

SUITE

114

FOR LEASE

SCOTTSDALE GATEWAY II

CALIBER

8901 E. Mountain View Rd. STE 150
Scottsdale, Arizona 85258
480.295.7600





CALIBER

2801 FT²

LEASING SPACE
SQUARE FOOTAGE

**8.45
ACRES**

TWO-STORY BUILDING,
107,885 FT²

1 MILE

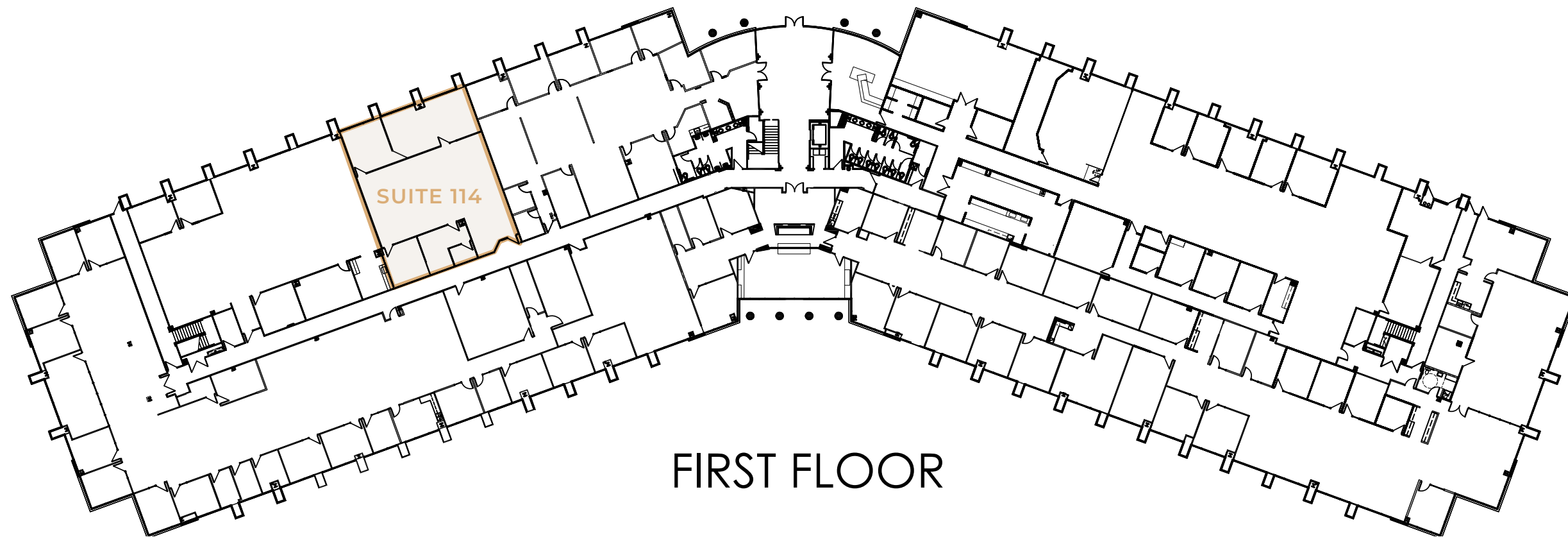
1 MILE FROM THE LOOP 101
(PIMA FREEWAY)



SECOND FLOOR



2,801 RENTABLE
SQUARE FEET
(RSF) ON THE
FIRST FLOOR IN
SUITE 114



FIRST FLOOR

SUITE 114

**PROPERTY
FEATURES**

Under new management
Contemporary architecture glass
Fire sprinklers
Emergency generator
Mountain views

