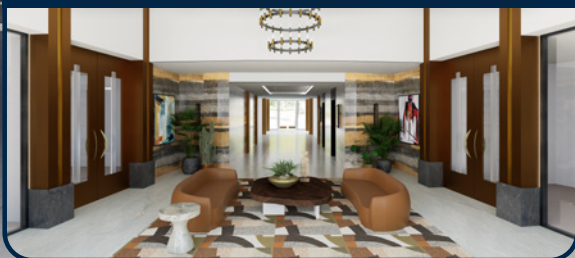




LOBBY REFURBISHMENT FALL 2025



7025

N SCOTTSDALE RD
SCOTTSDALE, AZ

SCOTTSDALE ROAD FRONTAGE

CLASS A OFFICE SPACE AVAILABLE FOR LEASE



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 Commercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

KEN ELMER

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11 06 25

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

Address	7025 N Scottsdale Rd Scottsdale, AZ 85253
Building Size	±95,471 SF
Year Built	2002
Tenancy	Multi-Tenant
Floors	3
Elevators	2
Zoning	C-2, City of Scottsdale
Parking Ratio	3.5/1,000



Proposed Preliminary Rendering

Professional Amenity-Rich Environment in the Dynamic Scottsdale Market

- Immediate proximity to the new 20-acre, Five- Star, World Class, \$2B Ritz-Carlton Paradise Valley Resort and master-planned community, The Palmeraie, currently under construction at 7000 East Lincoln Blvd and opening soon.
- Located just north of the northeast corner of Scottsdale Road and Indian Bend Road in the dynamic Scottsdale market close to 5 major resorts in the Paradise Valley area.
- Professional amenity-rich environment of hotels, shopping, and restaurants, including Starbucks, Wildflower Bread, Pubblico Italian Eatery, Ruth's Chris Steak House, and more within walking distance.
- Ease of ingress/egress at lighted signal entrance to Scottsdale Road
- Two levels of subterranean and surface parking
- Excellent access to Loop 101 Freeway
- **Scottsdale Road Frontage**



Proposed Preliminary Rendering



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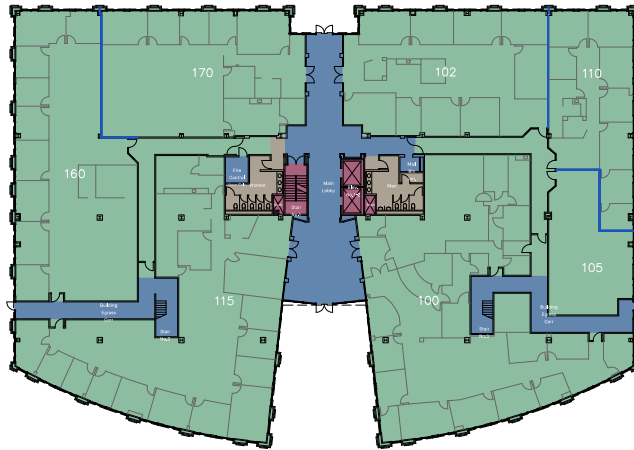
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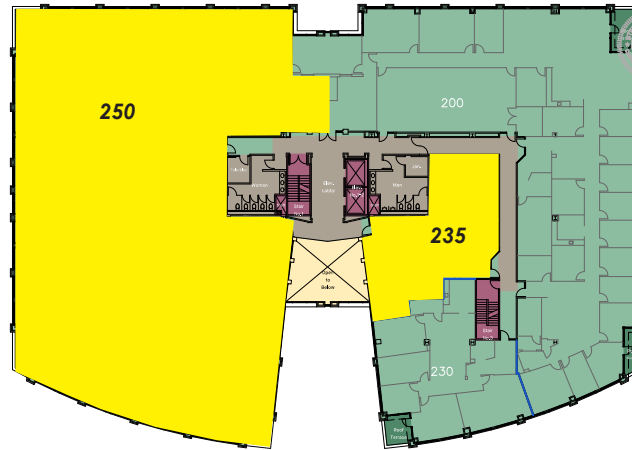
AVAILABLE FOR LEASE

