

# SCOTTSDALE BUSINESS CENTER

13402 NORTH SCOTTSDALE ROAD | SCOTTSDALE, ARIZONA

**±1,310 SF AVAILABLE**



**Michael Kitlica**

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**cushmanwakefield.com**

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## PROPERTY FEATURES

- Rentable Square Footage:  $\pm 56,439$  SF
- Available Suite Size:  $\pm 1,310$  SF
- Scottsdale Road Frontage
- Scottsdale Road Signage Available
- Zoning: Commercial Park/Industrial Park, City of Phoenix
- Parking: 4.0/ 1,000 Square Feet
- No Load Factor
- Covered Parking Available
- Total Renovation in 2017
- 100% Air Conditioning Throughout
- Grade Level Loading
- Can Accommodate Office, Industrial and Retail Users
- Building A: \$27.00 Full Service
- Tenant Improvements: Negotiable

## SITE PLAN



For more information, please contact:

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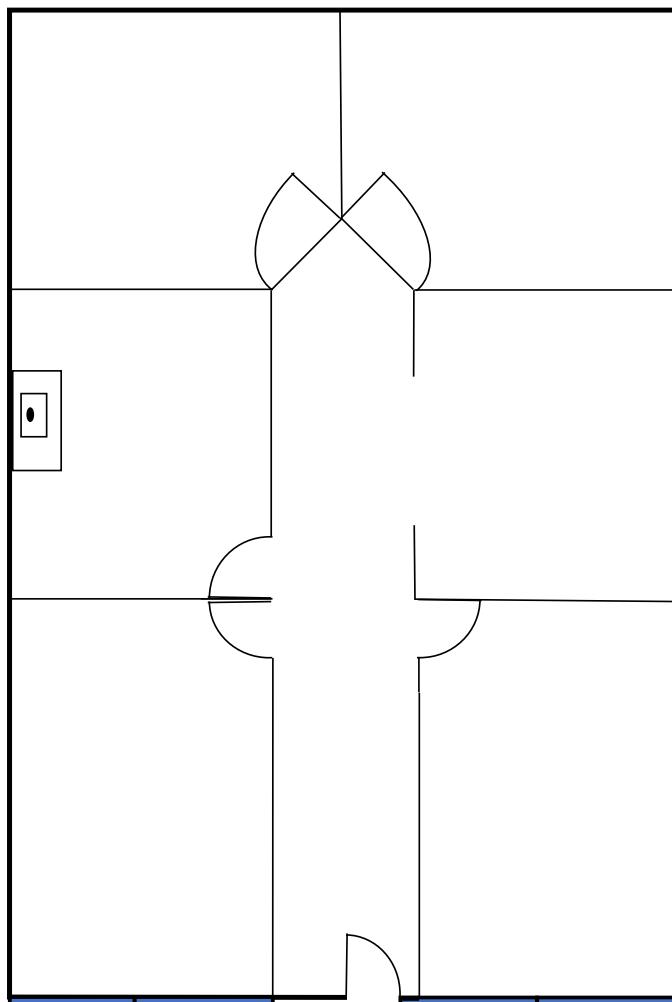
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**SUITE 105 ( $\pm 1,310$  SF)**



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## RETAIL AMENITIES

Scottsdale Airpark  
+/- 48,000 Jobs  
+/- 2,500 Businesses

Thunderbird  
Industrial Park

RESTORATION  
FARMHOUSE  
west elm  
POTTERY  
BARN  
lululemon  
athletica

CHIPOTLE  
FIVE GUYS

Liv North  
Scottsdale  
Apartments  
240 Units

Downtown  
Scottsdale  
(Entertainment District)

SITE

Crescent  
2015 Occupancy  
275 Units



Greenway Hayden Loop

Goodwill  
NATURAL  
GROCERS  
Crate&Barrel  
GALLERIE  
Sur La Table  
COACH  
ANTROPOLOGIE

Offices at  
Kierland

Camelback  
Mountain

Pinnacle  
in Kierland

KIERLAND  
COMMONS

Plaza  
Residences

PARADISE  
VALLEY

Plaza Lofts  
at Kierland  
Commons

Piestewa  
Peak

Kierland  
Golf Course

Optima Kierland Center  
660 Units  
234 Hotel Rooms

Scottsdale Road

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## AVAILABLE SUITES

SUITE	SQUARE FOOTAGE	RATE	COMMENTS
<b>105</b> <b>AVAILABLE</b>	±1,310	\$27.00	Full Service



