

# SCOTTSDALE AIRPARK OFFICE

Available For Lease

7730 E Greenway Road, Suite 104, Scottsdale, AZ 85260



LEADING EDGE  
REAL ESTATE LLC



For more information, please contact:

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The information contained herein has been obtained through sources deemed reliable, but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

**Leading Edge Real Estate LLC**  
15010 N 78th Way, Suite 107  
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## PROPERTY OVERVIEW

- Total building size: ±19,920 SF
- Space available: Suite 104: ±1.670 SF
- Tall ceilings in each suite with ample natural lighting
- Modern, updated finishes throughout each suite
- Covered parking available
- Elevator and two stairwells available for second floor access
- Year built: 1997
- Zoning: I-1, City of Scottsdale

## LOCATION OVERVIEW

- Located in the heart of the Scottsdale Airpark Employment Corridor
- Easy access to the Loop 101 Freeway, via Frank Lloyd Wright Blvd., allowing for convenient access to all areas of the valley.
- Minutes from the best shopping, dining, and golf Scottsdale has to offer.

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### SUITE 104

- Total Size: ±1,670 SF
- Asking Rate: \$21.00/SF/YR MG (\$2,922/month)
- Floorplan includes: entry/reception, 3 private offices, breakroom, two storage closets, and a large bullpen/collaborative area
- Washer/dryer hookup
- Updated flooring with glass sliding office doors
- Includes two covered, reserved parking spots
- Tall ceilings with natural light throughout the suite
- Located less than one mile from the Scottsdale Quarter

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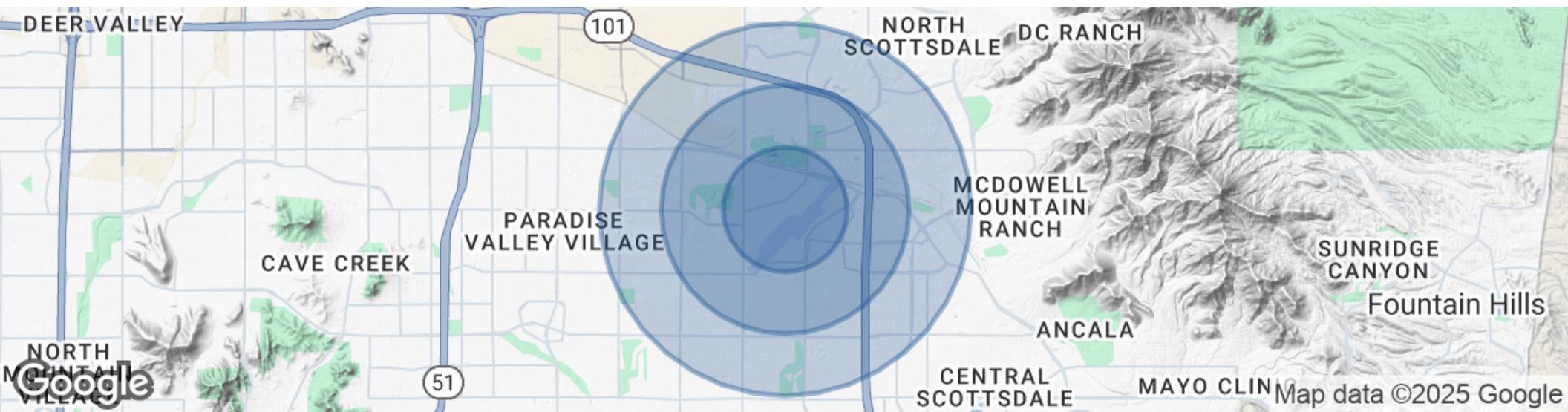
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,297	23,882	71,874
Average Age	50.9	47.1	46.4
Average Age (Male)	50.0	46.0	44.9
Average Age (Female)	49.1	48.3	47.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,896	13,502	37,729
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$118,912	\$102,105	\$109,121
Average House Value	\$604,495	\$468,387	\$448,938

2020 American Community Survey (ACS)

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