

8101 E McDowell



For LEASE / For SALE

Freestanding Building

Featuring Flex Space, Office Space,
Showroom, & Warehouse

\$19.00/SF + NNNs

Undisclosed Sale Price

Andy McMillan

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±17,740 total sf on ±1.16 AC

±8,740 sf 2nd Floor, Office
Buildout

±2,500 sf 1st Floor Show-
room

±6,500 sf Warehouse

Elevator Access to 2nd Floor

Zoning: C-3 (Scottsdale)

2003 Construction

45 Parking Stalls



This contemporary building, with a prominent corporate presence, boasts exceptional accessibility to Loop 101 at E McDowell Road and Loop 202 at McClintock Drive.



8101 E McDowell Road

FIRST FLOOR

±2,500 sf 1st Floor Showroom

±6,500 sf Warehouse

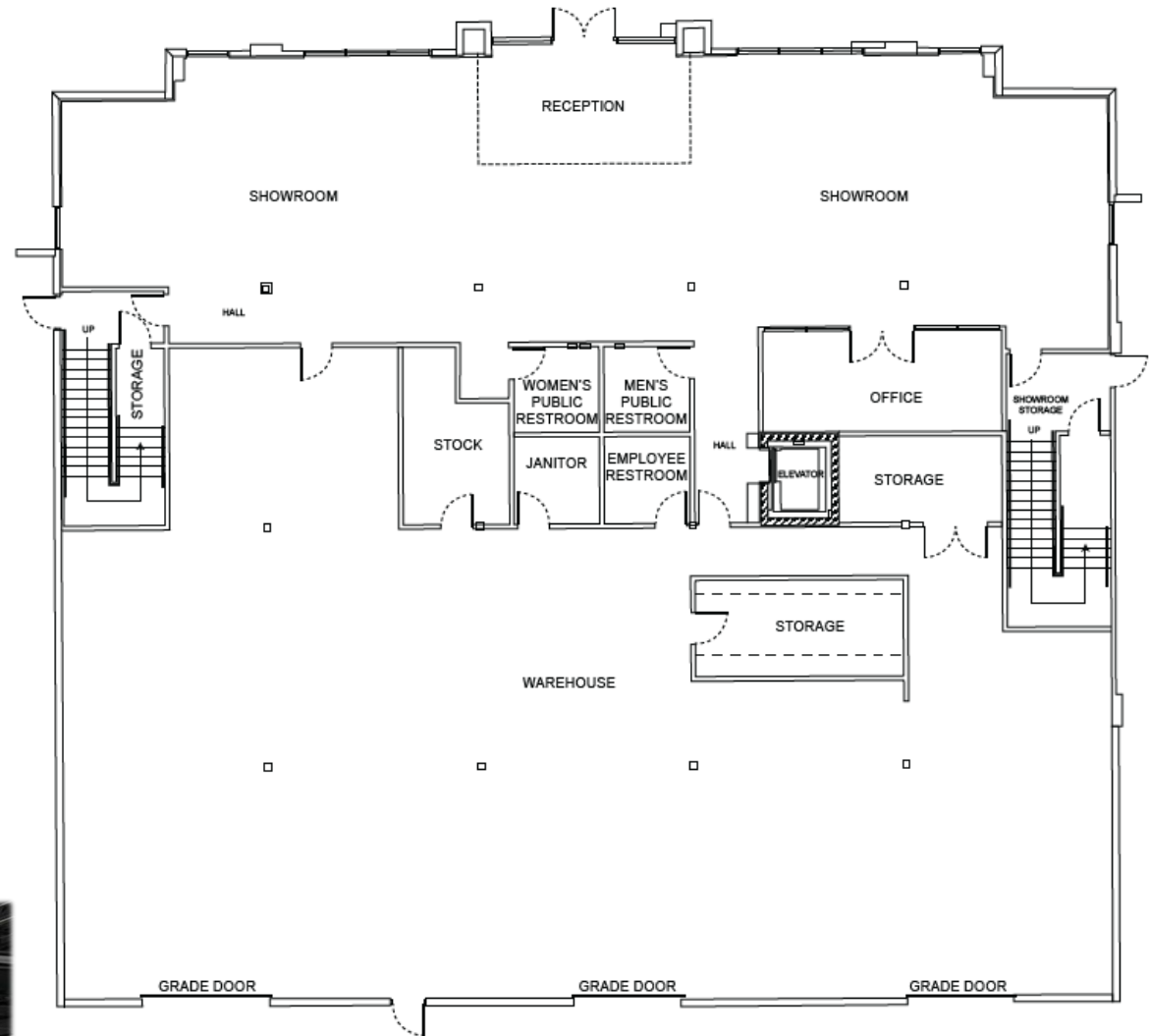
The entrance features a reception area with a showroom, public restrooms, office space, and convenient elevator access.

Three (3) GL Loading Doors

Fire Sprinklers

Evaporative Cooled Warehouse

3,000 Amps (277/480V)



The warehouse provides a stock room, janitor's closet, and two storage rooms, along with three grade doors.

