

OWNER/USER OPPORTUNITY



THE VILLAGES AT TROON

10045 E. DYNAMITE BLVD | SCOTTSDALE, ARIZONA 85261

Office Condo Suite with
High-End Custom Class A
Finishes

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PROPERTY OVERVIEW

OWNER/USER OPPORTUNITY

This exceptional owner/user opportunity offers a high-end Class A office condo within the prestigious Villages at Troon North. The property features $\pm 6,767$ SF of contiguous space with premium custom interior finishes, ideal for businesses seeking a flagship presence in North Scottsdale.

Situated within a 17.2-acre master-planned office campus, the project provides abundant parking (4/1,000 SF), professional landscaping, and excellent visibility with direct frontage along Dynamite Boulevard, offering convenient ingress and egress.

Surrounded by some of Scottsdale's most affluent demographics and premier amenities, including Troon North Golf Club and Estancia, the location provides a strong business environment with proximity to high-income households and executive housing.

The existing improvements offer a functional and efficient layout suitable for a variety of professional office users, with the ability to customize or occupy immediately. This is a rare opportunity for an owner/user to acquire a premium office condo in one of North Scottsdale's most desirable submarkets.

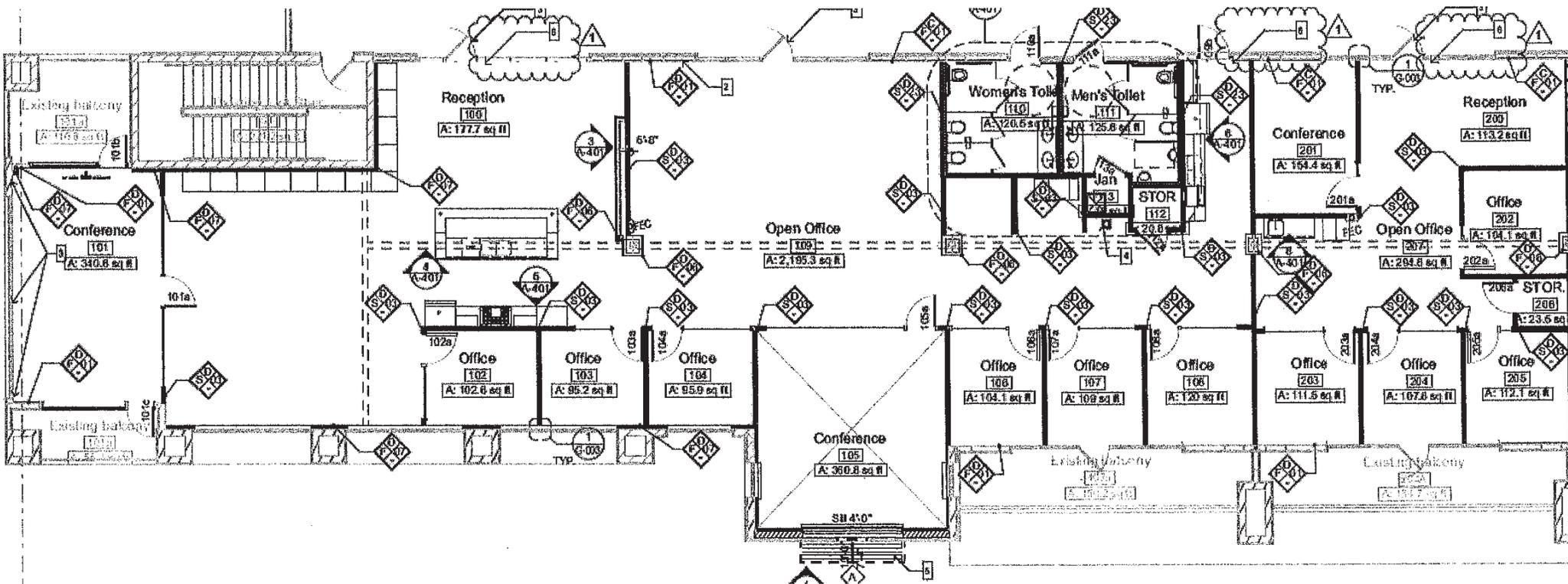


BUILDING SUMMARY

Building F (Contiguous):	<ul style="list-style-type: none">• Unit 205 <i>2,294 SF</i>• Unit 210 <i>1,453 SF</i>• Unit 215 <i>1,511 SF</i>• Unit 220 <i>1,509 SF</i>
Suite Number:	200F
Condo Size:	$\pm 6,767$ SF
Parking Ratio:	4/1000 SF
Zoning:	C-2, City of Scottsdale
Cross Streets:	East Dynamite Boulevard & North Pima Road

FLOOR PLAN

SUITE 200F | HIGH-END CUSTOM CLASS A FINISHES



FLOOR PLAN

SUITE 200F | HIGH-END CUSTOM CLASS A FINISHES



NEARBY AMENITIES

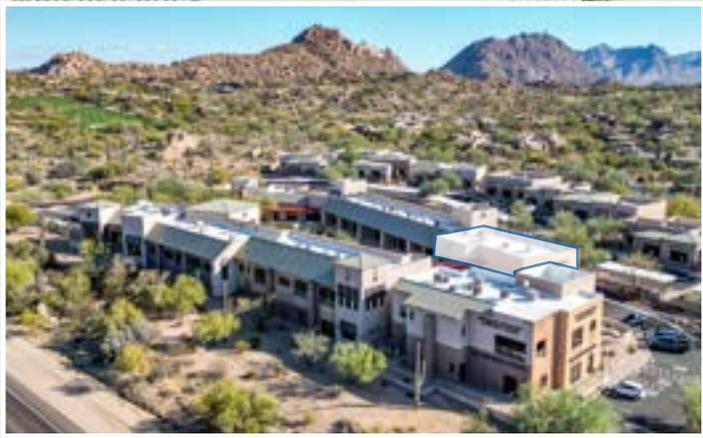
LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES



DESERT RIDGE MARKET PLACE

BARNEYS NEW YORK CVS pharmacy DSW DESIGNER SHOE WAREHOUSE H&M

Target ULTA BEAUTY Total Wine & MORE SEPHORA



THE PROMENADE

BENIHANA CLUB PILATES FIRST WATCH LIVING SPACES

KIERLAND COMMONS

Starbucks alo Madewell Crate&Barrel NORTH MASTRO'S OCEAN CLUB TravisMathew Snooze

WESTWORLD SCOTTSDALE

Scottsdale Airport



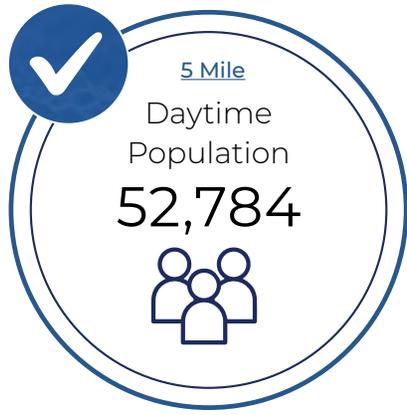
PROPERTY PHOTOS



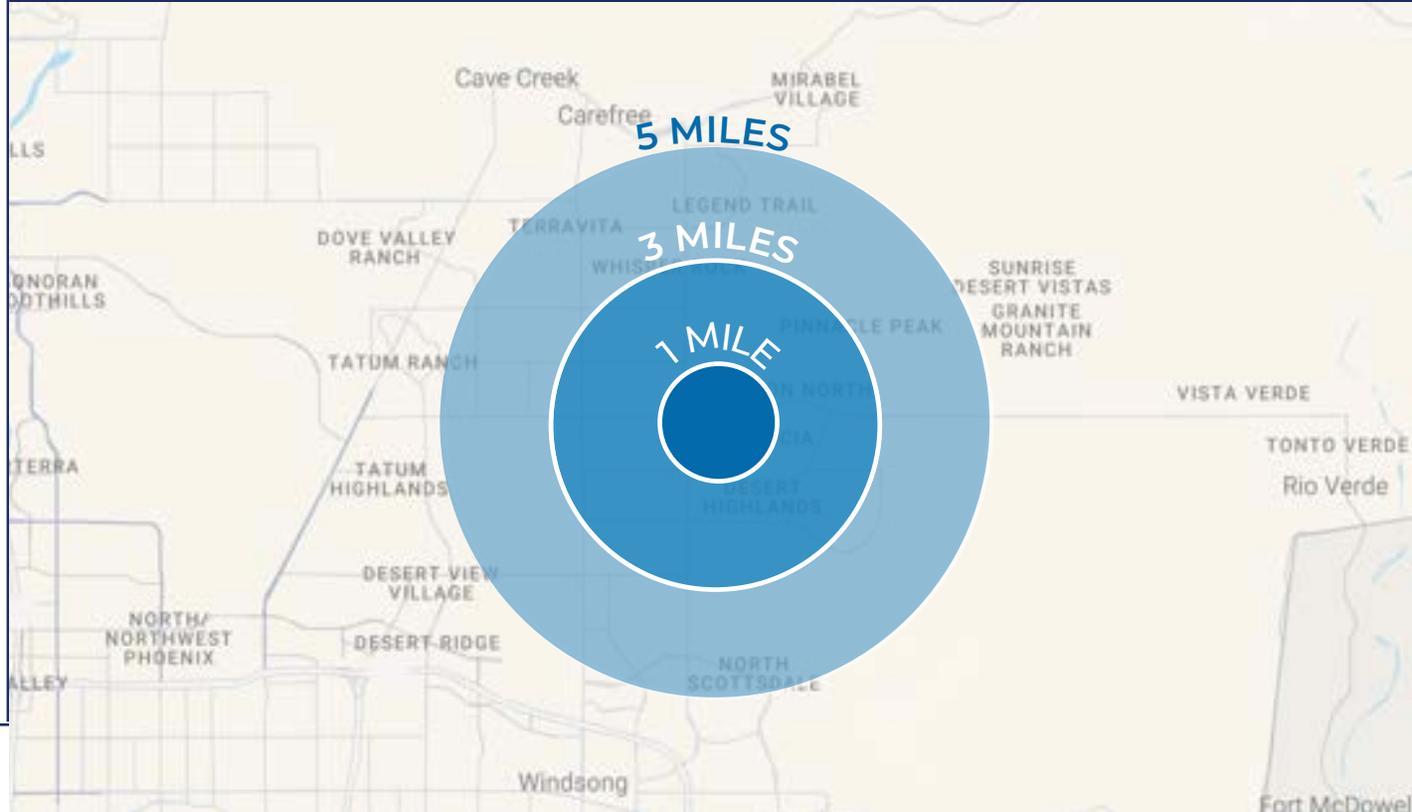
THE ESTANCIA GOLF CLUB

DYNAMITE BLVD

DEMOGRAPHICS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	3,420	14,713	52,784
Residential Population:	2,547	11,601	39,187
2029 Proj. Residential Population:	2,582	12,310	40,655
Average Household Income:	\$321,280	\$291,935	\$259,536
Total Household Expenditures:	\$190.92 M	\$834.3 M	2.59 B
Median Age:	62.0	60.4	56.6
Average Household Size:	1.9	2.0	2.2
Housing Units:	1,549	6,464	19,879
Total Households:	1,337	5,664	17,672
Total Businesses:	186	729	2,901



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