



# *Scottsdale Airpark Multi-Tenant Flex/Industrial Building*

FOR SALE | 7729 E. GREENWAY ROAD | SCOTTSDALE, AZ 85260

# OFFERING SUMMARY

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LevRose Commercial Real Estate is pleased to present the opportunity to acquire 7729 E Greenway Road, strategically located within the thriving Scottsdale Airpark. The property spans  $\pm 10,075$  square feet and is situated on a  $\pm 0.80$  Acre lot. Built in 1980, this Multi-Tenant Flex/Industrial property offers a combination of functionality and versatility, posing a unique offering for a Value-Add Investor or Owner/User. Suite 200 ( $\pm 3,350$  SF) currently has a lease in place until 11/30/25, then will offer a potential vacancy for a Buyer to occupy while offsetting holding costs with the existing tenancy. The property is in walking distance to an abundance of amenities including the Scottsdale Quarter and is positioned directly adjacent to the Scottsdale Airport.

## PROPERTY HIGHLIGHTS

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- Future Potential for an Owner/User to Occupy a Portion of the Building
- Fully Air Conditioned Building with Two (2) Grade Level Roll Up Doors
- Garden Style Building with Easy Access & Convenient Pull-Up Parking
- Prime Scottsdale Airpark Location, Adjacent to Scottsdale Quarter and Airport
- I-1 Zoning, Allowing for a Variety of Flex/Industrial Uses



# OFFERING DETAILS

Asking Price: \$2,975,000.00 (\$295.29/SF)

Building Size: ±10,075 SF

Lot Size: ±0.80 AC (±35,000 SF)

Year Built: 1980



# PROPERTY SUMMARY



## Building Breakdown:

Suite 100: ±3,350 SF  
Suite 200: ±3,350 SF  
Suite 300: ±375 SF  
Suite 400: ±3,000 SF  

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Total Size: ±10,075 SF



## Parcel Number:

215-56-089A



## Clear Height:

±12'



## Cooling:

100% Air Conditioned



## Zoning:

I-1, City of Scottsdale



## Power:

±700 AMPS, 120/220v  
(Suites Separately Metered)



## Parking:

±3.00/1,000 SF  
(31 Parking Spaces)