SECOND FLOOR

±8,740 sf Office

±6,500 sf Warehouse

The second-floor office space presents a variety of offices, executive office spaces, open cubicles, restrooms, storage facilities, filing room, break room, a coffee bar, equipment elevator, and a workout area.

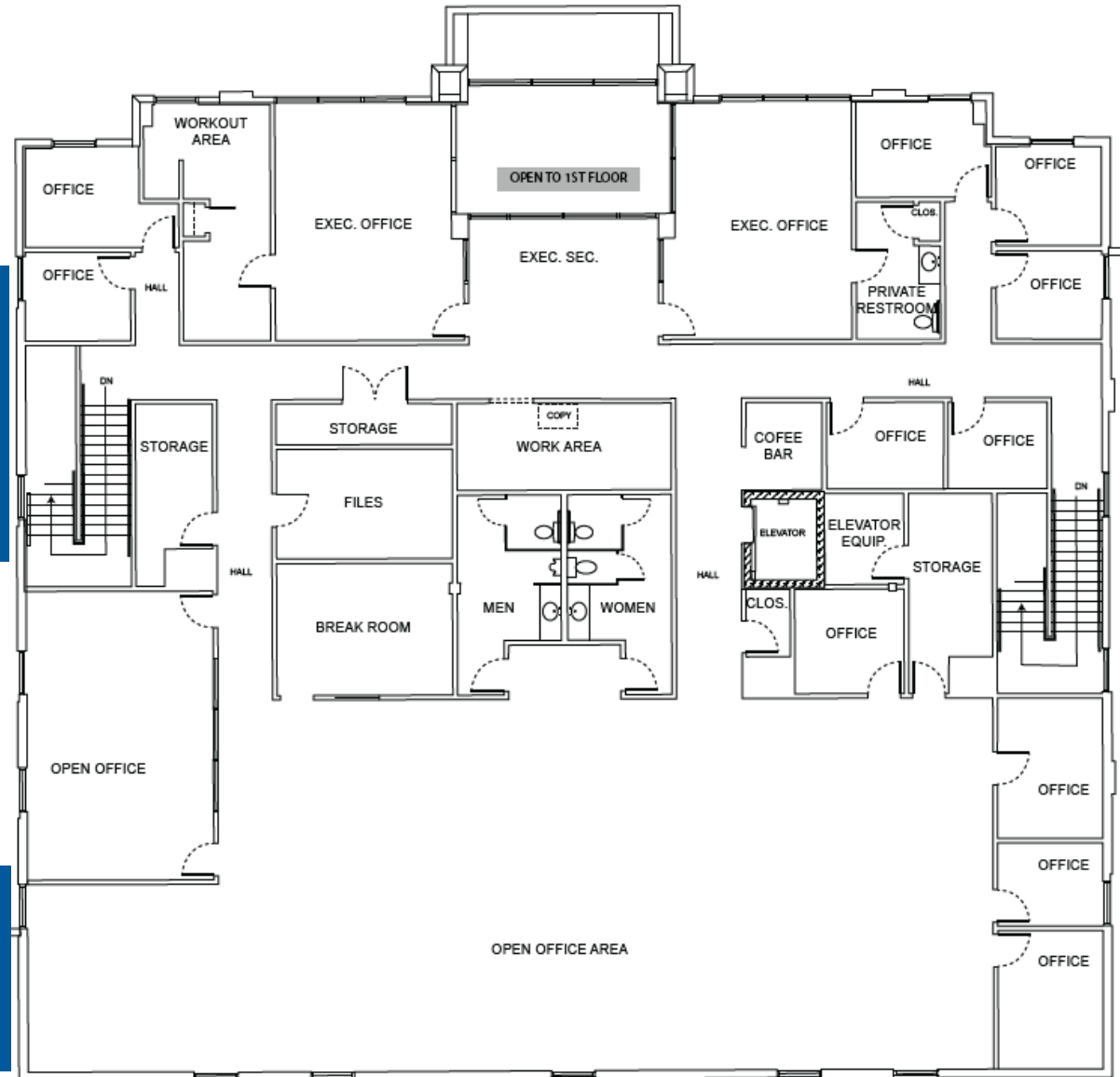
Elevator Access to Second Floor

Multiple Stairwells

Open Space for Workstations

\$19.00/sf/yr + NNN's

Sale Price: Undisclosed



Exceptional Accessibility

2 Minutes to Loop 101

8 Minutes to DT Scottsdale

Ease of access to major highways and interchanges, providing connectivity to various locations throughout the metro Phoenix area.

Located in a thriving area with strong employment demographics, high traffic counts, elevated household income levels, & a vibrant population.

Situated in the prominent City of Scottsdale, minutes away from Old Town, Arizona State University, Scottsdale Stadium, Phoenix Zoo, and Desert Botanical Garden



Starbucks & Chipotle are adjacent tenants:



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