7025 N SCOTTSDALE RD SCOTTSDALE, AZ

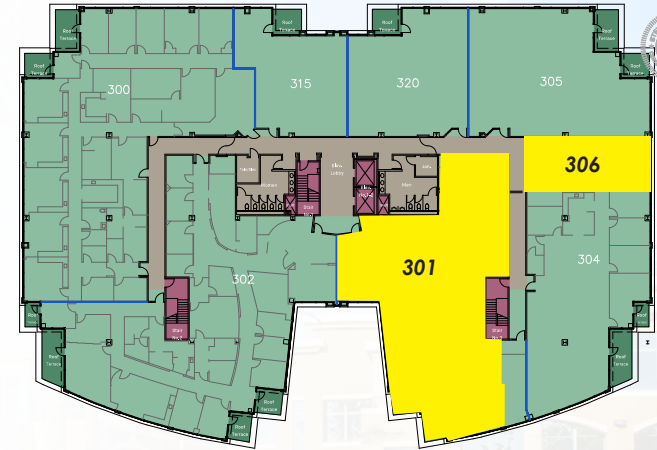
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SCOTTSDALE ROAD FRONTAGE

Suite	Size	Annual Lease Rate / RSF	Notes
First Floor			
LEASED			
Second Floor			
235	±2,271 RSF	\$38.75 Full Service	Reception, Conference Room, 1 Large Executive Office (formerly 2 offices), 1 Private Office, Work/Break Room, Storage Room
250	±8,000 up to ±16,512 RSF	\$37.00 Full Service	Corporate HQ, Multiple Break Rooms/Areas, 3 Patios, Fantastic Exterior Glass Line, Divisible
Third Floor			
301	±5,170 RSF	\$38.75 Full Service	Reception, Conference Room, 1 Large Executive Office, 4 Private Offices, Break Room, Private Rest Room, Equipment Room, Storage, Open Office Areas, Copy Room, 2 Private Patios
306	±1,258 RSF	\$38.75 Full Service	Buildout To Be Determined



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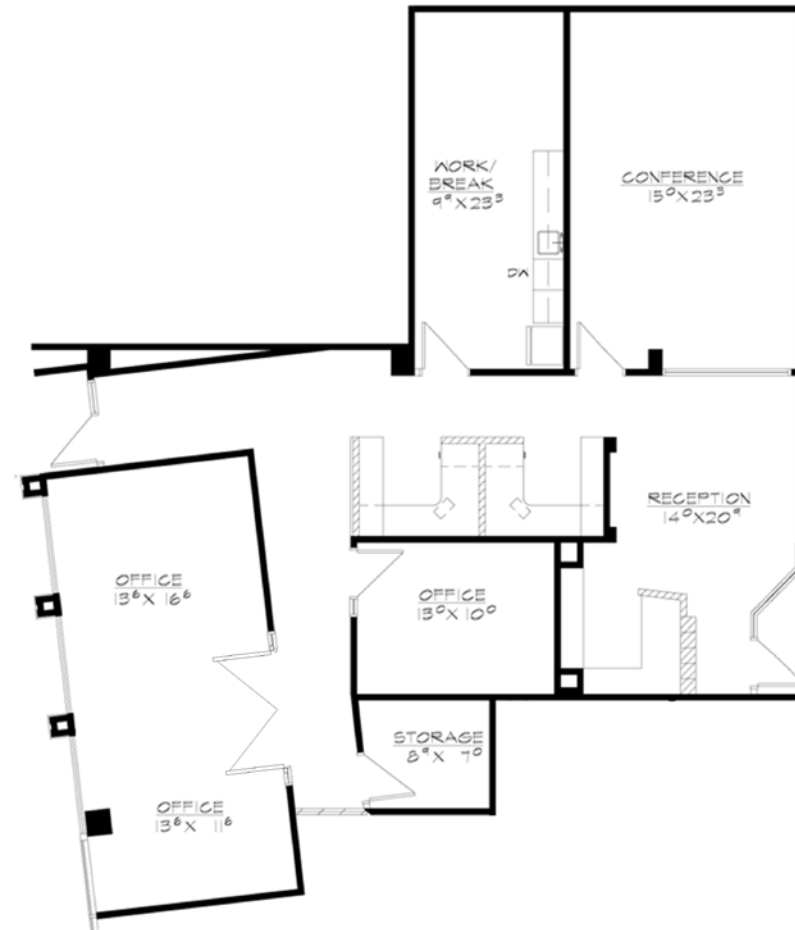
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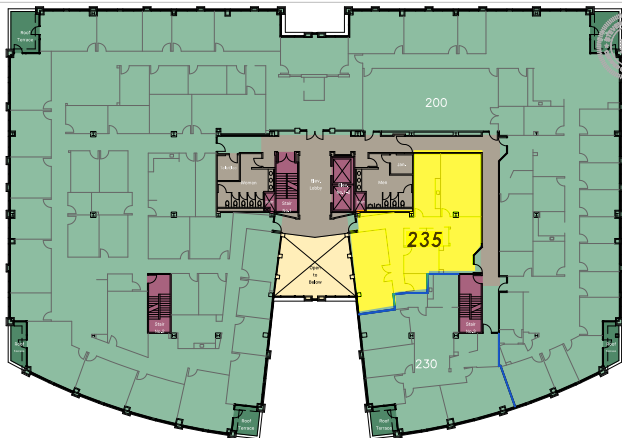
SUITE 235

