

1,080 – 2,589 SF Professional Office Condos at *Troon North*

10045 E DYNAMITE BLVD, SCOTTSDALE, AZ 85262
FOR SALE – \$300.00 PSF
LEASE RATE – \$18.00 PSF (MG)

Dylan Whitwer
+1 (602) 393-6609
dylan.whitwer@naihonorizon.com

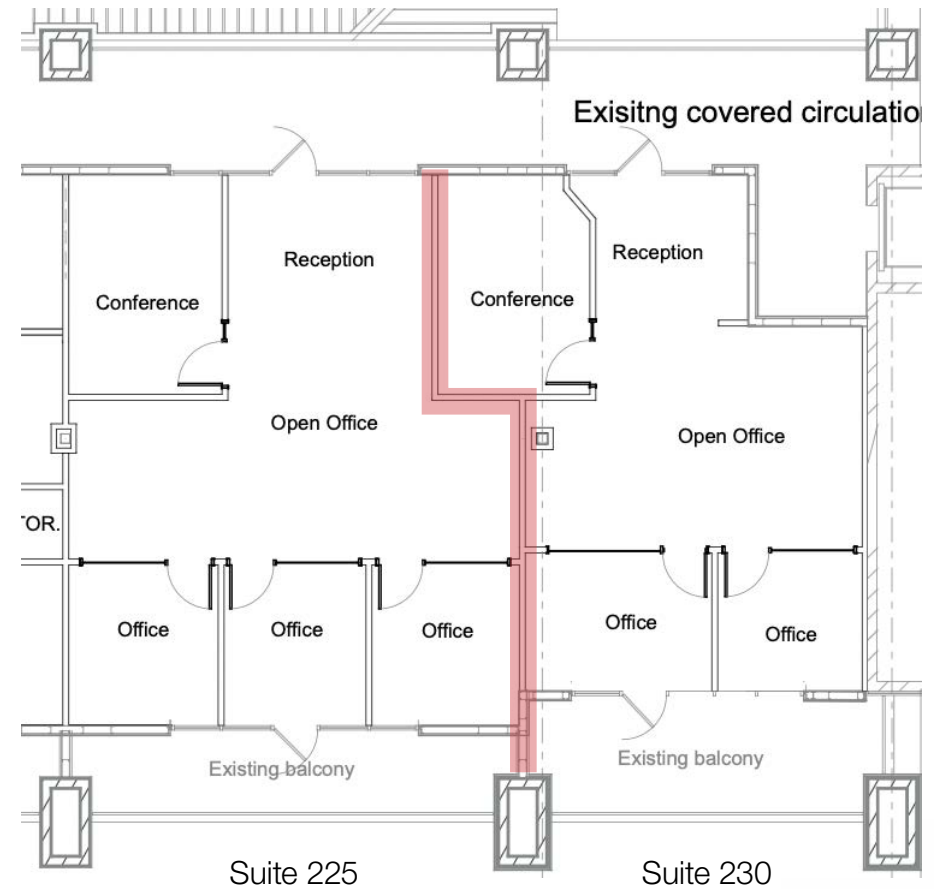
NAIHorizon

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Features

- Two (2) contiguous condos for sale and for lease in the prestigious Troon North area of North Scottsdale
- Built-out for a single tenant; **condos can be leased/sold individually**
- Numerous new residential developments in close proximity
- **Private patios in each unit**
- Close to Decision Maker housing
- Near multiple world-renowned golf courses
- Lush landscaping
- Close to biking/hiking trails in the McDowell Mountains

