

**8905 E Del Camino Drive, Suites 5 & 6  
Scottsdale, Arizona 85258**

**FOR LEASE**

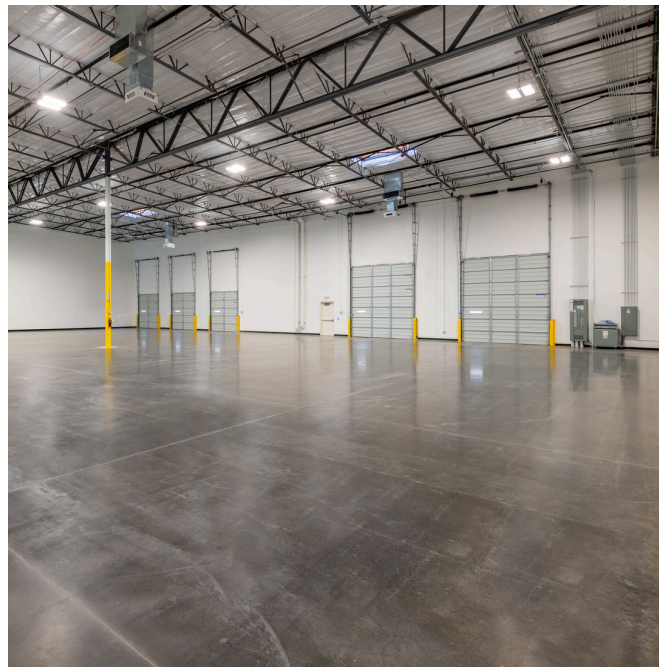