# FLOOR PLAN

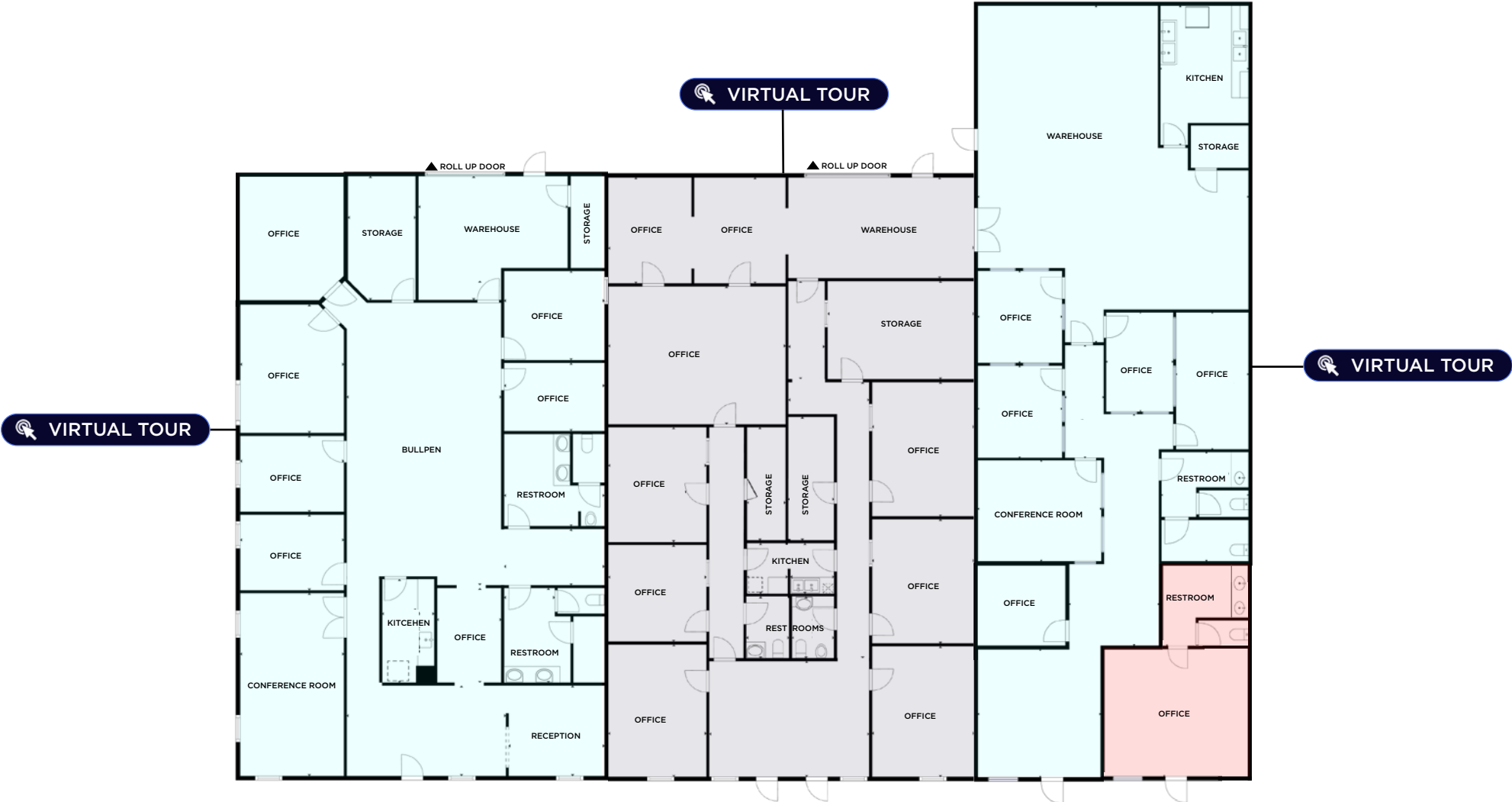
±10,075 SF

 **United Contracting Group: Suite 100 (±3,350 SF)**

 **Current Owner: Suite 300 (±375 SF)**

 **Arizona Business Systems: Suite 200 (±3,350 SF)**

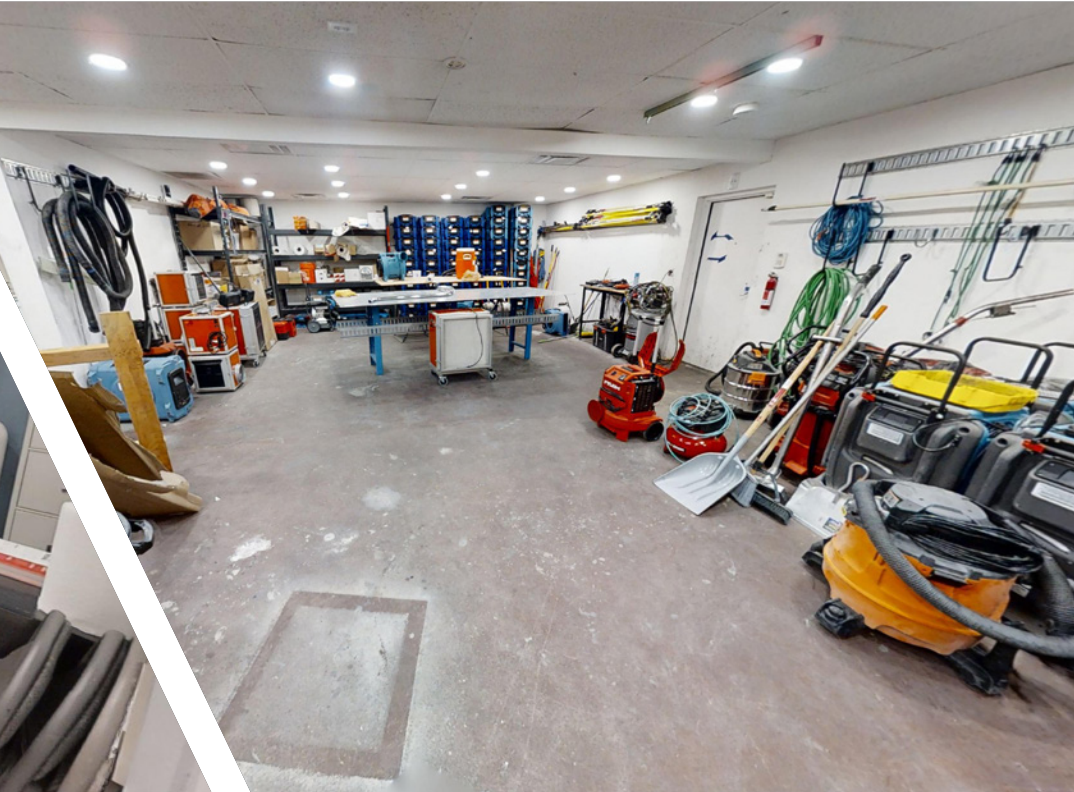
 **United Contracting Group: Suite 400 (±3,000 SF)**