±2,271 SF

- Reception
- Conference Room
- 1 Large Executive Office (*formerly 2 offices*)
- 1 Private Office
- Work/Break Room
- Storage Room



Approximate Interior Measurements



SCOTTSDALE ROAD FRONTAGE



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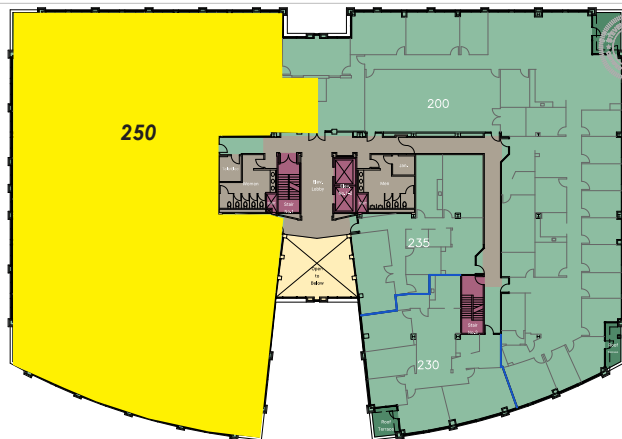
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SUITE 250

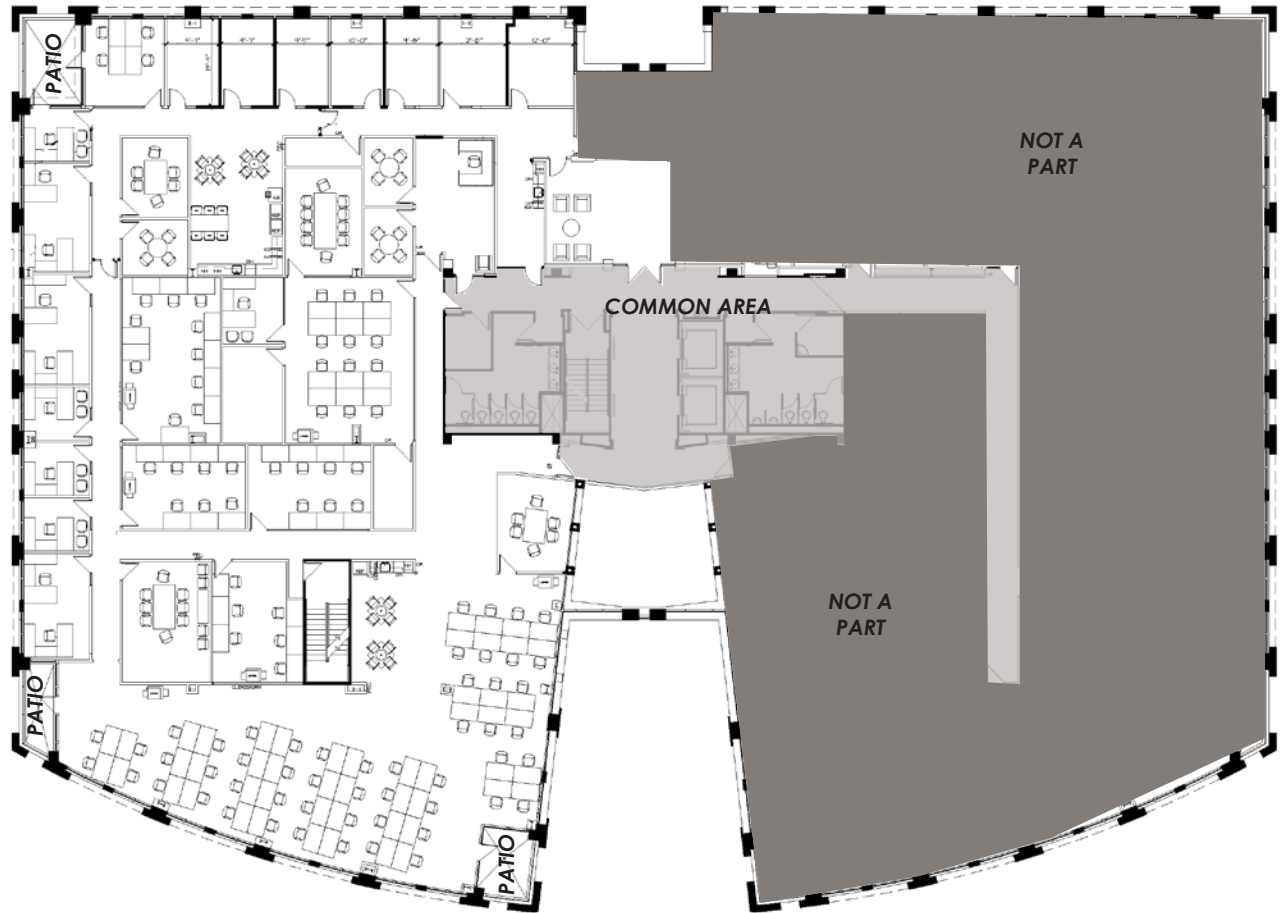
±16,512 SF

- Corporate HQ
- Multiple Break Rooms/Areas
- 3 Patios
- Fantastic Exterior Glass Line
- Divisible

