



# *High Profile Scottsdale Flex/Industrial Bldg.*

FOR LEASE | 16441 N 90TH STREET | SCOTTSDALE, AZ 85260

# OFFERING DETAILS



**Lease Rate:** \$1.50/SF NNN



**Building Size:** ±10,600 SF  
55% Office - 45% Warehouse



**Parking:** ±4.00/1,000 SF  
10 Covered Stalls



**Built/Renovated:** 2003/2025



**Zoning:** I-1, City of Scottsdale  
([View Zoning Details](#))



**Clear Height:** 11' - 16'



**Cooling:** 100% A/C



**Loading:** Grade Level & Truckwell

# PROPERTY HIGHLIGHTS

- Full Remodeled, Move-In Ready!
- High End Curb Appeal with Building Signage
- Exclusive Private Patio with Mountain Views
- Close Proximity to an Abundance of Retail and the Scottsdale Airport
- Estimated NNN's are ±\$0.38/SF Per Month



# FLOOR PLAN

±10,600 SF



FIRST FLOOR - ±7,550 SF  
( WAREHOUSE: ±4,700 )  
( OFFICE: ±2,850 SF )

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SECOND FLOOR - ±3,050 SF

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# INTERIOR PHOTOS



# AERIAL OVERVIEW





BELL ROAD

**SITE**



LOOP 101

FRANK LLOYD WRIGHT BLVD



SCOTTSDALE AIRPORT



# LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO LOOP 101 FREEWAY



40+ RESTAURANTS & 5+ GROCERY STORES WITHIN 1 MILE



30 RETAIL STORES WITHIN 1 MILE



MINUTES FROM SCOTTSDALE AIRPORT

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	4,821	59,871	138,031
2028	4,789	60,878	138,881



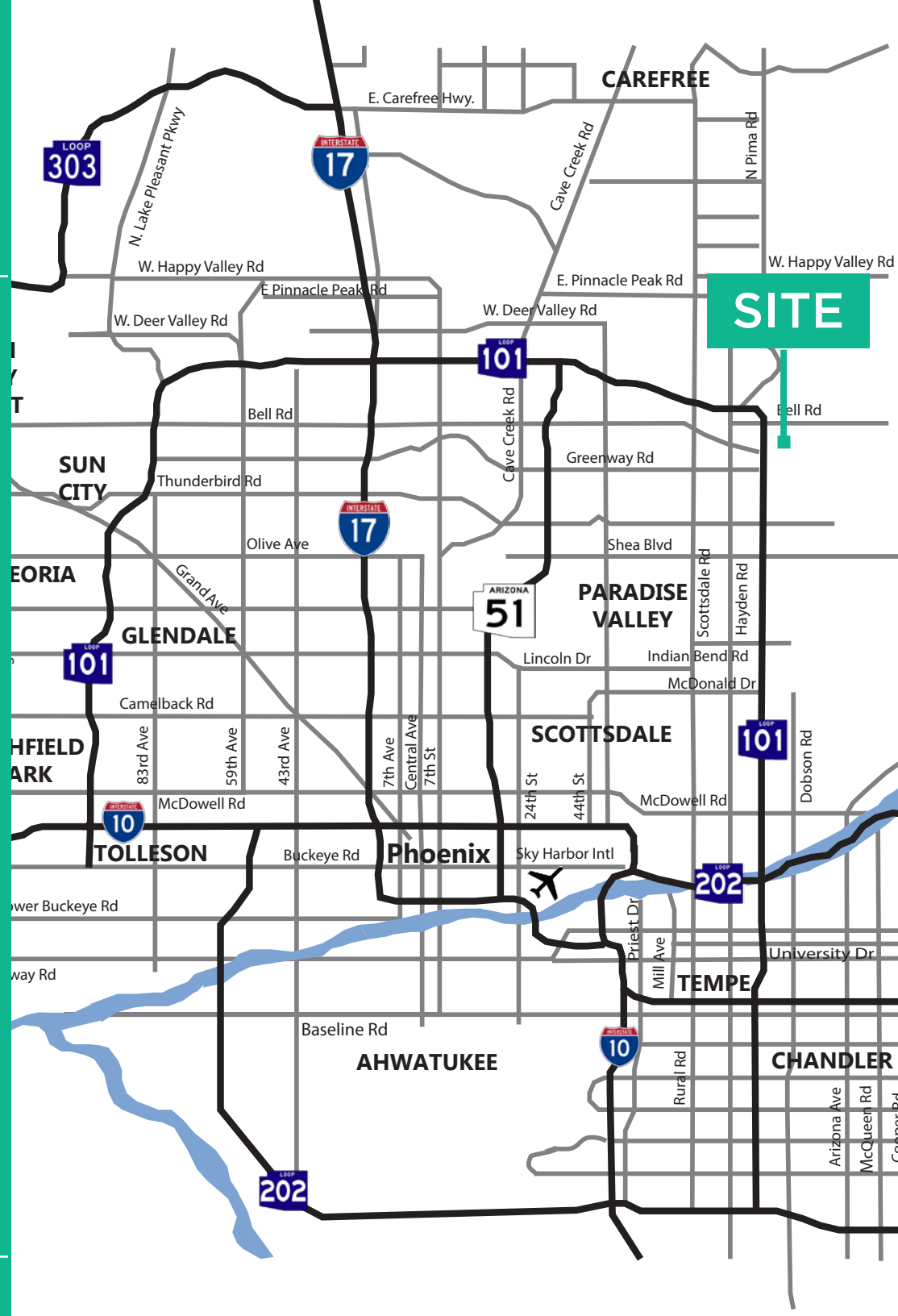
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,286	26,649	60,563
2028	2,257	27,045	60,864



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$105,365	\$139,554	\$137,639





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