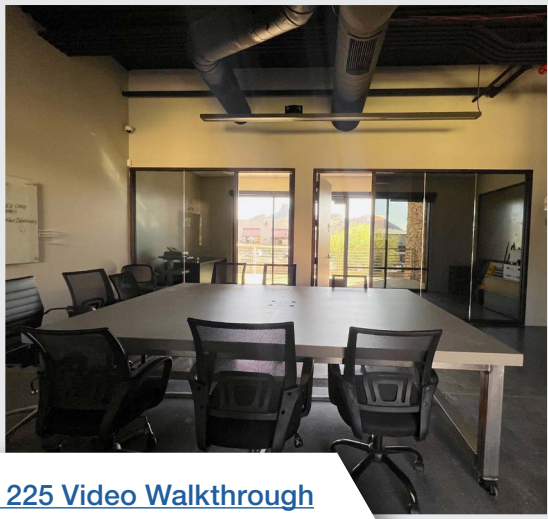
Sale Price	\$300.00 PSF
Lease Rate	\$18.00 PSF (Modified Gross)
Lease Terms	Negotiable
Address	10045 E Dynamite Blvd, Scottsdale, AZ 85262
Availability	Suite 225 – 1,509 SF Suite 230 – 1,080 SF
Zoning	C-2, City of Scottsdale
Furniture	All furniture available



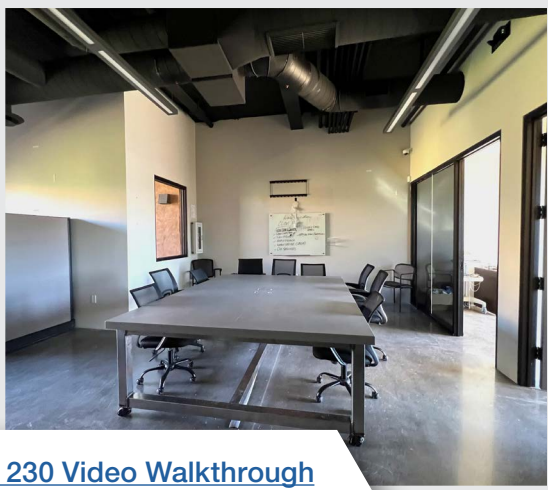
Dylan Whitwer
 +1 (602) 393-6609
 dylan.whitwer@naihonorizon.com



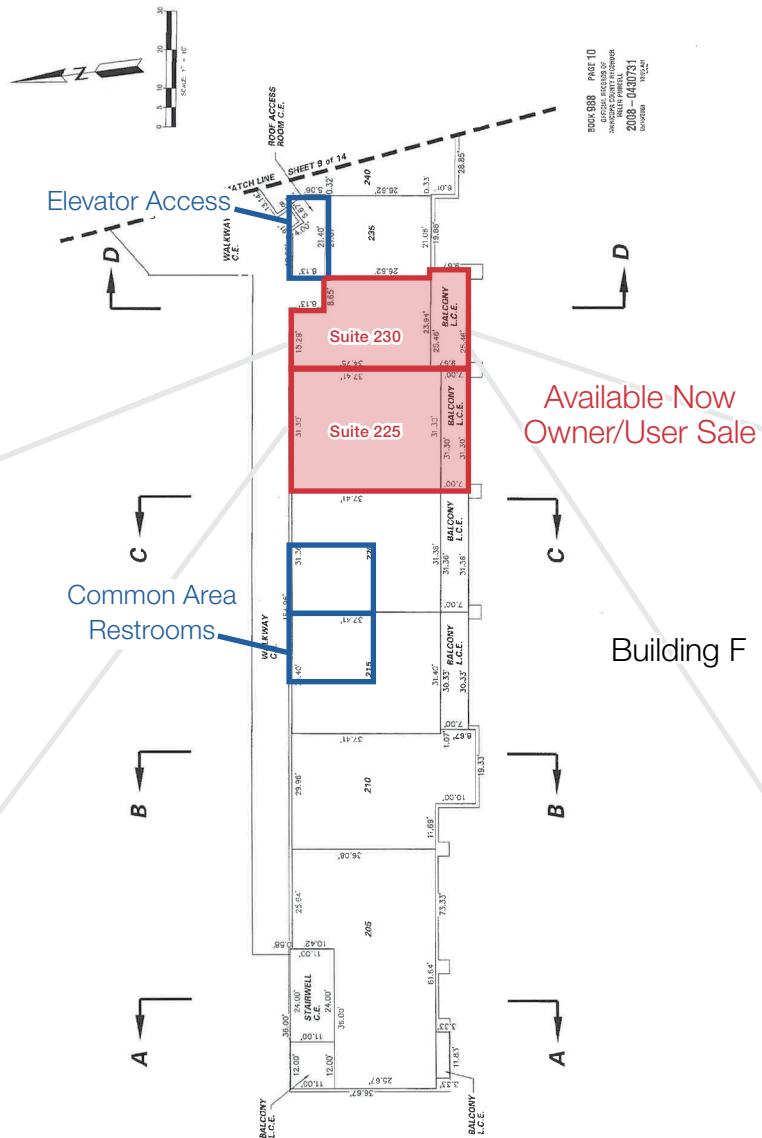
2944 N 44th St, Suite 200,
 Phoenix, AZ 85018
 +1 (602) 955-4000
 naihonorizon.com



