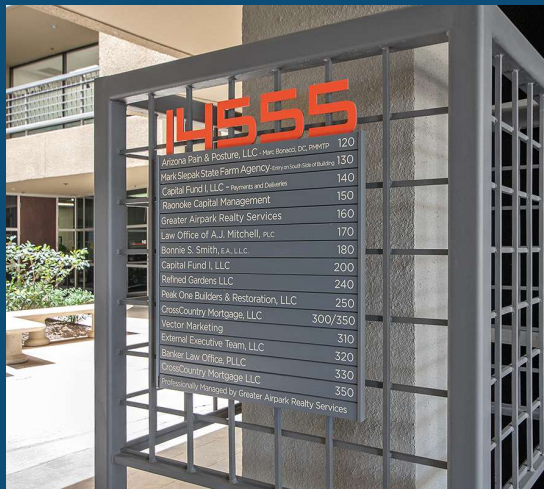


# Commercial Office Space | For Sublease

14555 N Scottsdale Rd Ste 160, Scottsdale, AZ 85254



- Approximately 1,328 SF Available
- \$31 PSF Full Service
- Several Private Offices, Open Office Space, Conference Area, and Break Room
- Sublease through March 31, 2026
- Located on the N/NEC of Scottsdale Rd & Thunderbird Rd
- Conveniently located by the Scottsdale Airport and other business and retail amenities
- High Volume of Traffic
- Plenty of Parking Available

[www.menlocre.com/property](http://www.menlocre.com/property)

Grafton Milne, SIOR, CCIM

Designated Broker

[grafton@menlocre.com](mailto:grafton@menlocre.com)

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## Additional Photos

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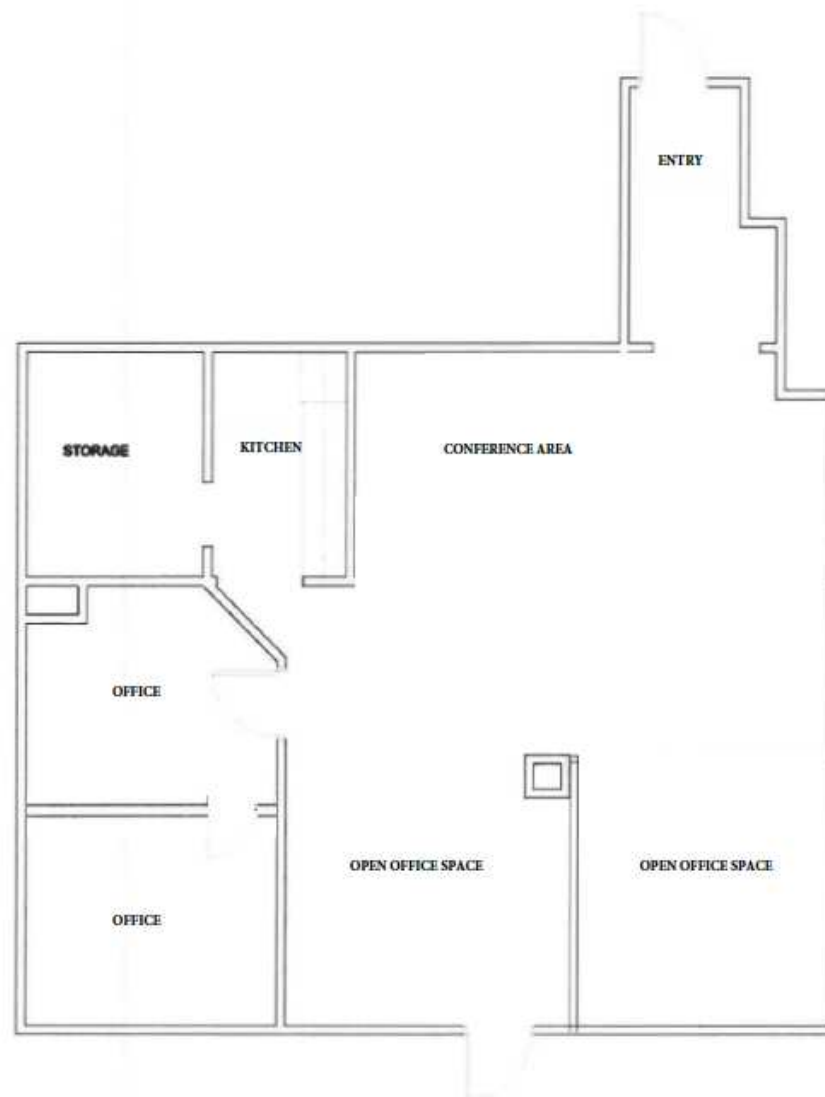


