



Freestanding Scottsdale Owner/User Office Building

FOR SALE | 15950 N 76TH STREET | SCOTTSDALE AZ 85260

OFFERING SUMMARY



\$7,750,000 (\$316.35/SF)

Offering Price



±24,498 SF

Total Building Size



Suite Breakdown

Suite 105 - ±5,475 SF

Suite 100 - ±6,411 SF

Suite 200 - ±12,612 SF



PROPERTY SUMMARY



Building Size: ±24,498 SF



Land Size: ±1.54 Acres (±67,171 SF)



Parcel Number: 215-44-027



Year Built: 2006



Zoning: I-1, City of Scottsdale



Parking: ±3.82/1,000 SF
92 Total Parking Spaces
24 Covered Spaces
Overflow Street Parking Available



2024 Taxes: \$70,799.22 (\$2.89/SF)



PROPERTY HIGHLIGHTS



- Move In Ready Space with the Potential to be Delivered Furnished
- Highly Desirable and Conveniently Located Office Featuring Exceptional Curb Appeal and Prominent Building Signage
- Tremendous Glassline Enabling an Abundance of Natural Light to Pour in Throughout the Space
- Effortless Pull Up Parking Throughout the Property
- Two (2) Second Story Balconies with Unobstructed Views of the Scenic Scottsdale Airpark
- Positioned on a Corner Lot with Multiple Points of Ingress and Egress



FLOOR PLAN

1st Floor: ±11,886 SF

 VIEW VIRTUAL TOUR

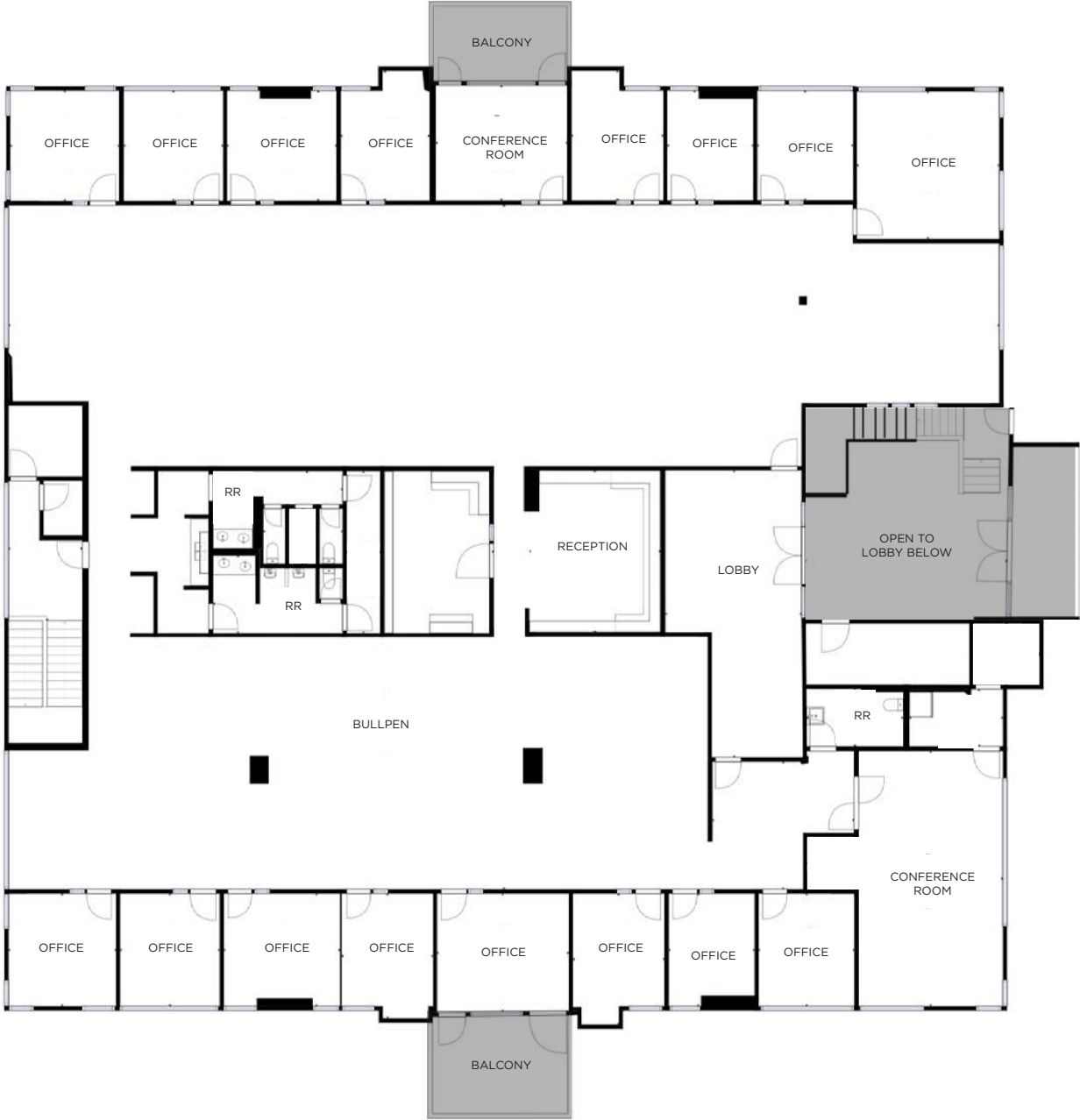
-  Suite 105 - ±5,475 SF
-  Suite 100 - ±6,411 SF