Furniture Not Included



SCOTTSDALE ROAD FRONTAGE



Approximate Interior Measurements



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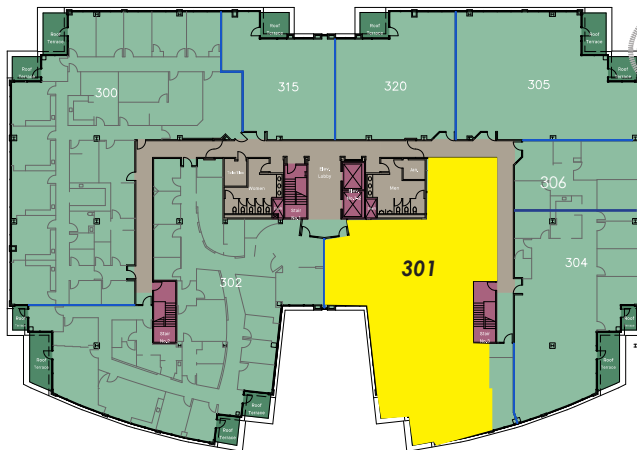
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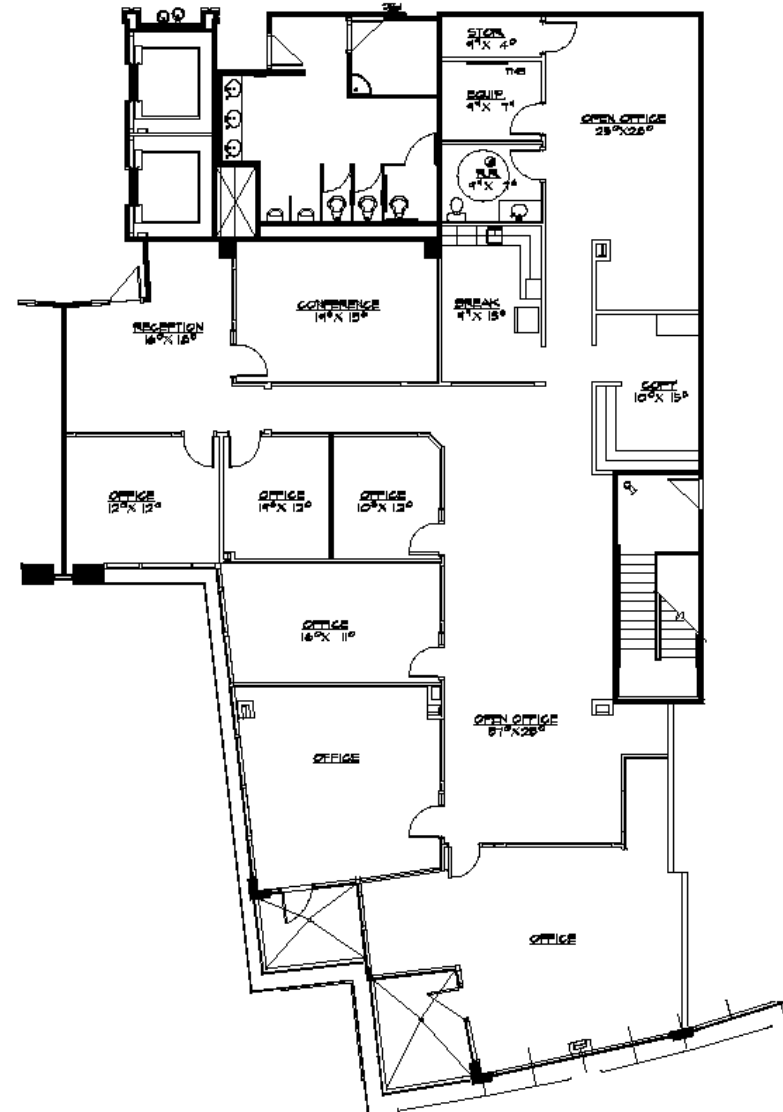
SUITE 301

±5,170 SF

- Reception
- Conference Room
- 1 Large Executive Office
- 4 Private Offices
- Break Room
- Private Rest Room
- Equipment Room
- Storage
- Open Office Areas
- Copy Room
- 2 Private Patios



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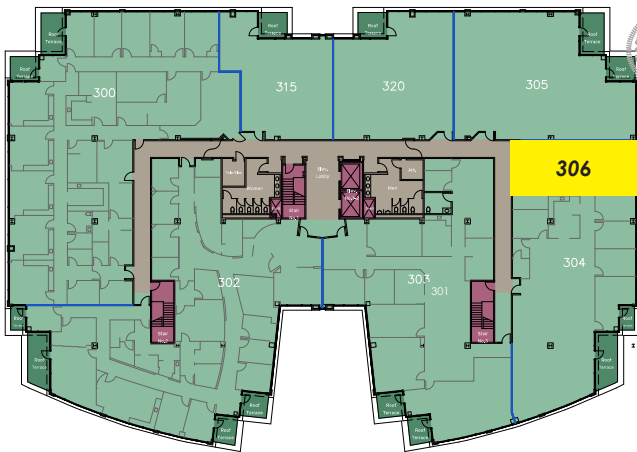
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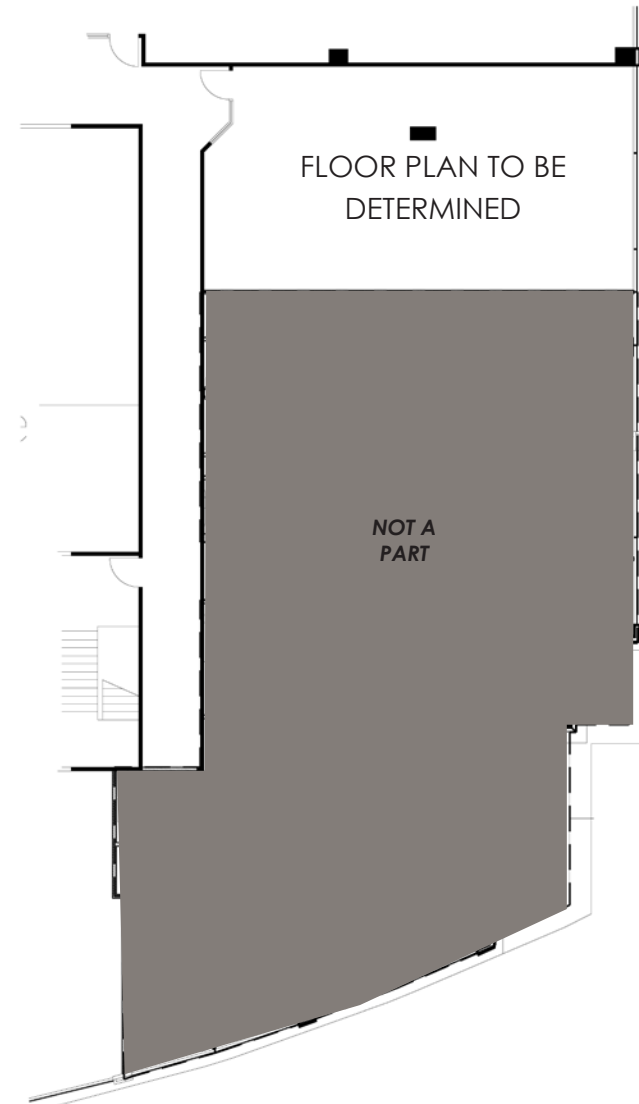
SUITE 306