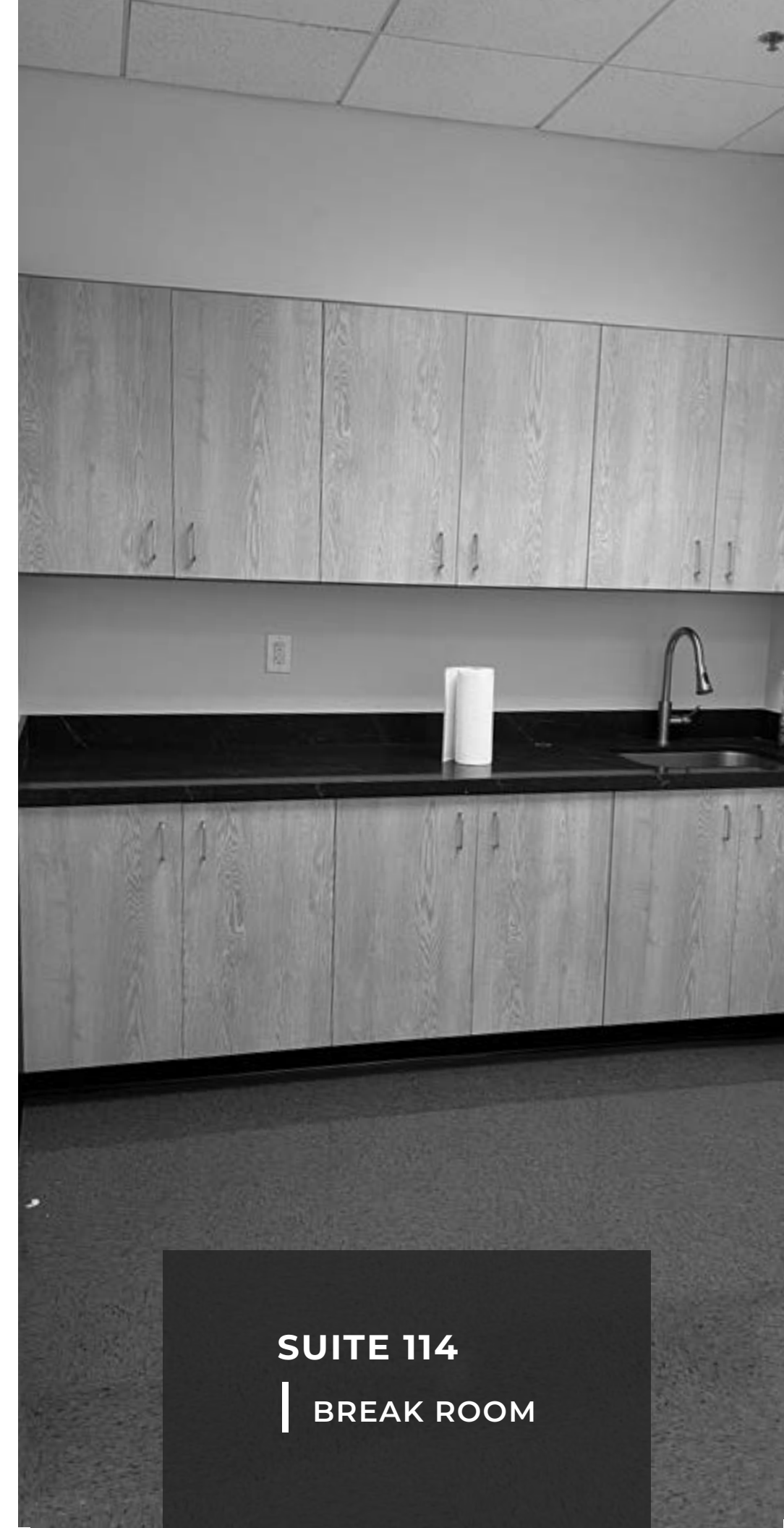
Covered parking
589 parking spaces
C-3 Zoning
Lush landscaping
Elevator

Prime location
Perfect for medical - near
HonorHealth Scottsdale Shea





SUITE 114
| 2,801 RENTABLE
SQUARE FEET (RSF)