FLOOR PLAN

2nd Floor: ±12,612 SF

 VIEW VIRTUAL TOUR



PROPERTY EXPENSES

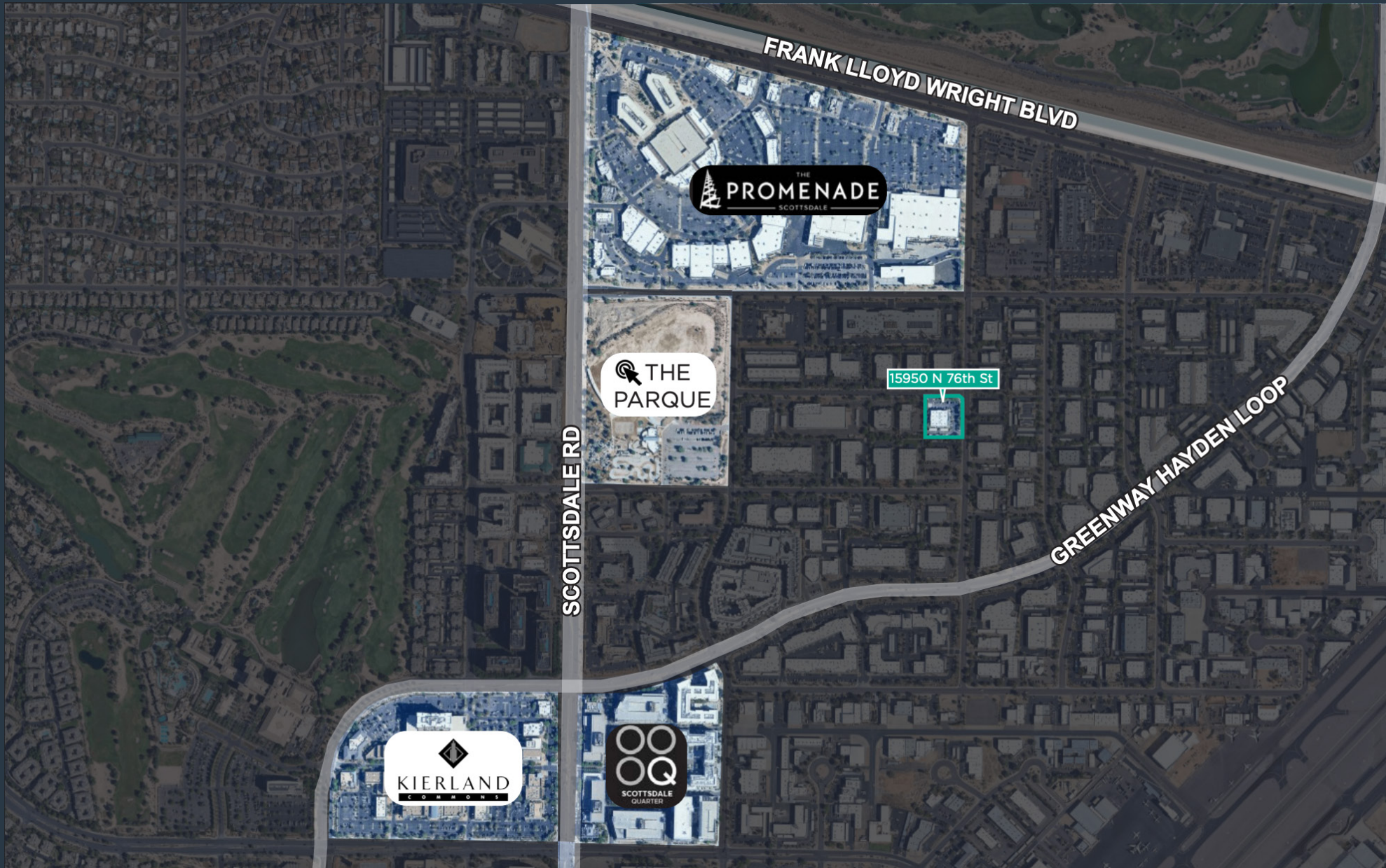
2024 ESTIMATED OPERATING EXPENSES

	ANNUAL	MONTHLY	PER SF
Real Estate Taxes	\$73,250.62	\$6,104.22	\$2.99
HVAC Maintenance	\$20,815.18	\$1,734.60	\$0.85
Building Insurance	\$13,180.00	\$1,098.33	\$0.54
Repairs & Maintenance	\$18,250.00	\$1,520.83	\$0.74
Water/Trash/Sewer	\$12,000.00	\$1,000.00	\$0.49
Landscape	\$11,250.00	\$937.50	\$0.46
Elevator	\$4,000.00	\$333.33	\$0.16
Fire/Life Safety	\$3,625.00	\$302.08	\$0.15
Pest Control	\$1,600.00	\$133.33	\$0.07
Total Expenses	\$157,970.80	\$13,164.23	\$6.45/SF

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AERIAL OVERVIEW



[Click Here to View The Parque Building Plans](#)



LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO
LOOP 101 FREEWAY



40+ RESTAURANTS
WITHIN 3 MILES



100+ RETAIL STORES
WITHIN 3 MILES



MINUTES FROM
SCOTTSDALE AIRPORT

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	7,311	79,110	201,757
2029	8,394	87,045	220,828



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,800	36,441	90,015
HH Growth 2024-2029:	3.0%	2.1%	2.0%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$151,137	\$134,929	\$136,977





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