

FOR LEASE

SCOTTSDALE COMMERCE CENTER

*±20,868 RSF of Office and R&D/
Flex Space Available for Lease*

1395 N HAYDEN RD, SCOTTSDALE, AZ 85257

SUBJECT
PROPERTY

KIDDER.COM

km Kidder
Mathews



FIRST FLOOR

1st Floor - Suite 1B ±8,223 SF

100% HVAC

Ducting for vent hoods and exhaust vents

Floor drains

Temperature controlled rooms

Double doors for loading

Exposed ducting



SECOND FLOOR

2nd Floor - Suite 2A ±12,645 SF

Conference, reception, private offices, potential for additional modular furniture offices, open workstation space, storage, copy room

Elevator and stairwell access

Existing workstations and modular furniture are negotiable



ELEVATOR ACCESS
SECURE GATED
FACILITY



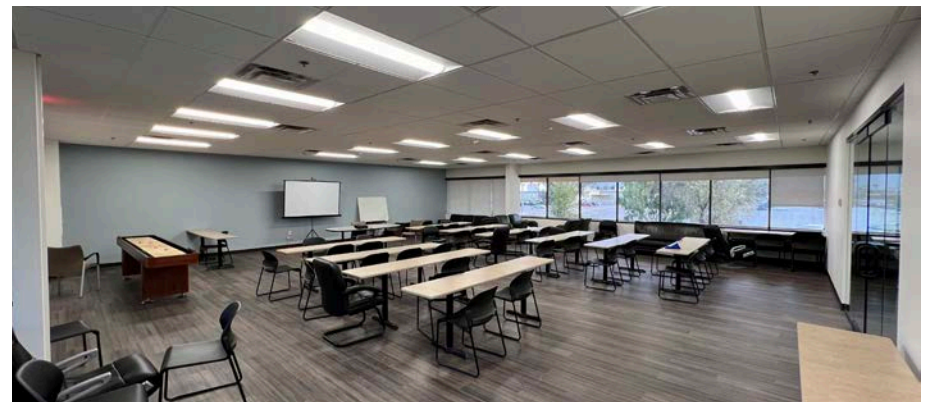
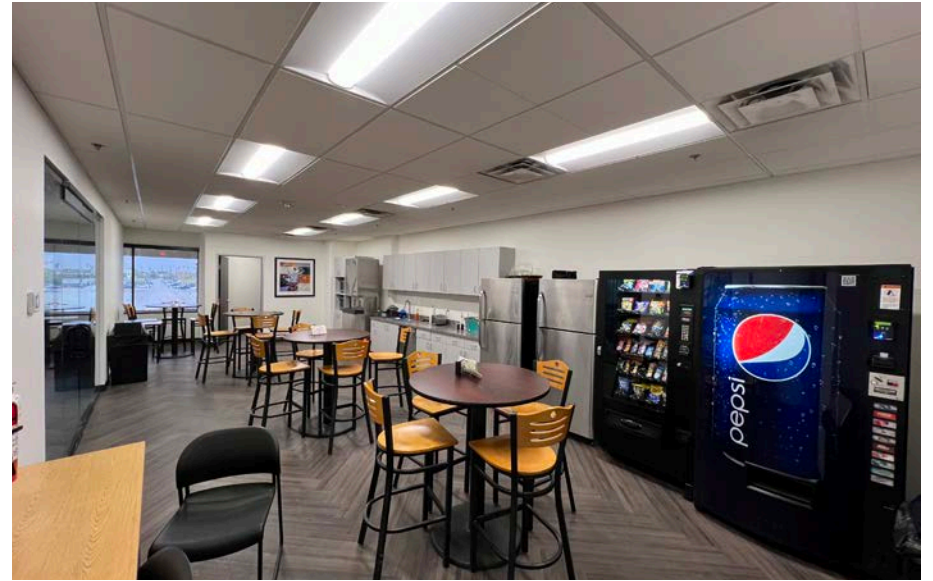
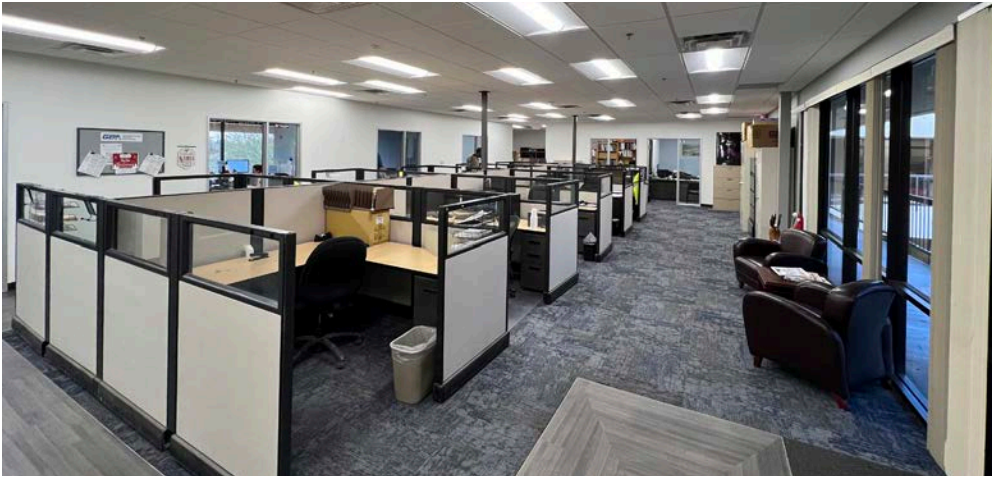
SPACIOUS SHARED
EMPLOYEE
LOUNGE &
TRAINING CENTER



