

FOR SALE | ±1,926 SF

Existing Professional Attorney Office Space



Plaza Leyenda #201

10643 N Frank Lloyd Wright Blvd | Scottsdale, AZ

CBRE

Offering Summary

Available Suite	Suite 201 ±1,926 SF
Year Built	2007 Refurbished 2020
Project	10 buildings totaling ±69,850 SF
Parking	5.20/1,000 SF
Signage	Building & Monument Signage
Assessor Parcel #	208-15-944
Association Dues	\$601.88/month
Reserve Contribution	\$123.21/month
Property Taxes	\$3,108/year
Sale Price	\$674,900 \$350/SF



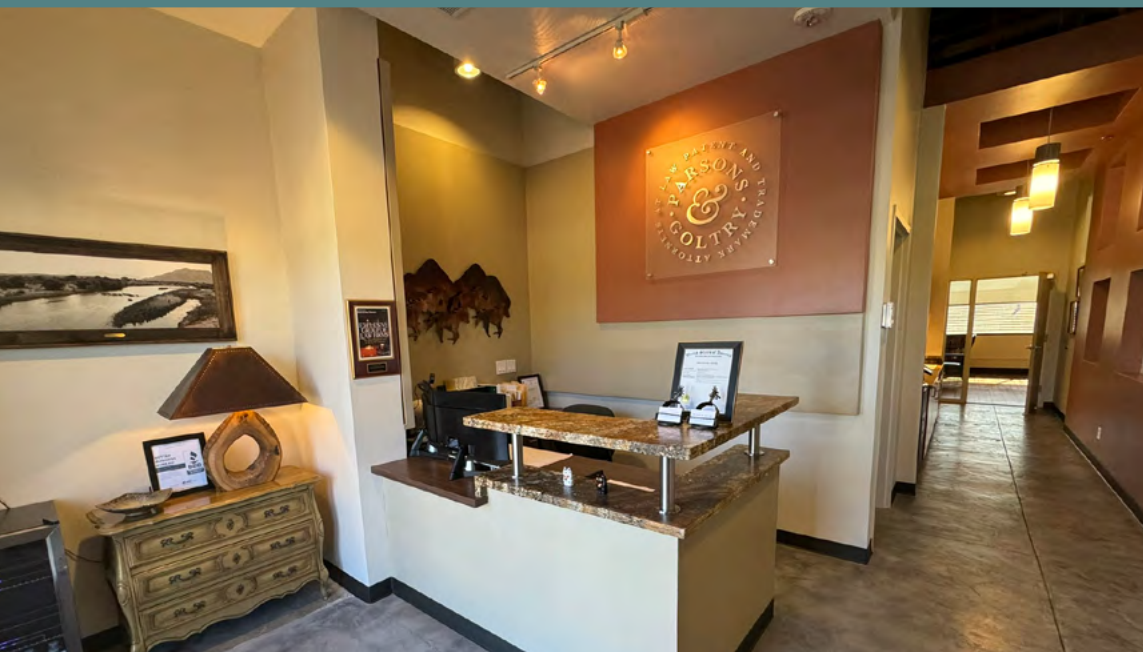
Property Features

- Existing furniture and equipment available per a separate bill of sale
- Two large open or private offices with expansive glass and mountain views
- Reception area with grand ceiling heights throughout entire suite
- Private balcony to relax offering courtyard views
- Contemporary stained concrete flooring in entry and hallway

Interior Photos

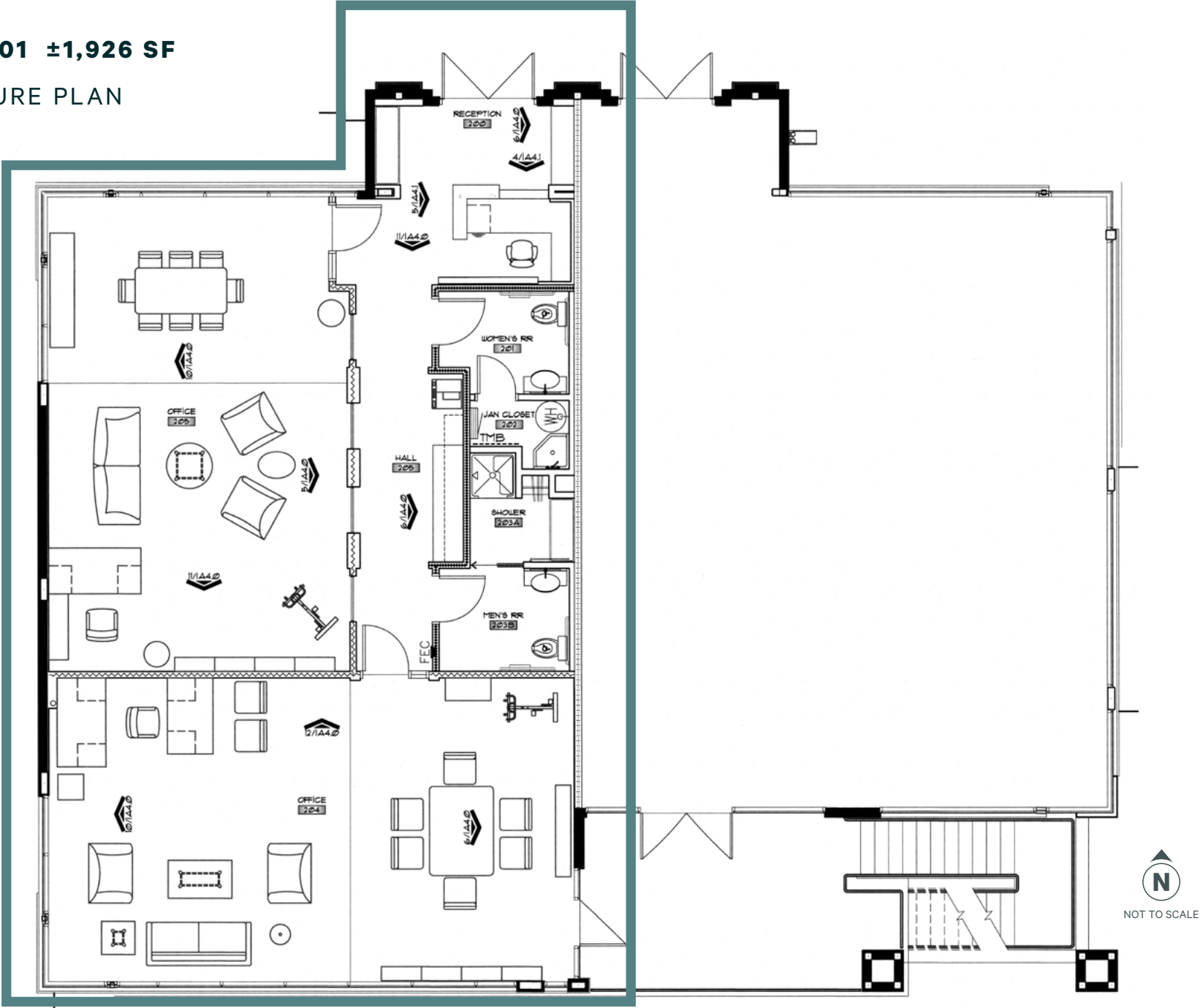
The unique floor plan of this suite offers two generously sized offices with expansive glass and mountain views.

