mile	358
5-mile	1,308

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