

11333 N SCOTTSDALE RD | SCOTTSDALE, AZ 85254
❖SCOTTSDALE ROAD FRONTAGE❖

Scottsdale
NORTE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

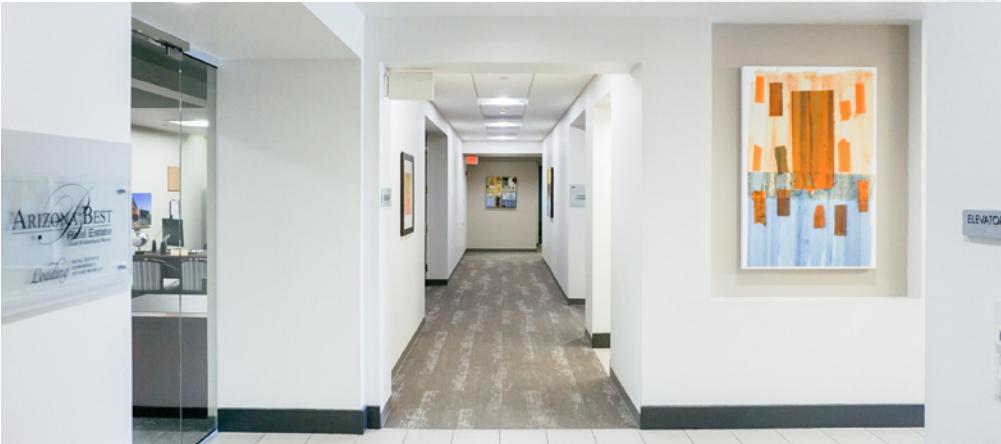
KEN ELMER
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KELMER@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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CLASS A OFFICE AVAILABLE FOR LEASE

Address	11333 N Scottsdale Rd Scottsdale, AZ 85254
Building Size	$\pm 80,409$ SF
Year Built (Renovated)	1997 (2020/2021)
Parking Ratio	4/1,000
Space Available	<p>Suite 200: $\pm 1,924$ SF</p> <p>Suite 265: $\pm 2,254$ SF (SPEC Suite)</p> <p>Suite 270: $\pm 3,376$ SF</p> <p>Suite 265/270: $\pm 5,630$ SF</p>
Lease Rate (Annual)	\$33.00/SF Full Service



Property Amenities & Highlights

- High End Lobby Finishes
- Ample Covered Parking Available
- Shared 1st Floor Conference Facility with AV capabilities (i.e. internet, ZOOM, Teams) Scheduled Completion July, 2025
- Multiple Access Points (Ingress/Egress)
- Minutes to Major Retail Center including Kierland Commons, Scottsdale Quarter and the Village at Shea
- N NEC Scottsdale Road & Shea Blvd
- **SCOTTSDALE ROAD FRONTAGE**

SUITE 200

±1,924 SF

Features Include:

- Reception
- 4 Private Offices
- Break/Work Area



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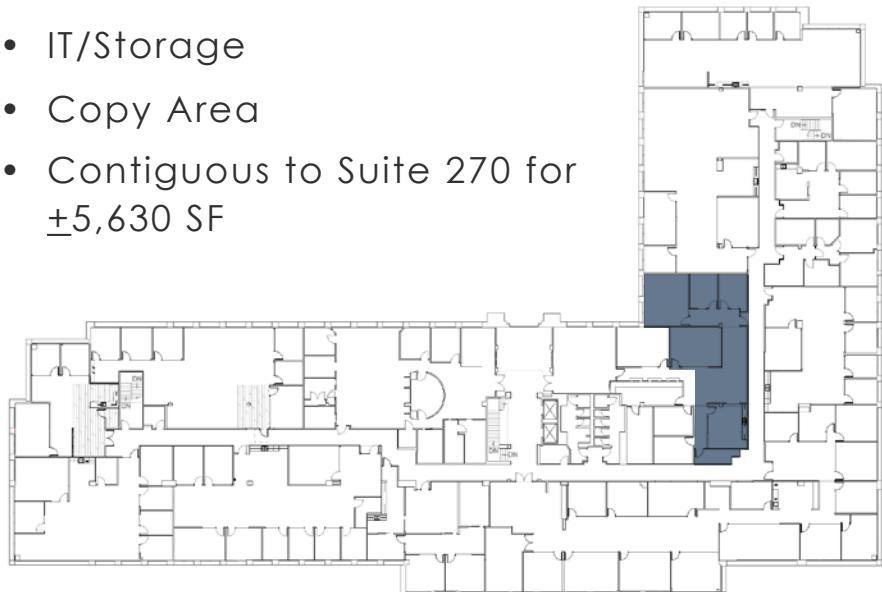
SUITE 265