There is a private balcony included with a tranquil fountain in the courtyard as one of the additional amenities for everyone to enjoy.



Space Plan

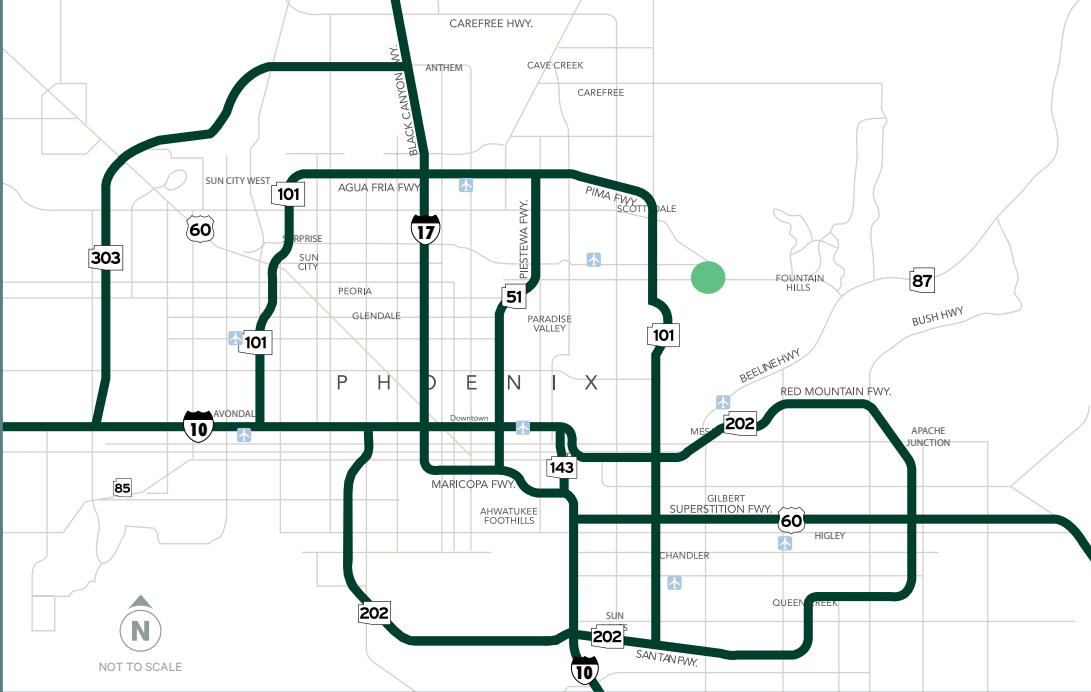
SUITE 201 ±1,926 SF
FURNITURE PLAN



Location

Prime Scottsdale location on the Shea Corridor

Close to Mayo Clinic Scottsdale and HonorHealth Scottsdale Shea Medical Center, Plaza Leyenda is surrounded by several well-known master planned communities including the Ancala Country Club, Desert Mountain and Stonegate. Unique shopping and popular local dining surround this Tuscan style office plaza which features desert landscaping, stack stone building accents and inviting courtyards.



Demographics

2024	1 Mile	3 Miles	5 Miles
Population	9,956	40,453	92,270
Households	4,744	18,244	45,521
Average HH Income	\$170,225	\$207,975	\$200,357
Median Home Value	\$757,229	\$798,956	\$774,517
Average HH Size	2.09	2.20	2.15
Median Age	47.5	52.1	51.2

Traffic Counts	Shea Blvd	±38,432 vpd
	Frank Lloyd Wright Blvd	±21,807 vpd

Source: ESRI

Plaza Leyenda #201

FOR SALE | ±1,926 SF

10643 N Frank Lloyd Wright Blvd | Scottsdale, AZ



Contact:

PHILIP WURTH, CCIM

+1 602 369 9261

philip.wurth@cbre.com

ETHAN DIEDRICHSEN

+1 402 389 3895

ethan.diedrichsen@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE