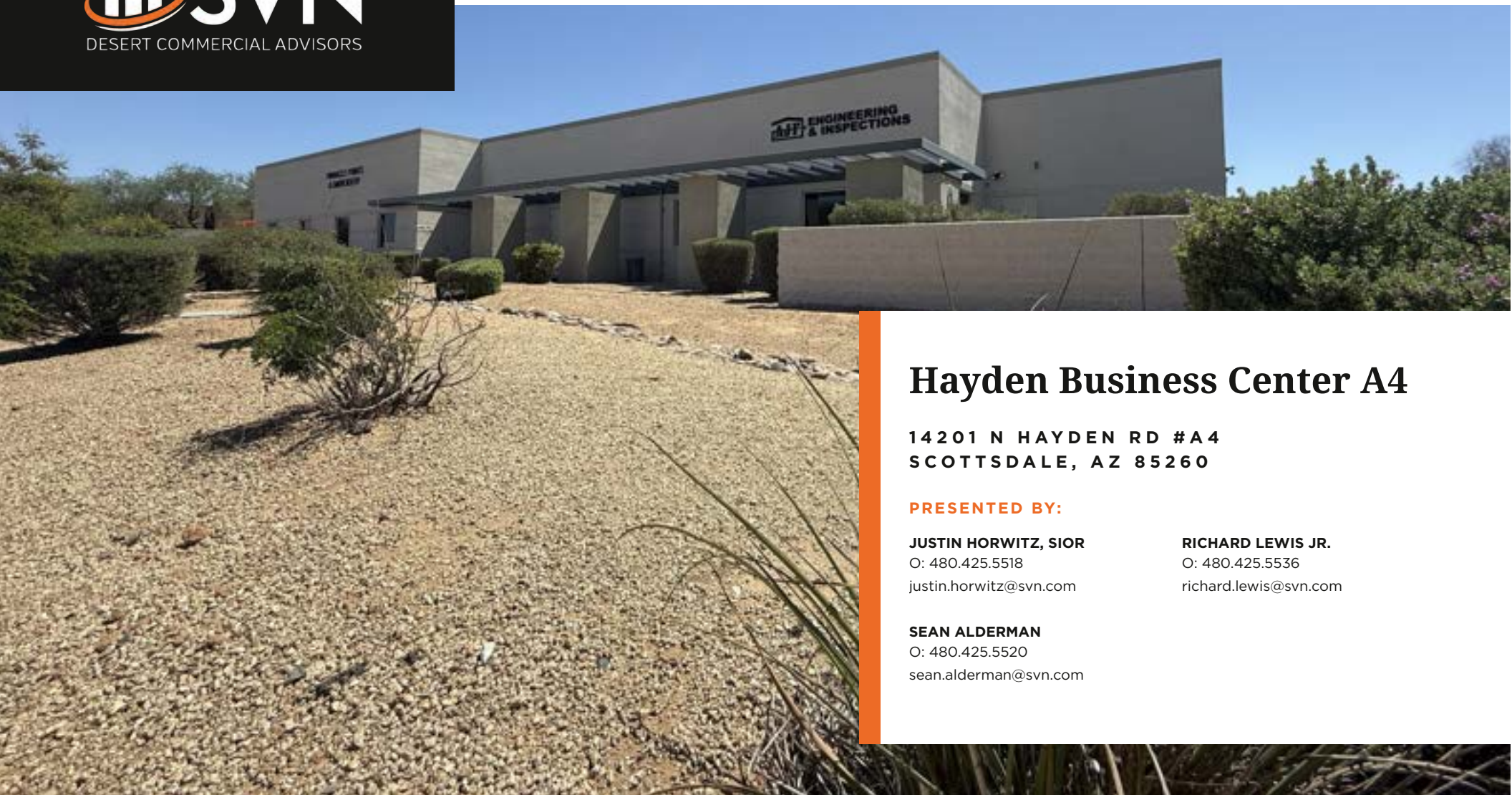




# Office Condo For Sale or Lease



## Hayden Business Center A4

**14201 N HAYDEN RD #A4  
SCOTTSDALE, AZ 85260**

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## PROPERTY SUMMARY

### HAYDEN BUSINESS CENTER A4

14201 N HAYDEN RD #A4  
SCOTTSDALE, AZ 85260

#### OFFERING SUMMARY

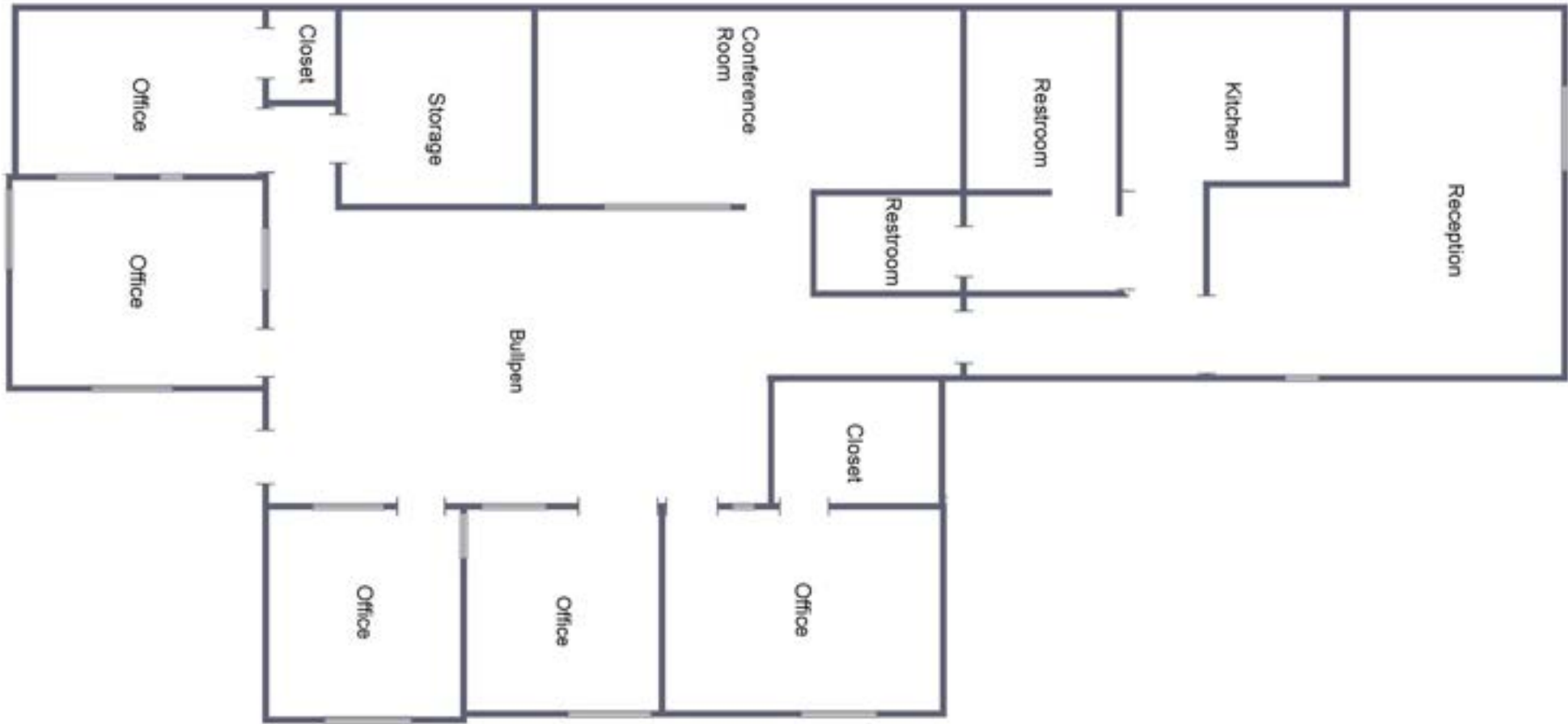
|                            |                                    |
|----------------------------|------------------------------------|
| <b>SALE PRICE:</b>         | \$923,000 (\$360/sf)               |
| <b>LEASE RATE:</b>         | \$22.00 SF/yr (MG)                 |
| <b>UNIT SIZE:</b>          | 2,563 SF                           |
| <b>PARKING:</b>            | 5 covered, reserved parking spaces |
| <b>SIGNAGE</b>             | Building & Monument                |
| <b>APN</b>                 | 215-54-118                         |
| <b>2025 PROPERTY TAXES</b> | \$4,310.40                         |
| <b>MONTHLY CAM FEES</b>    | ±\$399 per month                   |

## PROPERTY SUMMARY

SVN is pleased to present to the market this 2,563 SF office condo for sale or lease in the Hayden Business Center in Scottsdale, AZ. The unit offers direct frontage to Hayden Rd. and is ideally built out for any general office user with a healthy mix of offices and open work space. The subject property is located in the heart of north Scottsdale along the high-visibility Hayden Rd. corridor renowned for strong daytime traffic counts and nearby businesses, luxury retailers, and dynamic dining options. The property is within close proximity to the 101 Freeway and only minutes from multiple shopping centers including Kierland Commons and The Quarter.



FLOOR PLAN



## SITE PLAN



# AERIAL MAP



# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 2,767  | 77,675  | 184,772 |
| AVERAGE AGE          | 43     | 46      | 46      |
| AVERAGE AGE (MALE)   | 43     | 44      | 45      |
| AVERAGE AGE (FEMALE) | 44     | 47      | 47      |

| HOUSEHOLDS & INCOME | 1 MILE      | 3 MILES   | 5 MILES   |
|---------------------|-------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,216       | 35,884    | 83,440    |
| # OF PERSONS PER HH | 2.3         | 2.2       | 2.2       |
| AVERAGE HH INCOME   | \$198,697   | \$159,120 | \$169,814 |
| AVERAGE HOUSE VALUE | \$1,183,749 | \$820,434 | \$866,459 |

Demographics data derived from AlphaMap