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## Floor Plan

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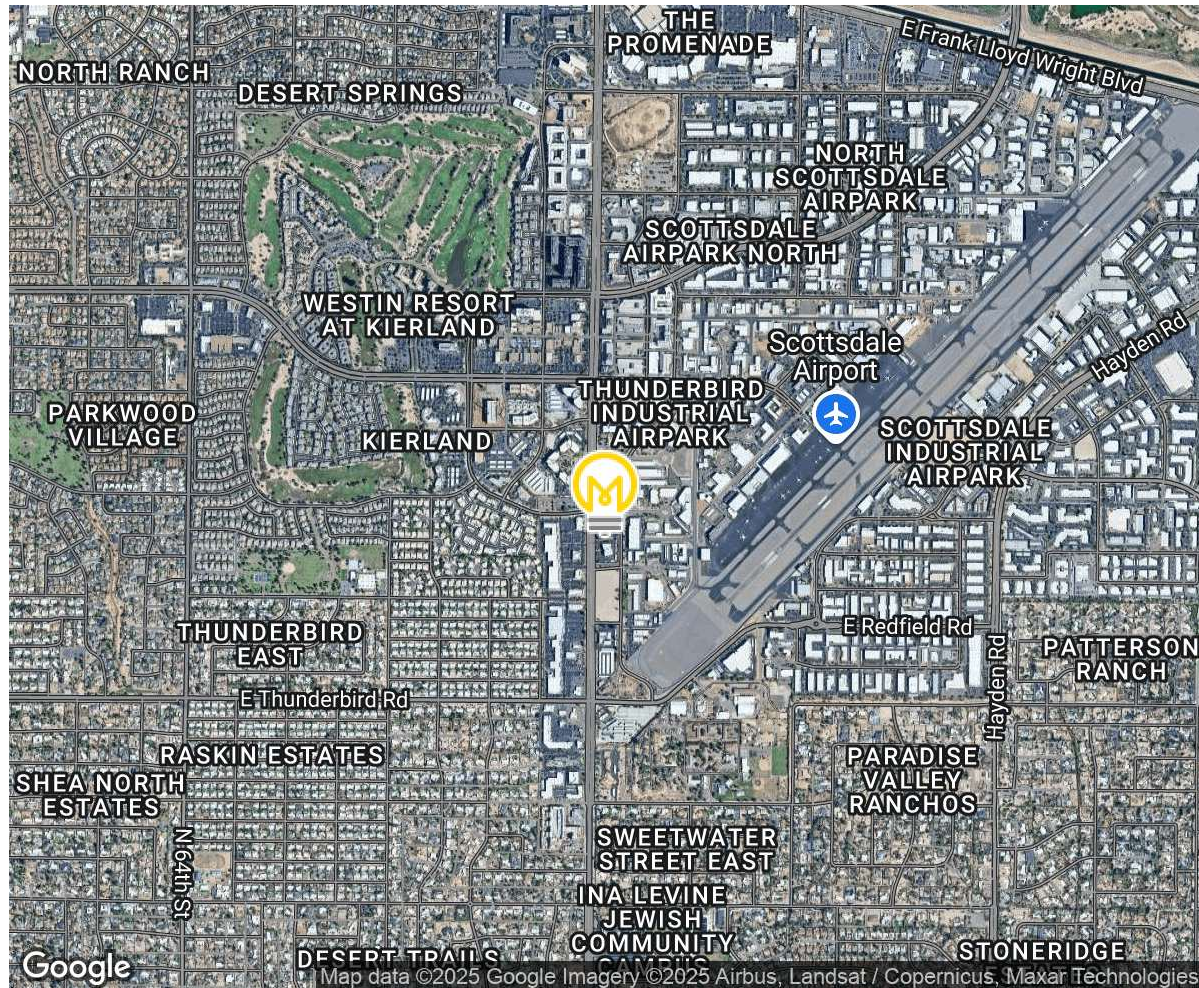


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## Site Details

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| DEMOGRAPHICS       | 0.3 Miles | 0.5 Miles | 1 Mile    |
|--------------------|-----------|-----------|-----------|
| Total Households:  | 141       | 498       | 3,739     |
| Total Population:  | 260       | 1,059     | 7,570     |
| Average HH Income: | \$166,628 | \$179,343 | \$175,816 |