±1,258 SF

- SPEC SUITE
- FLOOR PLAN TO BE DETERMINED



SCOTTSDALE ROAD FRONTAGE



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INTERIOR PHOTOS

7025 N SCOTTSDALE RD
SCOTTSDALE, AZ

Proposed Preliminary Lobby Rendering



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EXTERIOR PHOTOS

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AREA AMENITIES

7025 N SCOTTSDALE RD
SCOTTSDALE, AZ



RESORTS AND HOTELS

- 1 Hilton Scottsdale Resort & Villas
- 2 Sonesta ES Suites Scottsdale Paradise Valley
- 3 Scottsdale Plaza & Resort
- 4 The McCormick
- 5 The Scottsdale Resort at McCormick Ranch
- 6 Andaz Scottsdale Resort & Spa

DINNER

- 1 Houston's

- 2 Paul Martins American Grill
- 3 Veneto Trattoria
- 4 Blanco Cocina + Cantina
- 5 Fogo de Chao Brazilian Steak House
- 6 Rancho Pinot
- 7 Totties Asian Fusion 2
- 8 Fat Ox
- 9 SumoMaya
- 10 Ruth's Chris Steak House
- 11 Roka Akor
- 12 Chart House

- 13 Tia Shorty's Authentic Mexican Food
- 14 Sushi Sen

BREAKFAST/LUNCH

- 1 Nekter Juice Bar
- 2 Slanted Rice Vietnamese Bistro
- 3 MAD Greens
- 4 First Watch
- 5 Starbucks
- 6 Einstein Bros Bagels
- 7 Scramble

- 8 Wildflower Bread Company
- 9 Jamba Juice Scottsdale Seville

PUBS

- 1 TapHouse Kitchen
- 2 Humble Pie
- 3 JD's Lounge
- 4 Papa John's Pizza
- 5 Terroir Wine Pub

SHOPPING

- 1 Hilton Village
- 2 Scottsdale Marketplace

- 3 Lincoln Village
- 4 Scottsdale Centre
- 5 Seville Shopping Center

FITNESS

- 1 HYPOXI Scottsdale
- 2 CycleBar McCormick Ranch
- 3 Sommet Pilates
- 4 The Biltmore Studio Scottsdale
- 5 Xtreme Training
- 6 SPY Scottsdale Pilates

- 7 Barre3 Paradise Valley
- 8 Studio Joe Pilates
- 9 Kalologie 360 Spa
- 10 Pucci Salon & Day Spa

GOLF

- 1 McCormick Ranch Gold Club
- 2 Tathata Golf
- 3 Scottsdale Silverado Golf Club
- 4 Camelback Golf Club

DEVELOPMENT

- 1 Ritz; World Class Ritz-Carlton Hotel and branded residential villas and estate homes