LUSH ATRIUM IN
THE CENTER OF
THE BUILDING



BUILDING
INTERIORS
UPDATED IN 2023



FOR LEASE

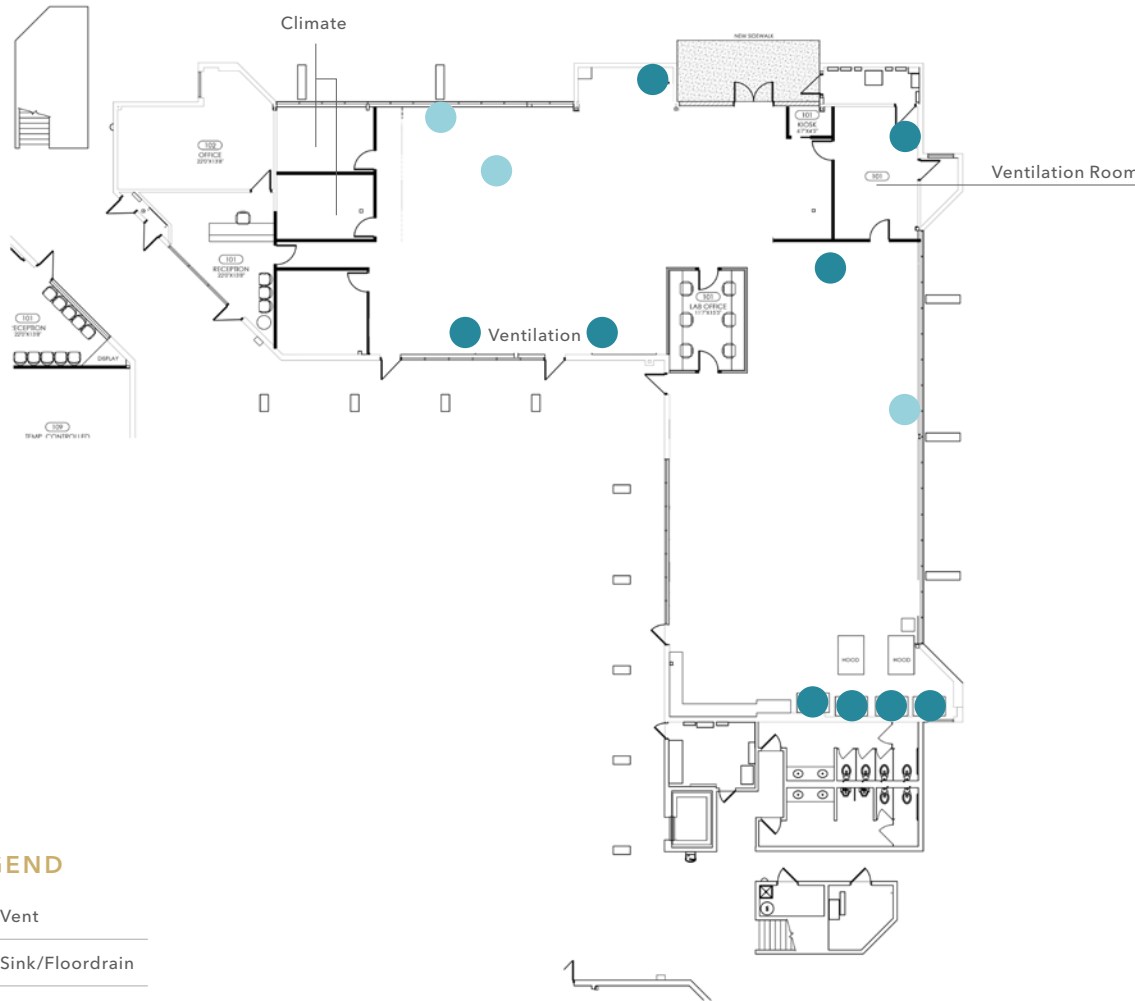
FIRST FLOOR PLAN - SUITE 1B

±8,223 SF

AVAILABLE

\$18.00

NNN



FOR LEASE

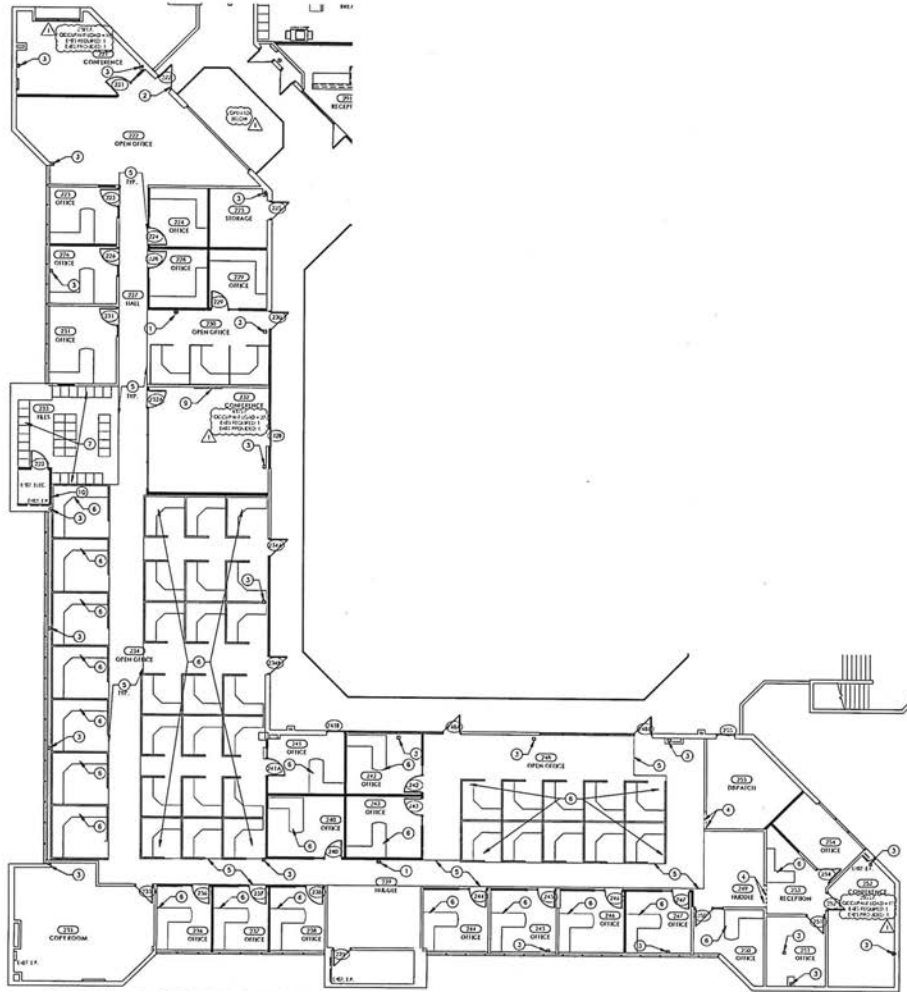
SECOND FLOOR PLAN - SUITE 2A

±12,645 SF

AVAILABLE

\$21.00

FULL SERVICE



Property Features

2.84 AC lot

38,494 SF total building