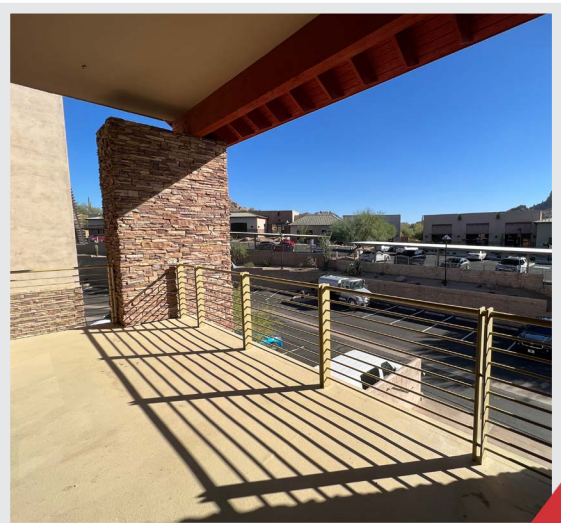
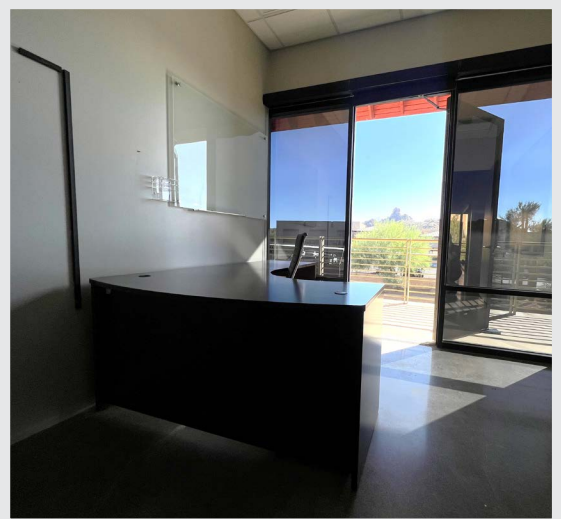
Suite 225 Video Walkthrough



Suite 230 Video Walkthrough



Available Now
 Owner/User Sale



Dylan Whitwer
 +1 (602) 393-6609
 dylan.whitwer@naihonorizon.com



2944 N 44th St, Suite 200,
 Phoenix, AZ 85018
 +1 (602) 955-4000
 naihonorizon.com

Demographics

2023 POPULATION

1-mile	1,949
3-mile	10,590
5-mile	35,818

2028 PROJECTED POPULATION

1-mile	1,922
3-mile	10,574
5-mile	36,686

BUSINESSES IN AREA

1-mile	69
3-mile	358
5-mile	1,308



Dylan Whitwer
 +1 (602) 393-6609
 dylan.whitwer@naihonorizon.com

2944 N 44th St, Suite 200,
 Phoenix, AZ 85018
 +1 (602) 955-4000
 naihonorizon.com