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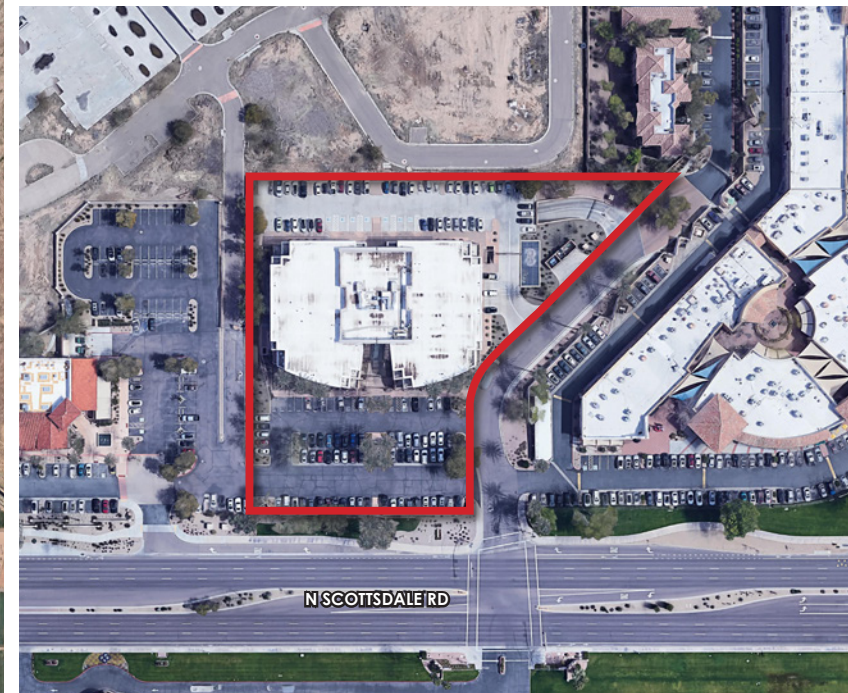
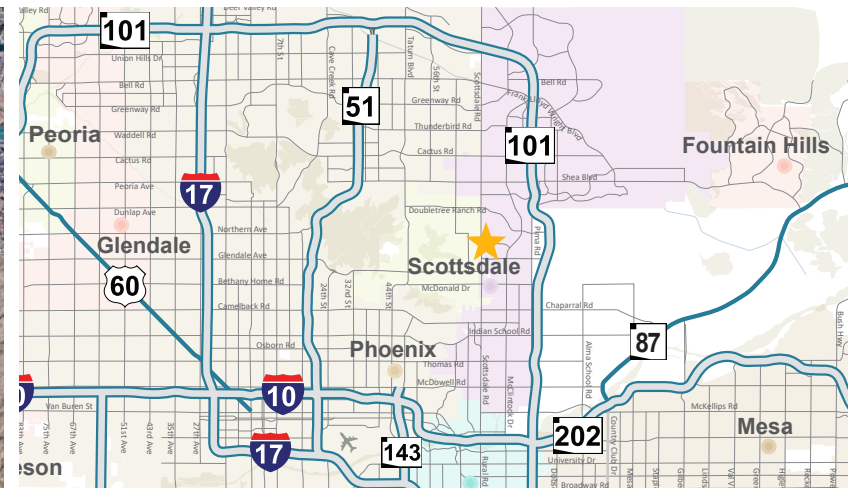
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LOCATION

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EXPERIENCE SCOTTSDALE

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.



TOP 100 BEST COMMUNITIES FOR YOUNG PEOPLE
- AMERICA'S PROMISE ALLIANCE

NO. 1 HIGH SCHOOL IN THE NATION
- U.S. NEWS & WORLD REPORT

TOP 10 CITY TO LAUNCH A STARTUP
- DATAFOX RANKING

BEST CITIES FOR HISPANIC ENTREPRENEURS
- WALLETHUB

BEST CITY IN THE U.S. TO GET A JOB
- WALLETHUB

NO. 7 SAFEST CITY IN THE U.S.
- LAW STREET MEDIA

NO. 1 CITY IN THE U.S TO LIVE AN ACTIVE LIFESTYLE
- WALLETHUB

TOP 25 CITY IN THE U.S. FOR ARTS DESTINATIONS
- AMERICAN/STYLE MAGAZINE



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