# SUITE 100



# SUITE 400



# SUITE 200





# RENT ROLL

## 7729 E GREENWAY ROAD - RENT ROLL

| SUITE (S) | SQUARE FOOTAGE | % OF BUILDING | START DATE | EXPIRATION DATE | RENT PSF | MONTHLY RENT | ANNUAL RENT  |
|-----------|----------------|---------------|------------|-----------------|----------|--------------|--------------|
| 100       | 3,350 SF       | 33.33%        | 6/1/22     | 7/31/27         | \$1.64   | \$5,479.11   | \$65,749.32  |
| 200       | 3,350 SF       | 34.53%        | 10/1/21    | 11/30/25        | \$1.57   | \$5,258.48   | \$63,101.76  |
| 300       | 375 SF         | 3.48%         | -          | -               | -        | -            | -            |
| 400       | 3,000 SF       | 29.85%        | 8/1/23     | 7/31/27         | \$1.64   | \$4,907.50   | \$58,890.00  |
|           | 10,075 SF      |               |            |                 | \$1.55   | \$15,645.09  | \$187,741.08 |

## 2024 Estimated Property Expenses

|                          | Annual      | Monthly    | Per SF |
|--------------------------|-------------|------------|--------|
| Real Estate Taxes (2024) | \$15,990.52 | \$1,332.54 | \$0.13 |
| Landscaping              | \$6,000.00  | \$500.00   | \$0.05 |
| Repairs & Maintenance    | \$5,400.00  | \$450.00   | \$0.04 |
| Insurance                | \$2,160.00  | \$180.00   | \$0.02 |
| Total                    | \$29,550.52 | \$2,462.54 | \$0.24 |

# LEASE INFORMATION



[VIEW WEBSITE](#)

SUITE 100 & 400

## LEASE SUMMARY

|                                   |                               |
|-----------------------------------|-------------------------------|
| Tenant Name                       | United Contracting Group, LLC |
| Square Footage                    | Suite 100 & 400: 6,350 SF     |
| Lease Type                        | Modified Gross                |
| Lease Term                        | Sixty-Two (62) Months         |
| Commencement Date                 | June 1, 2022                  |
| Expiration Date                   | July 31, 2027                 |
| Remaining Lease Term as of 2/1/25 | Twenty-Nine (29) Months       |
| Rental Increases                  | 3.00%                         |
| Renewal Option                    | Two (2), Five (5) Year        |

## LEASE RESPONSIBILITIES

|                             |          |
|-----------------------------|----------|
| Property Taxes              | Landlord |
| Interior Property Insurance | Landlord |
| HVAC Maintenance            | Landlord |
| Utilities                   | Tenant   |
| Janitorial                  | Tenant   |

