

FOR LEASE

7975 N. HAYDEN RD / 8655 E. VIA DE VENTURA | SCOTTSDALE, AZ 85258

SCOTTSDALE EXECUTIVE OFFICE PARK



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LEVROSE
COMMERCIAL REAL ESTATE

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PROPERTY HIGHLIGHTS

TWO-BUILDING, 251,000 SF OFFICE CAMPUS SITUATED WITHIN THE PRESTIGIOUS MCCORMICK RANCH COMMUNITY.

EXCEPTIONAL TENANT AMENITIES INCLUDING A FULL-SERVICE CAFÉ, FITNESS CENTER, AND SHARED CONFERENCE FACILITY.

LUSH OUTDOOR COURTYARD WITH AMPLE SEATING FOR INFORMAL MEETINGS AND COLLABORATION.

EXCELLENT REGIONAL CONNECTIVITY WITH CONVENIENT ACCESS TO LOOP 101 AND MAJOR TRANSPORTATION ARTERIES THROUGHOUT THE VALLEY.

DEDICATED ON-SITE PROPERTY MANAGEMENT AND AFTER-HOURS SECURITY PATROL.

SURROUNDED BY SCOTTSDALE’S PREMIER DINING, SHOPPING, ENTERTAINMENT, AND GOLF.



LEASE RATE
\$28.00 - 29.95/SF (Full Service)



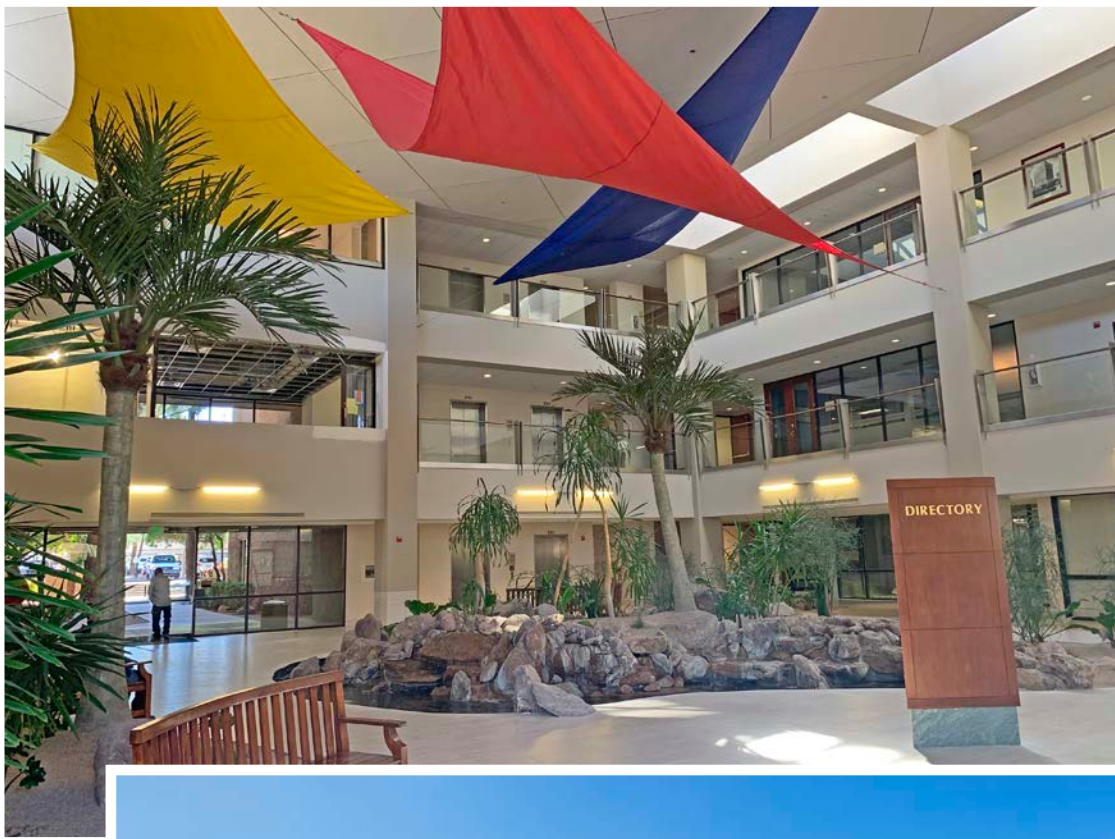
ON-SITE TRAINING ROOM
Accommodates up to 30 People



5.00:1,000 Parking Ratio
1.0:1,000 Covered @ \$50/stall/month



ADDITIONAL AMENITIES
Onsite Gym & Cafe



VIEW FACT SHEET



NEARBY AMENITIES

- 1

THE SHOPS AT GAINNEY VILLAGE
Pomo Pizzeri
Sprouts
Village Tavern
Lure Fish House
The Terrace Bar
Mendocino Farms
Stretch Lab
- 2

THE SHOPS AT GAINNEY RANCH
Wally's Gastropub
El Carbon
Corso Italia
Yama Sushi
Posh Inc
- 3

MERCADERO ON HAYDEN
Starfish
Collins Brothers
Amelia's by Eat
Curated Medical
Grassroots Kitchen & Tap
Saint Urban
Tandoori Nights
The Goose
- 4

SEVILLE CENTER
Ruth's Chris Steakhouse
Toastique
Pubblico
Milkshake Factory
Sushi Sen
Roka Akor
Pucci Salon
- 5

PASEO VILLAGE
Ike's Sandwiches
LA Fitness
The Vig
NYC Bagels
Reformed Pilates
Crumble
Luci's at The Grove
BLU Seafood
DiMaggio's
- 6

THE PAVILIONS AT TALKING STICK
Goodwill
Hobby Lobby
Home Depot
Target
Ross
Slick City Action Park
RoadHouse Cinema
Babbo Italian
Mountainside Fitness
- 7

THE BLOCK
White Castle
Starbucks
Parlay Kitchen & Cocktails
Texas Roadhouse
Spinatos
Jersey Mike's
- 8

THE SYDNEY
Pickle & Social
Reverb by Hard Rock
City Winery
The Rustic
Atashi Yokochi
- GOLF COURSES**
9. McCormick Ranch Golf Club
10. Camelback Golf Club
11. Gainey Ranch Golf Club
12. Top Golf
13. Talking Stick Golf Course
- ADDITIONAL AMENITIES**
14. Talking Stick Resort & Casino
15. Salt River Fields
16. OdySea Aquarium & Arizona BoardWalk
17. Great Wolf Lodge
18. Ritz Carlton (Under Construction)
19. Grand Hyatt Resort
20. The Kimpton



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