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**ROSS  
BROWN**

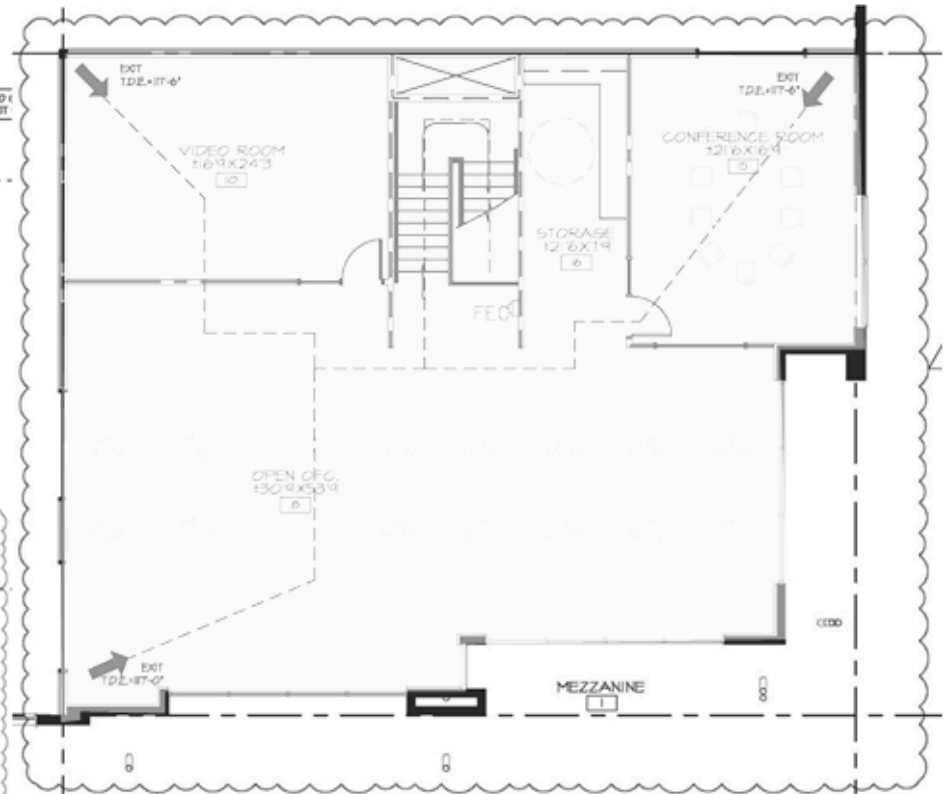
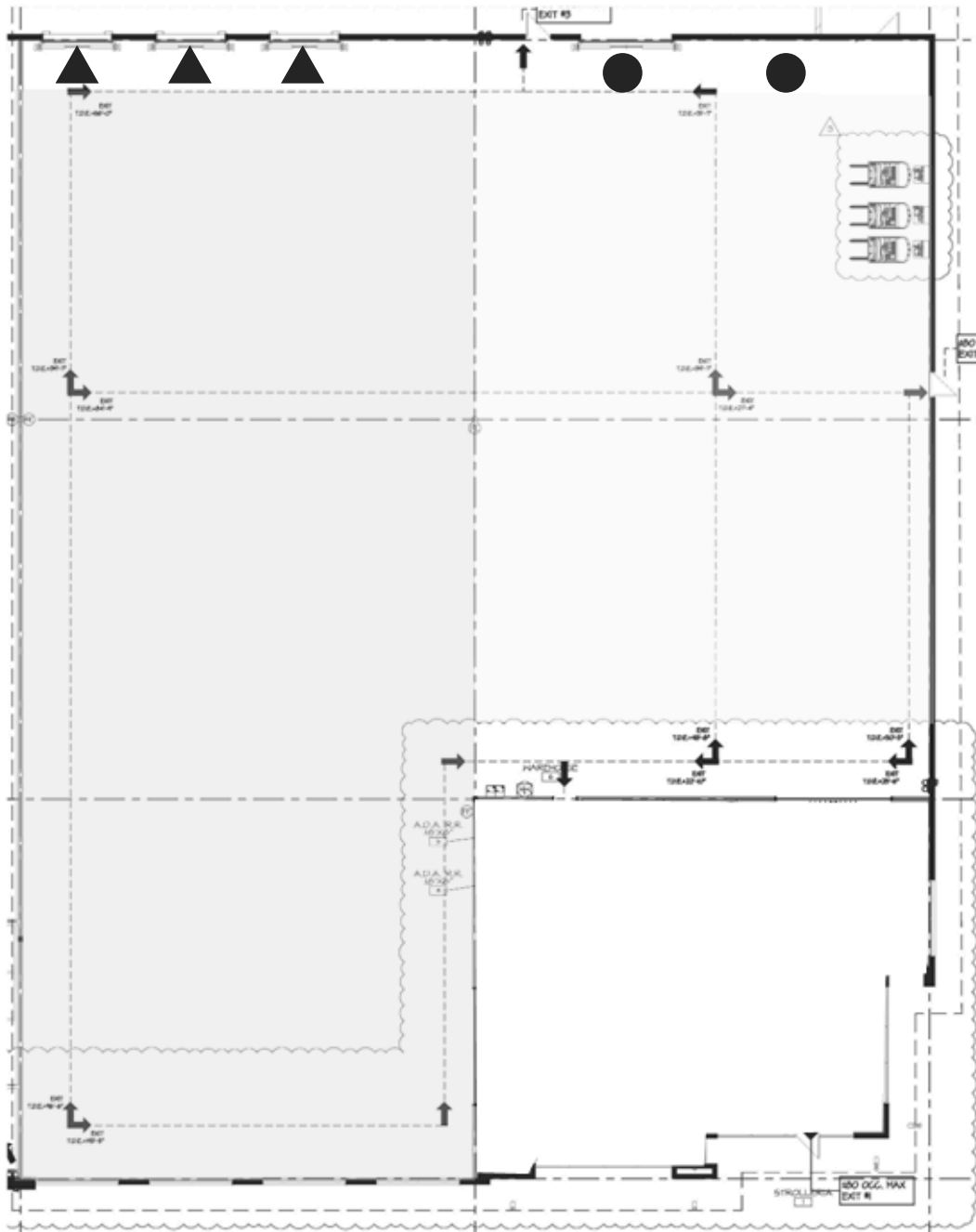
# SITE FEATURES



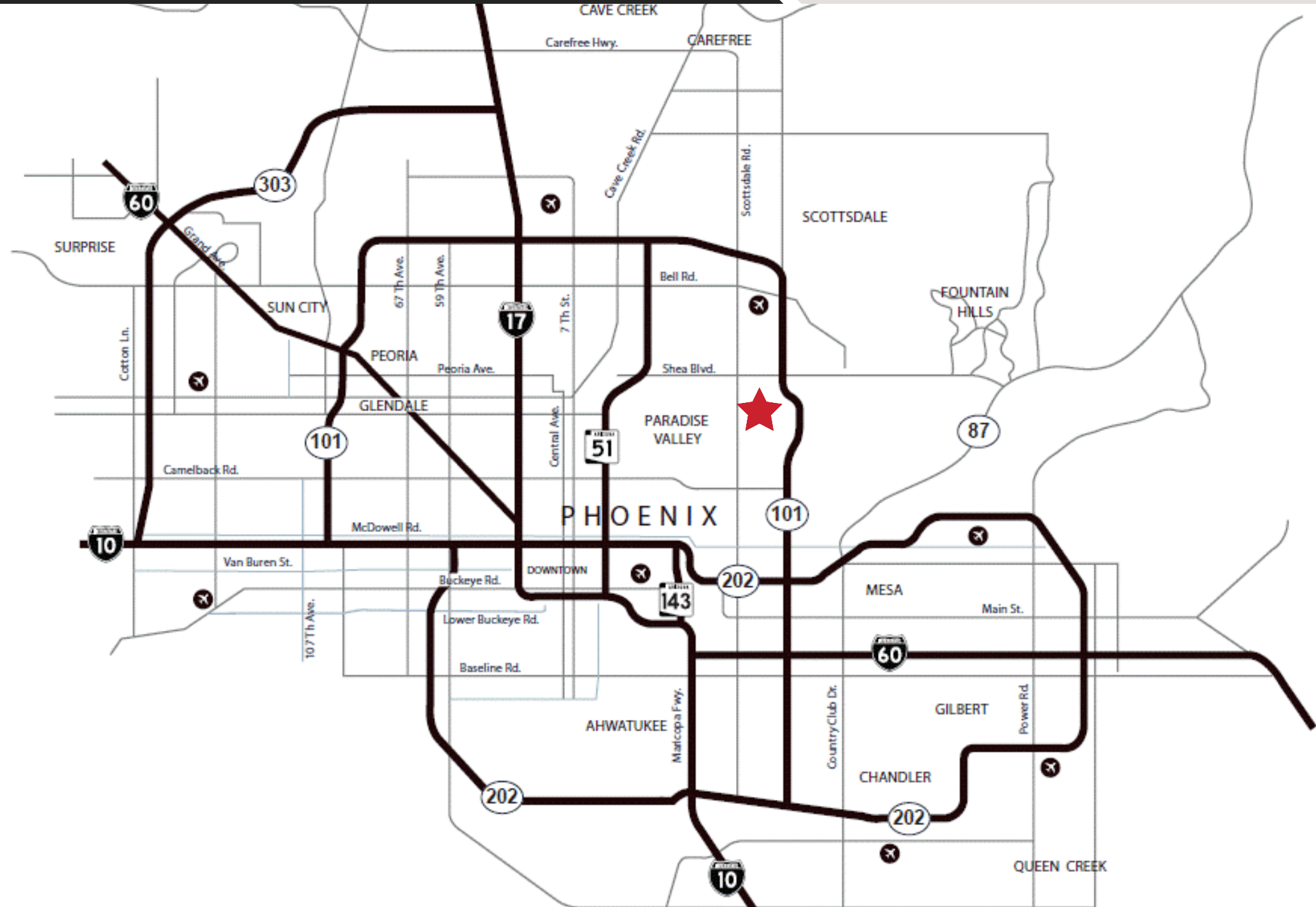
- +/- 20,550 SF
- 1st Floor Office 2,737 SF
- 2nd Floor Mezzanine 2,568 SF
- Built in 2023
- Class A Industrial
- 24' Clear Height
- Total Office/Showroom: 5,305 SF
- Total Warehouse: 15,245 SF
- 100% HVAC
- 3 Truckwell Doors (10' x 12')
- 2 Grade Level Doors (12' x 14')

# FLOOR PLAN

- ▲ = Truckwell/Dock Door
- = Grade Level Door



# Located in North Scottsdale



# LOCATION HIGHLIGHTS



Several  
Restaurants  
Nearby



Numerous  
Amenities &  
Entertainment  
Options



Nearby  
Medical  
Facilities



Close Proximity  
to Prestigious &  
Growing  
Corporations

# NEARBY ATTRACTIONS

## Corporate Neighbors



## Restaurants



## Medical Facilities



## Hotels & Entertainment



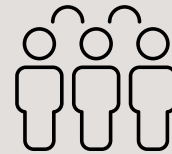
# AREA POPULATION AND DEMOGRAPHICS

## SCOTTSDALE, ARIZONA



**2,074,276**

People Living within a  
30 Minute Commute



2 Miles

**13,816**

Population



**\$92,441**

Median Household Income  
within 5 Mile Radius



5 Miles

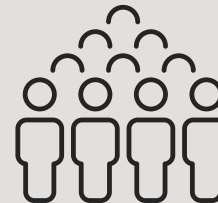
**140,856**

Population



**462,883**

Skilled Workforce Living  
within a 10 Mile Radius of  
the Property



10 Miles

**763,653**

Population



**15,000+**

Total Businesses



**OVER**

**\$37 Million**

Spent on Entertainment Annually  
within a 2 Mile Radius

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