## UNITED CONTRACTING GROUP RENT SCHEDULE

| LEASE YEARS       | SQUARE FOOTAGE | ANNUAL RENT  | MONTHLY RENT | PRICE PSF |
|-------------------|----------------|--------------|--------------|-----------|
| 6/1/22 to 7/31/22 | 3,350          | \$0.00       | \$0.00       | \$0.00    |
| 8/1/22 to 7/31/23 | 3,350          | \$61,974.96  | \$5,164.58   | \$1.54    |
| 8/1/23 to 7/31/24 | 6,350          | \$120,984.24 | \$10,082.02  | \$1.59    |
| 8/1/24 to 7/31/25 | 6,350          | \$124,639.32 | \$10,386.61  | \$1.64    |
| 8/1/25 to 7/31/26 | 6,350          | \$128,351.76 | \$10,695.98  | \$1.68    |
| 8/1/26 to 7/31/27 | 6,350          | \$132,213.36 | \$11,017.78  | \$1.74    |

## TENANT INFORMATION

Quality. Integrity. Community. These commitments are the heart and soul of our company. With years of experience, we have established ourselves as the trusted name in roofing for both residential and commercial clients. As a Platinum-preferred contractor with Owens Corning, you can expect unparalleled expertise and craftsmanship. Our commitment to excellence is reflected in our industry leading warranties, promising peace of mind and long-lasting protection for your home. Get in touch for a free inspection and see why Arizona home and business owners choose United Contracting Group!

# LEASE INFORMATION



[VIEW WEBSITE](#)

SUITE 200

## LEASE SUMMARY

|                                   |                                |
|-----------------------------------|--------------------------------|
| Tenant Name                       | Arizona Business Systems, Inc. |
| Square Footage                    | 3,350 SF                       |
| Lease Type                        | Modified Gross                 |
| Lease Term                        | Fifty (50) Months              |
| Commencement Date                 | October 1, 2021                |
| Expiration Date                   | November 30, 2025              |
| Remaining Lease Term as of 2/1/25 | Ten (10) Months                |
| Rental Increases                  | 2.00%                          |
| Renewal Option                    | None                           |

## LEASE RESPONSIBILITIES

|                             |          |
|-----------------------------|----------|
| Property Taxes              | Landlord |
| Interior Property Insurance | Landlord |
| HVAC Maintenance            | Landlord |
| Utilities                   | Tenant   |
| Janitorial                  | Tenant   |

