



SHORT-TERM SUBLEASE

Available Now • Term Through Jan 2028

Plug-In Office in the Heart of Scottsdale

McCormick Ranch • Gainey Ranch • Mercado at Hayden

A turnkey, fully furnished suite designed for the small business that wants a **premium Scottsdale address without the long-term commitment.**

Plug in, meet clients in a polished setting, and operate from one of the Valley's most desirable retail-office villages — surrounded by McCormick Ranch and Gainey Ranch's high-end clientele.

ASKING RATE

\$2,444.31

per month • Full Service

±1,152 SF • Class B

Sublease through January 2028

FURNISHED

PRIVATE PATIO

10/1,000 PARKING

MOVE-IN READY

Why this sublease works for a small business

- Skip TI build-out and long leases — walk in, sit down, work.
- Impress clients with a McCormick Ranch / Gainey Ranch address.
- Lock predictable, Full-Service rent for up to ~3 years.
- Two private offices + conference/bullpen + private patio.



Property Details • Suite K-150

8370 E. Via De Ventura, Scottsdale, AZ 85258

DREAM MAKER COMMERCIAL ADVISORS, LLC

Scottsdale Sublease Specialists



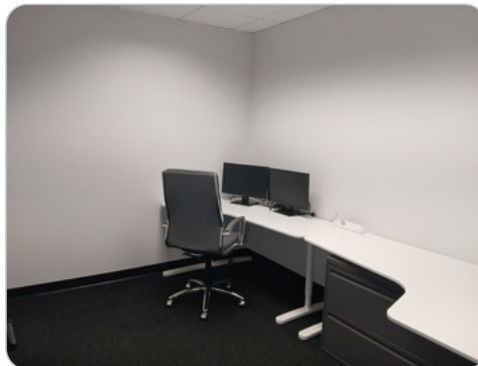
SUBLEASE TERMS

Asking Rent	\$2,444.31 / Month
Lease Type	Full Service
Suite Size	±1,152 SF
Term	Through January 31, 2028
Building Class	Class B
Zoning	C-2 (City of Scottsdale)
Parking Ratio	10 / 1,000 (covered available)
Furniture	May convey with sublease

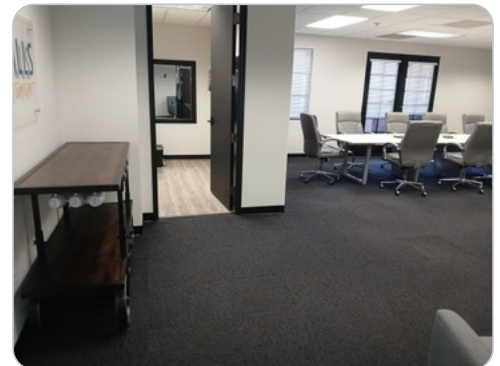
WHAT'S INCLUDED



Conference Room



Two Private Offices



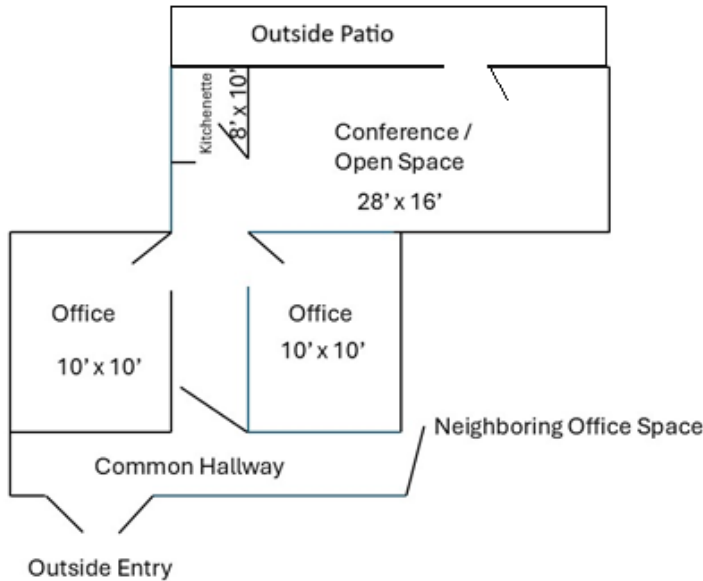
Bullpen / Open Area

Suite Features • Turnkey for a Small Business User

- 2 private offices (10' x 10' each)
- Kitchenette (6' x 10')
- Common restrooms maintained by landlord
- Conference room / open bullpen (28' x 16')
- Private outside patio — rare for the building
- Furniture may convey — desks, chairs, conf. table



SUITE K-150 • FLOOR PLAN



Floor plan is provided for marketing purposes only. All dimensions, configurations, and square footages are approximate and subject to verification. Prospective parties should independently verify all information.

IDEAL FOR

Small businesses who want a premium Scottsdale address.

- CPA / Accounting
- Financial Advisors
- Tax Preparers
- Architects / Designers
- Insurance Brokers
- Marketing & PR Firms
- Real Estate Teams
- Attorneys / Mediators
- Consulting Practices
- Wealth & Family Offices

WHY A SHORT-TERM SUBLEASE WINS

For a 2-10 person office, the math on a brand-new direct lease in Scottsdale rarely pencils once you add tenant improvements, free-rent ramp, furniture and a 5-7 year term. This suite gives a small business the same prestige address — fully built, fully furnished, on a Full-Service rent — with a clear runway through January 2028. Try the market, scale into it, or simply enjoy a beautiful office without the capital outlay.

No TI Build-Out

Walk in to a finished, furnished space — start working day one.

Predictable Costs

Full-Service rent: utilities, CAM, taxes & janitorial bundled.

Flexible Runway

Sublease term goes through 1/31/2028 — try Scottsdale on your terms.



MERCADO AT HAYDEN • SCOTTSDALE



McCormick Ranch

Lakeside master-planned community with golf, dining and high-income residents.

Gainey Ranch

Resort enclave anchored by the Hyatt Regency — luxury clientele at your door.

WALK-TO AMENITIES AT MERCADO AT HAYDEN

- Grassroots Kitchen & Tap
- Village Coffee Roastery
- Sweet Provisions
- X-Golf Indoor Simulators
- VIP Nail & Spa
- Campo Italian Bistro & Bar
- Zipps Sports Bar & Grill
- Amelia's by EAT
- Collins Bros. Public House
- And so much more...



Schedule a Tour • Amy Gibson

Designated Broker / Owner • Dream Maker Commercial Advisors, LLC

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