SUITE 114
| BREAK ROOM



AMENITIES

Break room

Mountain views

Covered parking

Lush landscaping

Elevator

Four offices

Open office space

Direct access to Indian
Bend Wash Greenbelt



SCOTTSDALE DEMOGRAPHIC SUMMARY



DEMOGRAPHICS

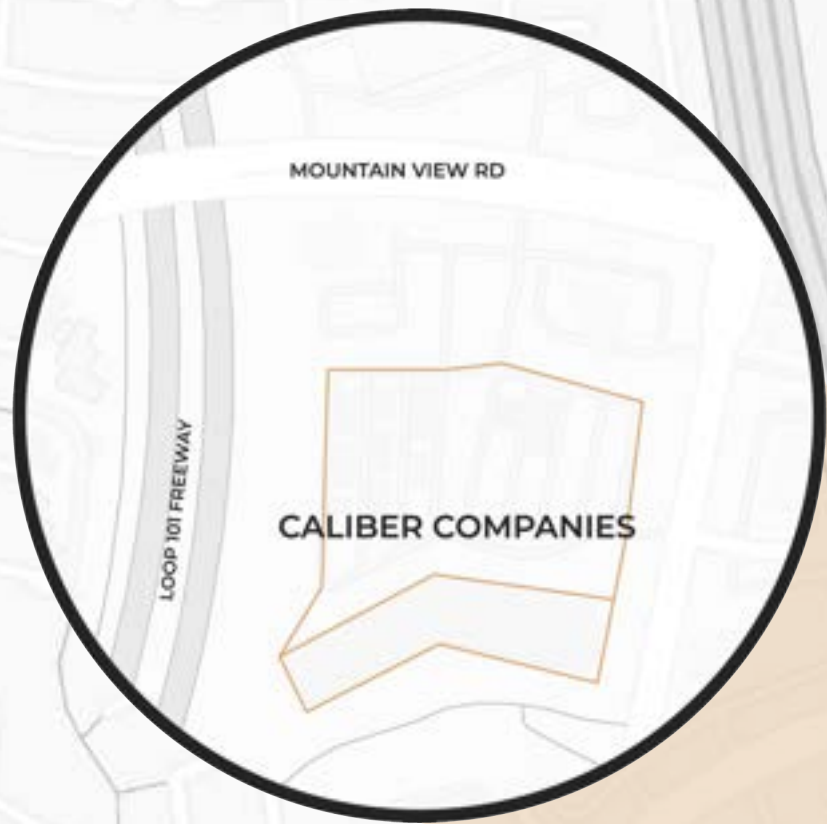
Healthcare, finance, and technology firms lead the list of large employers in Scottsdale per the City of Scottsdale Economic Development Department. According to the U.S. Census (2016-2020 ACS), most Scottsdale residents work in management or office jobs with 56% in management, business, science, and arts and 25% in sales and office.

- Population as of 2023: ±244,402
- Population increase since 2010: 13%
- Growth: 0.34% annually
- Average household income: \$146,052
- 10th safest city in America
- Median Age: 47.9
- Well-educated workforce*: 67.38%
- Labor Force Participation: 62.7%
- City size: 7th largest city in Arizona

Demographics Sources: <https://worldpopulationreview.com/us-cities/scottsdale-az-population> | https://www.arizona-demographics.com/cities_by_population | <https://www.scottsdaleaz.gov/AssetFactory.aspx?did=90096> | <https://wallethub.com/edu/safest-cities-in-america/41926>

* Well-educated workforce consists of an Associates Degree or higher

INDIAN BEND WASH GREENBELT



MOUNTAIN VIEW RD

LOOP 101 FREEWAY

CALIBER COMPANIES



CALIBER COMPANIES

HONORHEALTH SCOTTSDALE
SHEA MEDICAL CENTER

VILLAGES FIVE

COUNTRY
HORIZONS

40+

FOOD, COFFEE & TEA
WITHIN 3 MILES OF
SCOTTSDALE GATEWAY II

SIX

PLACES TO GOLF
WITHIN 3 MILES OF
SCOTTSDALE GATEWAY II

RELAX

SCOTTSDALE GATEWAY II
BACKS UP TO THE INDIAN
BEND WASH GREENBELT; AN
11-MILE PATH CONNECTING
PARKS, LAKES, PATHS, AND
GOLF COURSES.



VANESSA BERMAN

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