±2,254 SF

SPEC SUITE

Features Include:

- 4 Private Offices
- Bullpen
- Conference Room
- Break Area
- IT/Storage
- Copy Area
- Contiguous to Suite 270 for
±5,630 SF



SCOTTSDALE ROAD FRONTAGE

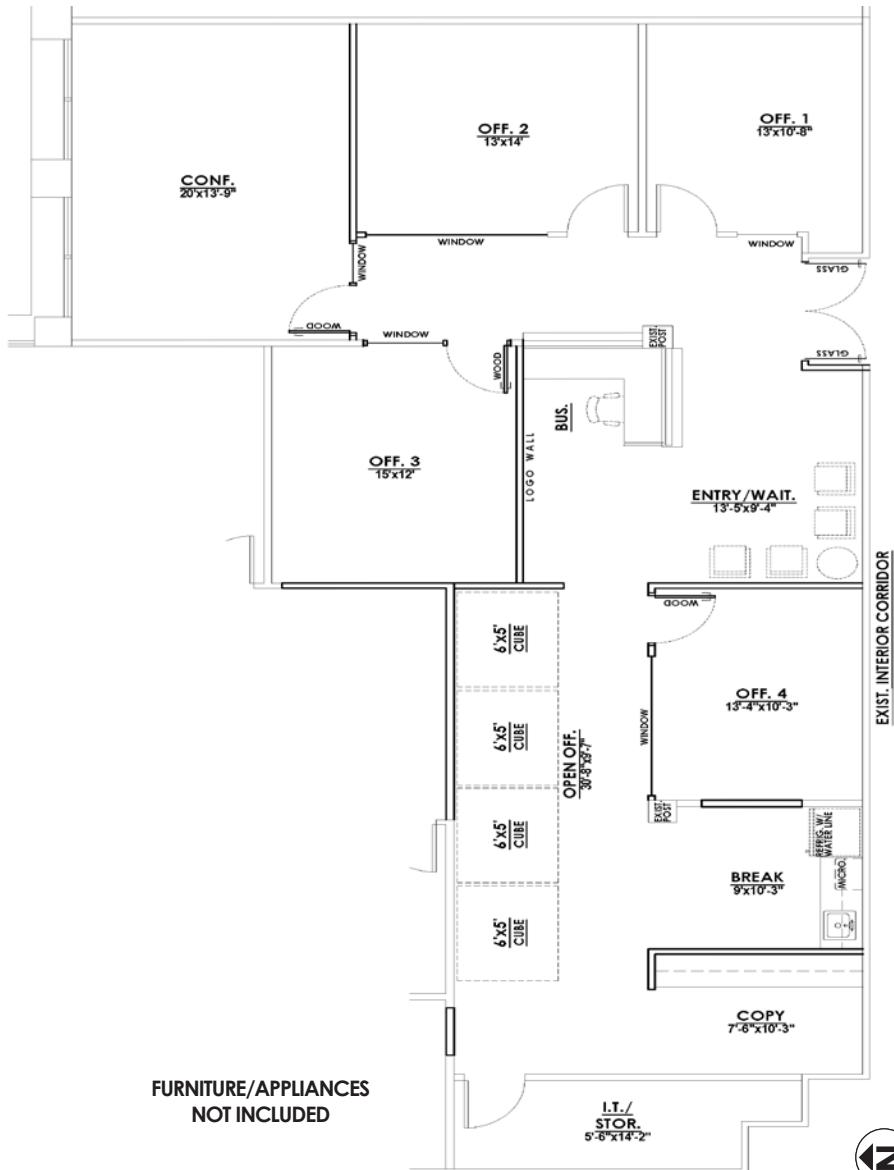