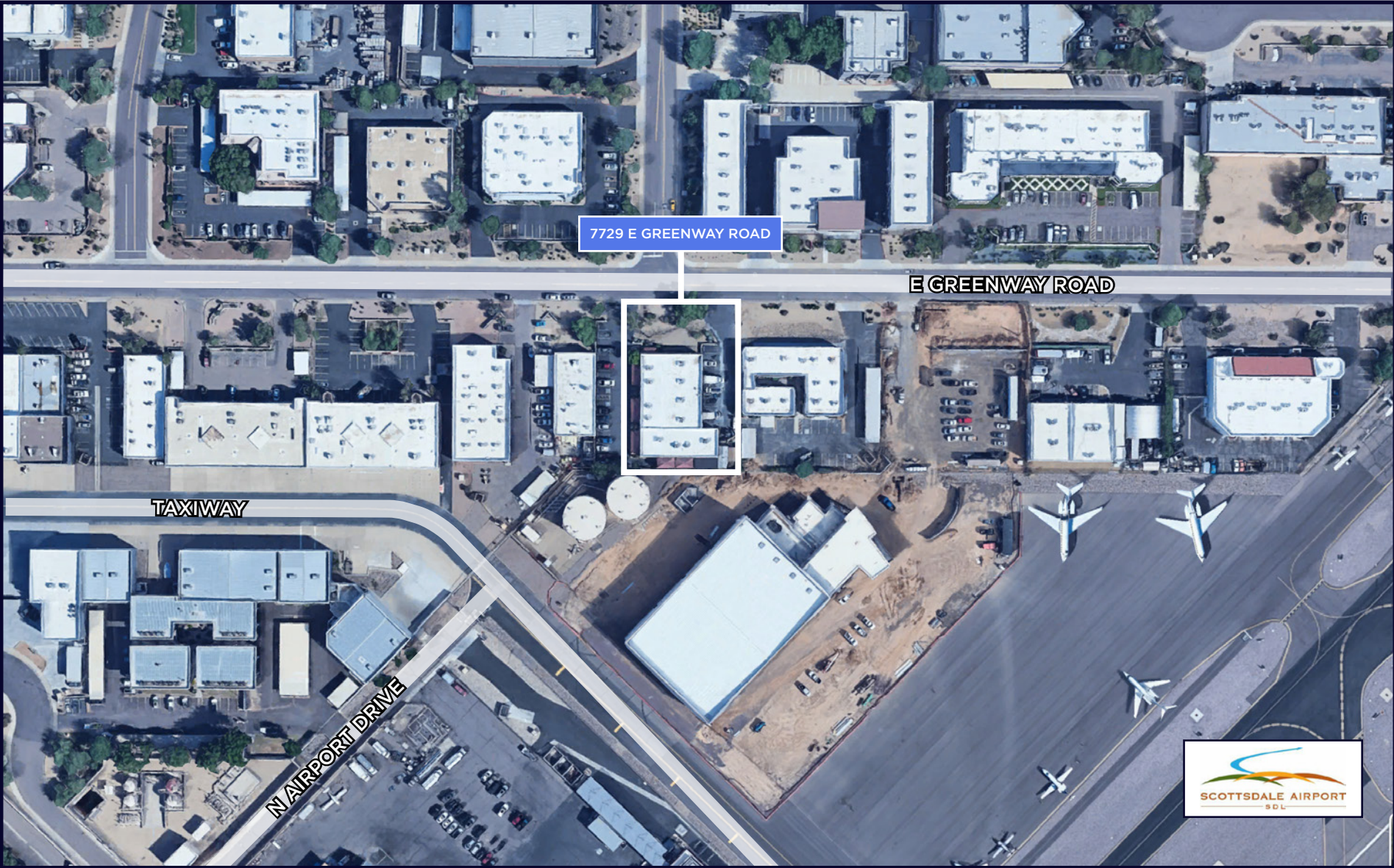
## ARIZONA BUSINESS SYSTEMS RENT SCHEDULE

| LEASE YEARS         | SQUARE FOOTAGE | ANNUAL RENT | MONTHLY RENT | PRICE PSF |
|---------------------|----------------|-------------|--------------|-----------|
| 10/1/21 to 10/31/21 | 3,350          | \$0.00      | \$0.00       | \$0.00    |
| 11/1/21 to 9/30/22  | 3,350          | \$54,507.20 | \$4,955.20   | \$1.48    |
| 10/1/22 to 10/30/22 | 3,350          | \$0.00      | \$0.00       | \$0.00    |
| 11/1/22 to 9/30/23  | 3,350          | \$60,651.60 | \$5,054.30   | \$1.51    |
| 10/1/23 to 9/30/24  | 3,350          | \$61,864.56 | \$5,155.38   | \$1.54    |
| 10/1/24 to 11/30/25 | 3,350          | \$63,101.76 | \$5,258.48   | \$1.57    |

## TENANT INFORMATION

Arizona Business Systems sells and services high-performance office solutions, ranging from network printers to IT services to VoIP phone solutions. Customer delight is our primary focus. Since 2006, we have served the office equipment needs of small and medium-sized businesses across Arizona and beyond. Originally headquartered in Fountain Hills, the growth of our customer base inspired our expansion and relocation to our new Scottsdale offices. Today, Arizona Business Systems serves hundreds of businesses across the Valley, but we try to make each customer feel like they are our only customers. Our Mission is to empower businesses with efficient and reliable office solutions that optimize productivity, reduce costs, and drive success.

# AERIAL OVERVIEW



**THE PROMENADE SCOTTSDALE**

LOOP 101

**SITE**

SCOTTSDALE RD

GREENWAY HAYDEN LOOP

**THE SCOTTSDALE QUARTER**

**NORTHSIGHT CROSSING**

**THE KIERLAND COMMONS**

# LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO LOOP 101 FREEWAY



40 RESTAURANTS & 5 GROCERY STORES WITHIN 1 MILE



30 RETAIL STORES WITHIN 1 MILE



STEPS AWAY FROM SCOTTSDALE AIRPORT

# DEMOGRAPHICS



## POPULATION

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 6,182  | 82,276  | 200,713 |
| 2029 | 7,133  | 90,390  | 219,770 |