1600 amps with 480/277 3phase plus on-site generator

Close to Tempe Marketplace, Papago Sports Complex and Sky Harbor Airport

Conveniently located near Loop 101, 202 Freeways and 143

4.65/1,000 parking ratio

I-1 Industrial Zoning; City of Scottsdale

Potential for secured fenced lot

5 MIN
LOOP 101 FREEWAY

5 MIN
202 FREEWAY

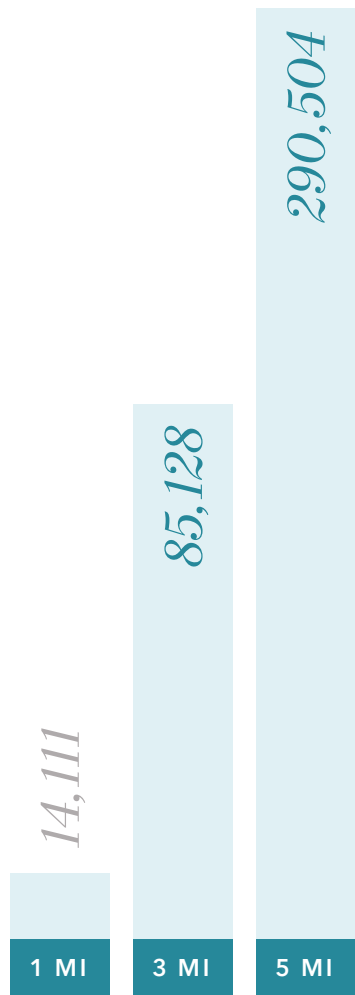
12 MIN
143 FREEWAY

10 MIN
SKY HARBOR AIRPORT

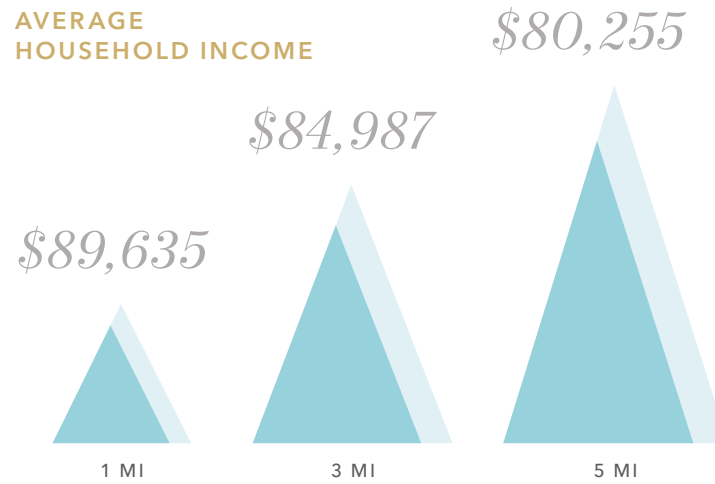


DEMOGRAPHICS

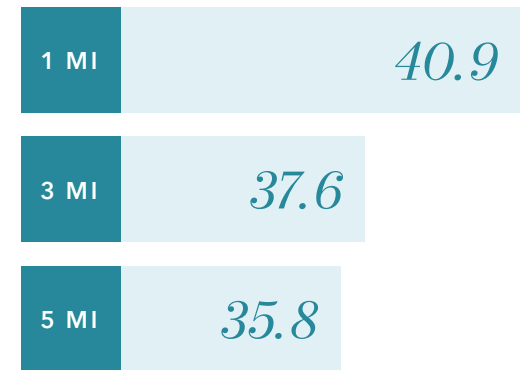
POPULATION



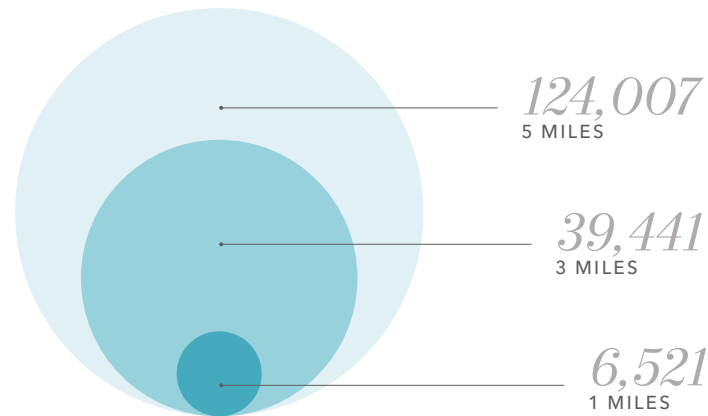
AVERAGE HOUSEHOLD INCOME



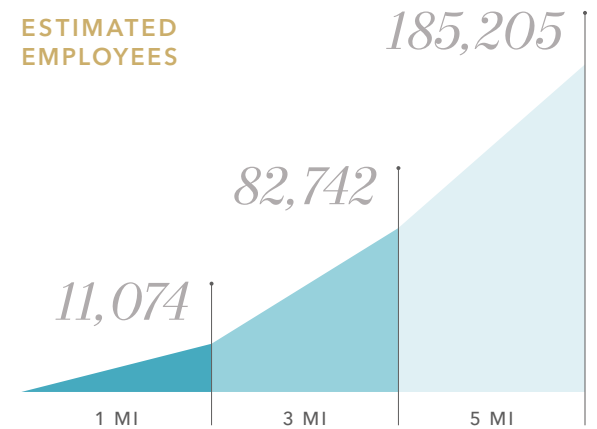
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



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