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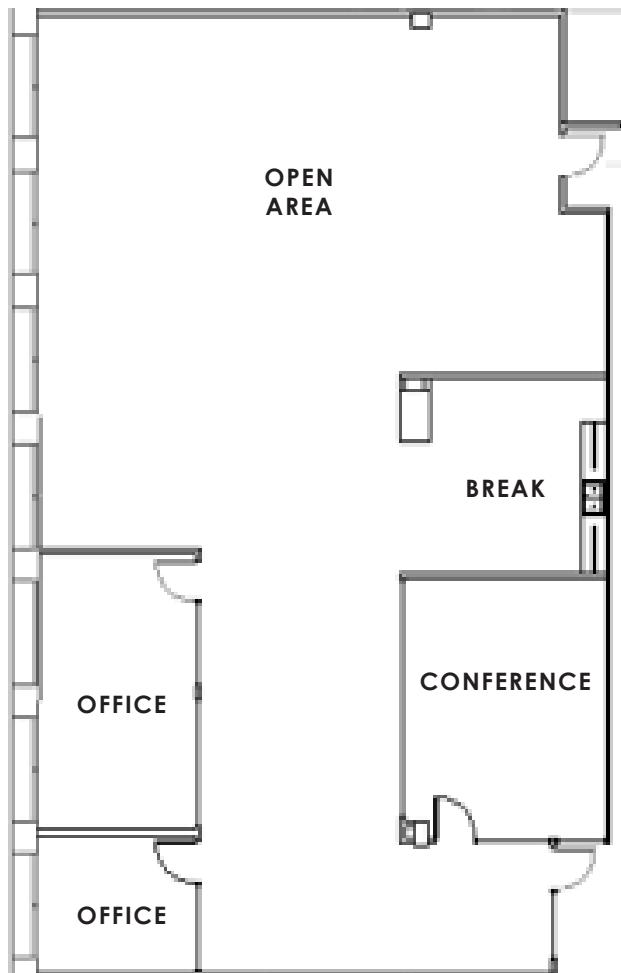
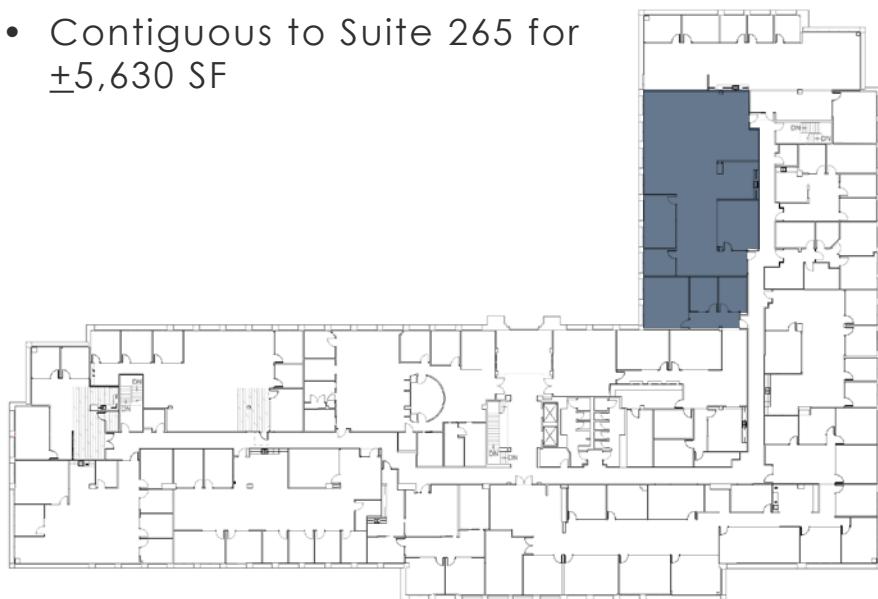
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SUITE 270

±3,376 SF

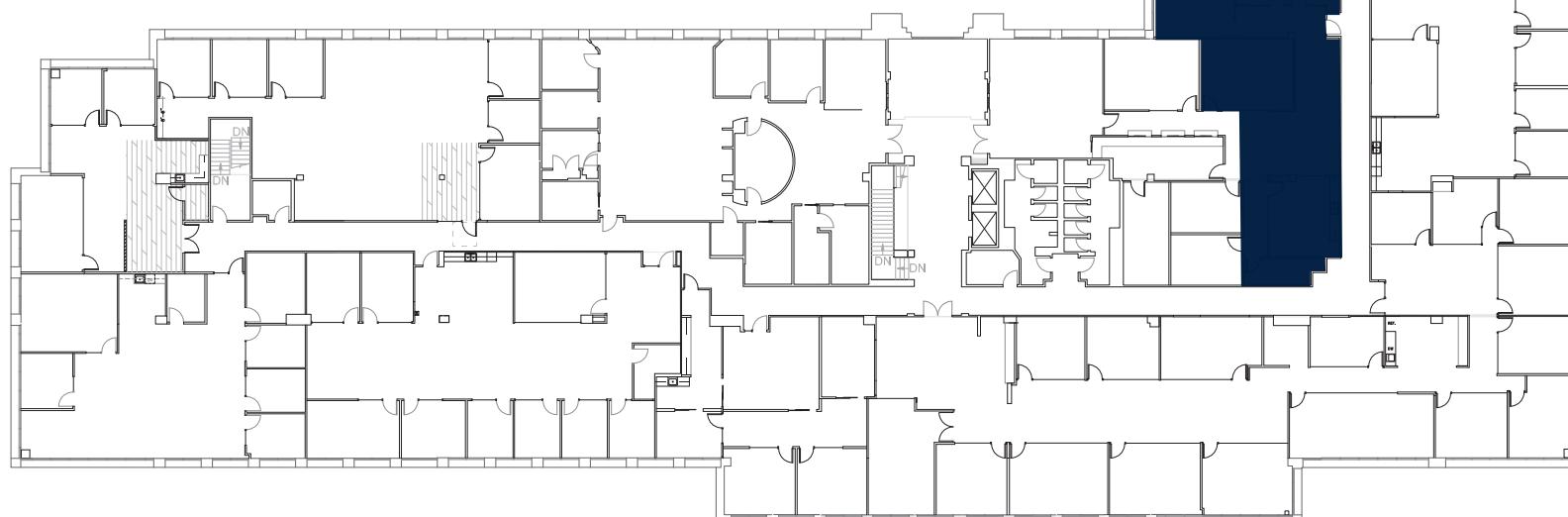
Features Include:

- 2 Private Offices
- Conference
- Open Area
- Break Area
- Contiguous to Suite 265 for
±5,630 SF



SUITE 265/270

±5,630 SF



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EXTERIOR PHOTOS



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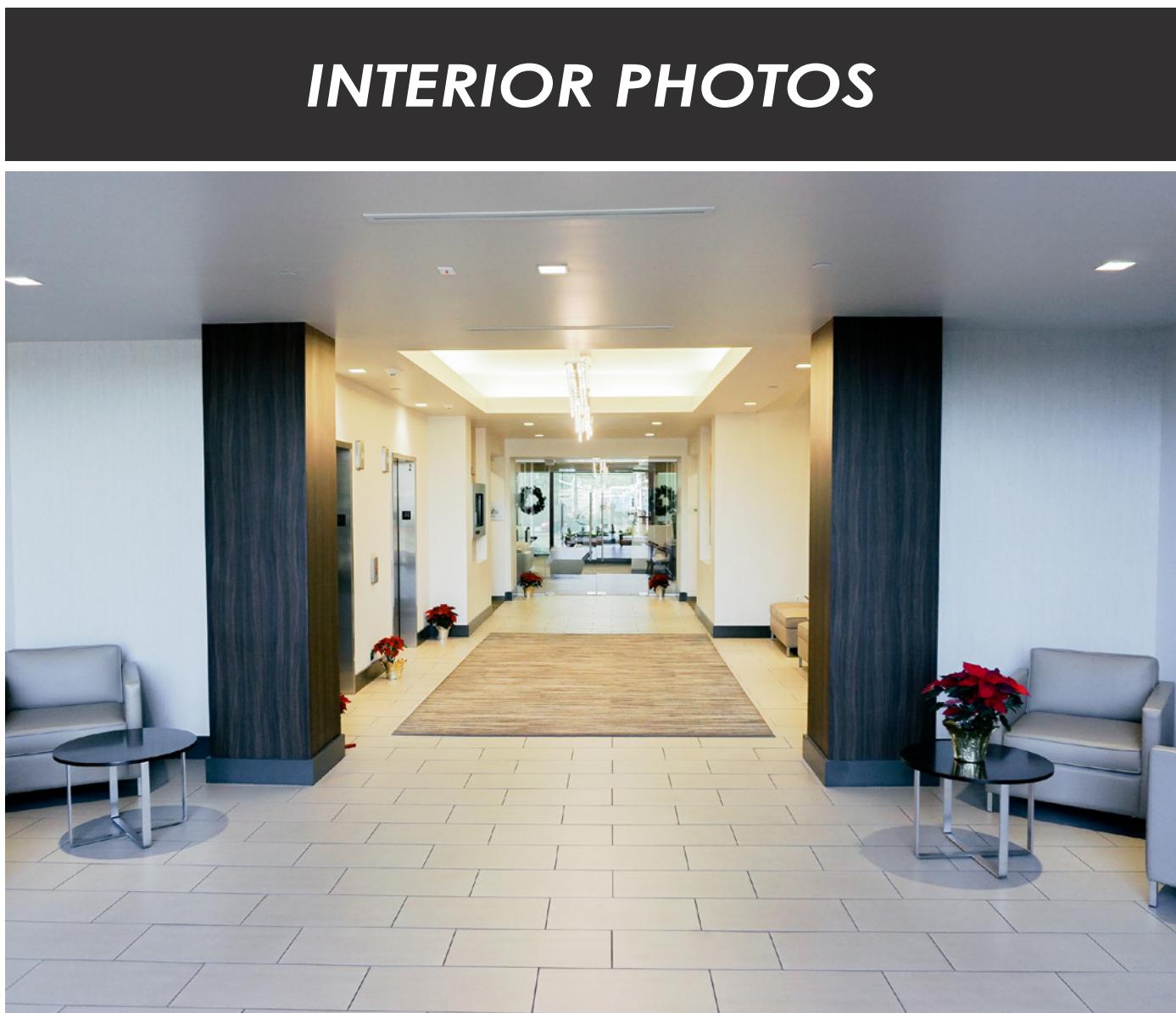
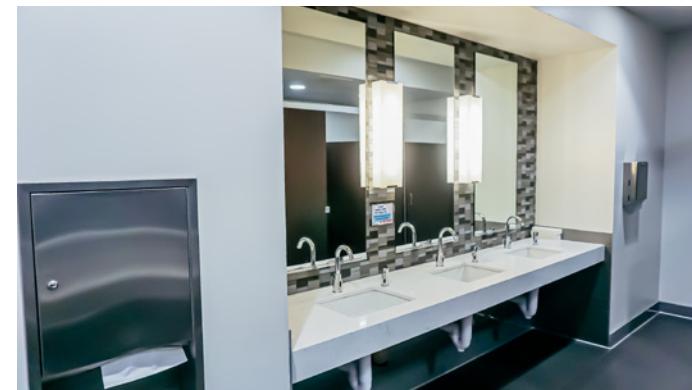
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INTERIOR PHOTOS



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