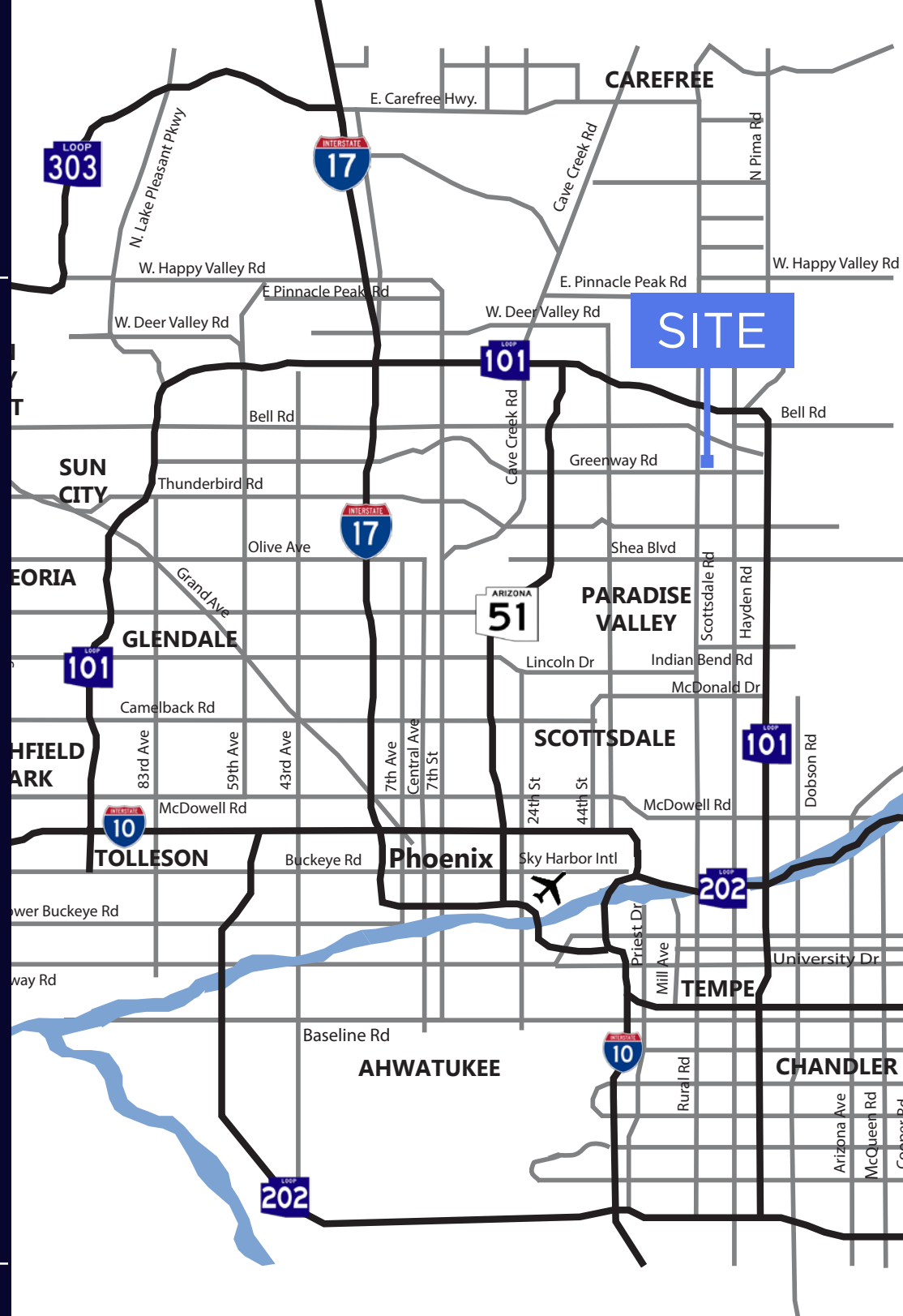
## HOUSEHOLDS

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 3,092  | 38,193  | 90,230  |
| 2029 | 3,583  | 42,101  | 99,084  |



## AVG. HOUSEHOLD INCOME

|      | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2024 | \$166,113 | \$132,807 | \$137,595 |





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