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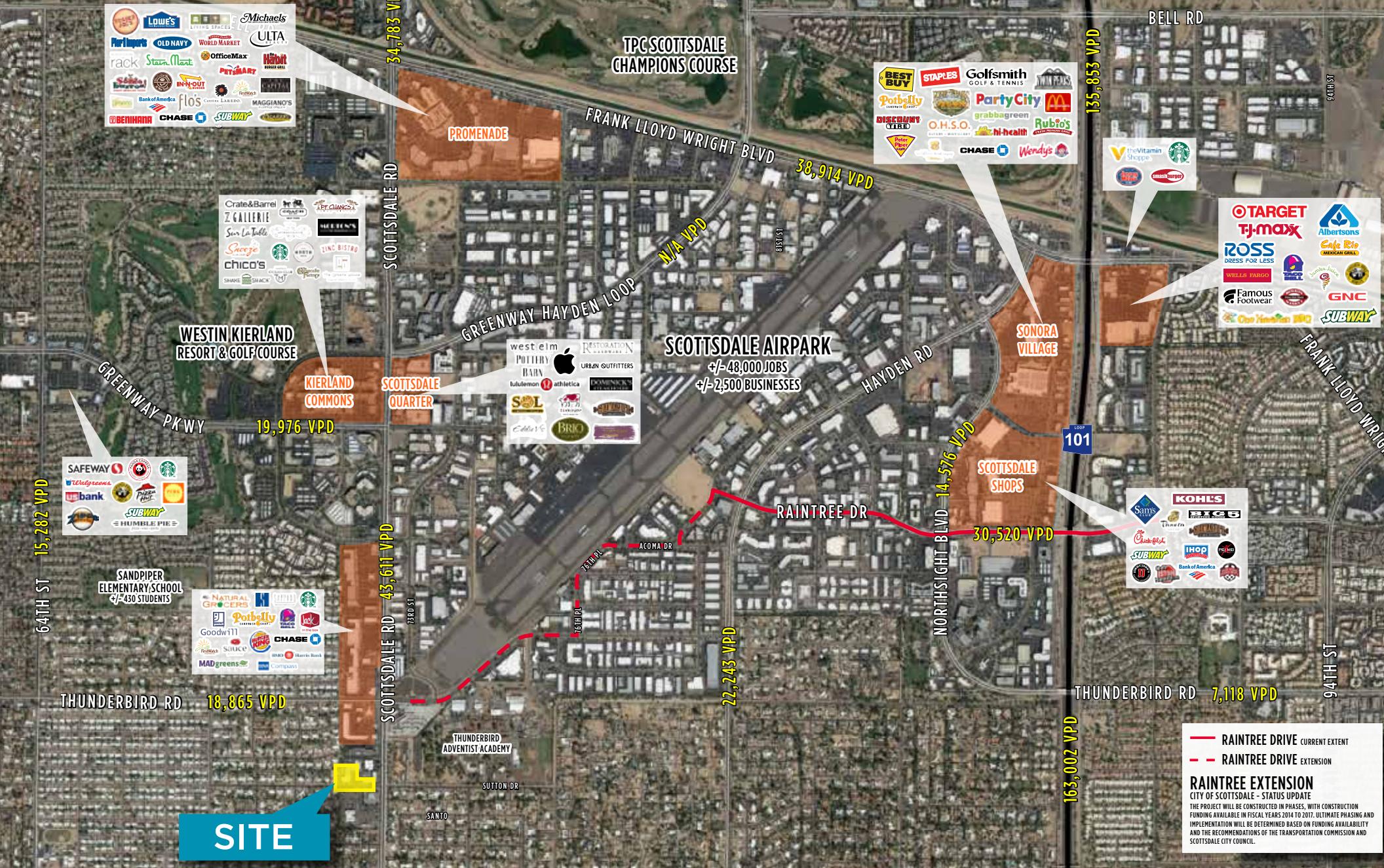
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