

FOR SALE

Indian Bend Corporate Centre

8111 E INDIAN BEND RD

Scottsdale, AZ 85250

PRESENTED BY:

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8111
RESNICK & LOUIS, P.C.
ATTORNEYS AT LAW

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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors, acting as the sole representative of the Owner, is pleased to present an exceptional opportunity to acquire 8111 E Indian Bend Rd, a single-story office property situated in the heart of Central Scottsdale within the Indian Bend Corp. Centre office condominium complex. This spacious property encompasses a total of 9,144 square feet and is thoughtfully designed to accommodate a variety of professional needs. It features 29 offices, a large conference room suitable for meetings and presentations, a bullpen area for collaborative work, a kitchen for employee convenience, and in-suite restrooms, enhancing functionality and comfort. Currently, the property serves as the operational base for a law firm. Though, the functional floor plan is not only ideal for general office users, but also offers the flexibility to cater to a wide range of office or medical office users, making it a prime investment for those looking to establish or expand their business presence in a desirable location. Moreover, the building's design allows for an owner occupant to utilize a portion of the space while potentially generating supplemental income by leasing out the excess areas. This unique feature adds an attractive financial incentive, making this property a smart choice for both owner-users and investors alike.

LOCATION DESCRIPTION

Located in the heart of central Scottsdale the subject property is situated near the highly desirable Gainey Ranch and McCormick Ranch subdivisions. The area surrounding the property offers an abundance of retail amenities being in close proximity to all of Scottsdale's major entertainment districts such as Kierland Commons, Scottsdale Quarter, Scottsdale Pavilions, Scottsdale Fashion Square Mall and Old Town Scottsdale. Additionally, access to the 101 Freeway is very convenient being less than a mile away from the property.

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PROPERTY SUMMARY

OFFERING SUMMARY

SALES PRICE	\$3,060,000
BUILDING SIZE	9,144 SF
PRICE/SF	\$335/SF
APNS	174-11-303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314
PARKING	13 Covered Reserved Spots
YEAR BUILT	2003
AVERAGE OP. EX./MONTH	CAMs - \$2,297.51 Electric (APS) - \$1,370 Water (Scottsdale) - \$170
2023 PROPERTY TAXES	\$16,795.02
CO-BROKE	2.5%



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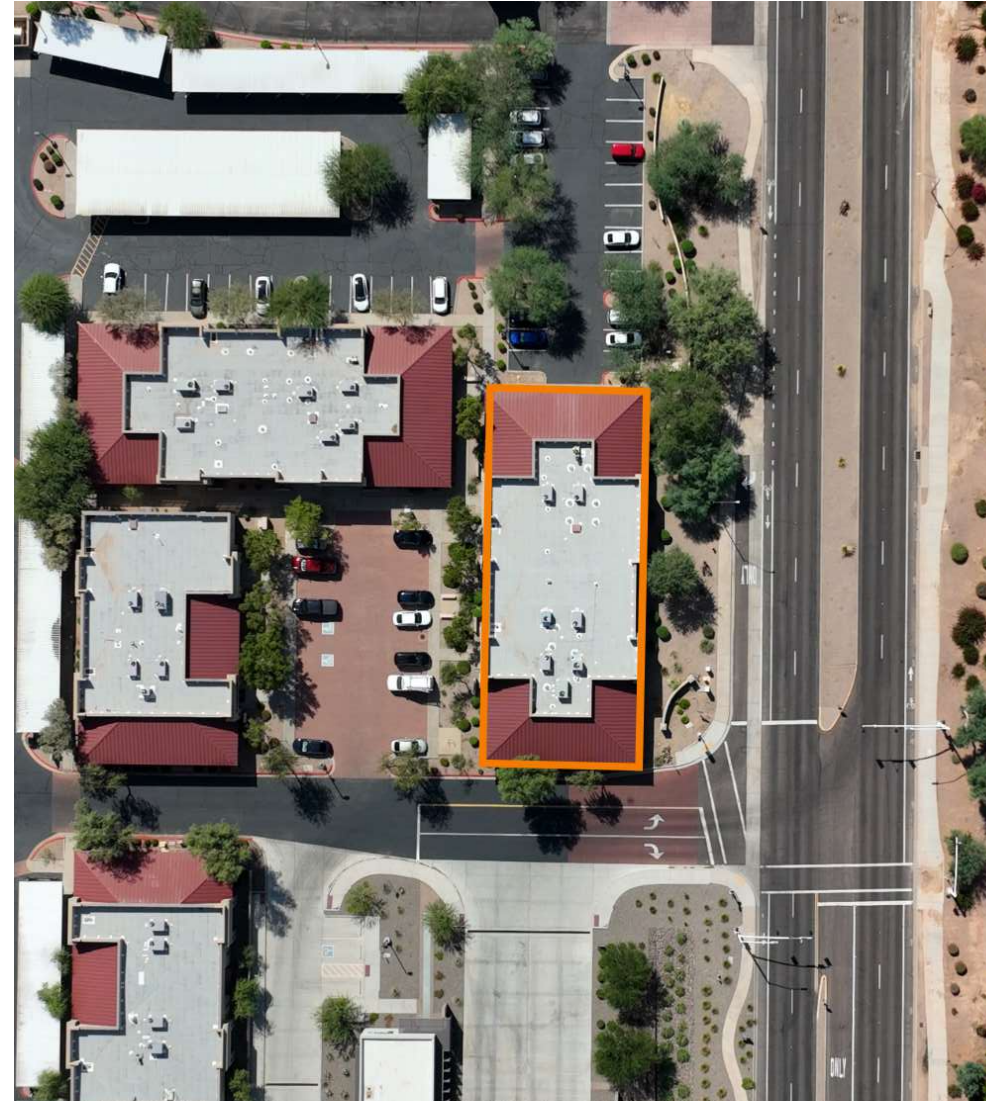
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HVAC INFORMATION

UNIT #1	10/2019 Trane 6 ton 208/230v 3ph
UNIT #2	3/2016 Carrier 5 ton 208/230v 3ph
UNIT #3	05/2020 Trane 5 ton 208/230v 3ph
UNIT #4	04/2023 Daikon 5 ton 208/230v 3ph
UNIT #5	09/2017 ICP 4 ton 208/240v 3ph
UNIT #6	03/2017 ICP 5 ton 208/230v 3ph
UNIT #7	06/2003 Carrier 4 ton 208/230 3ph
MINI SPLIT	Fujitsu 1 1/2 ton 208/230v 1ph



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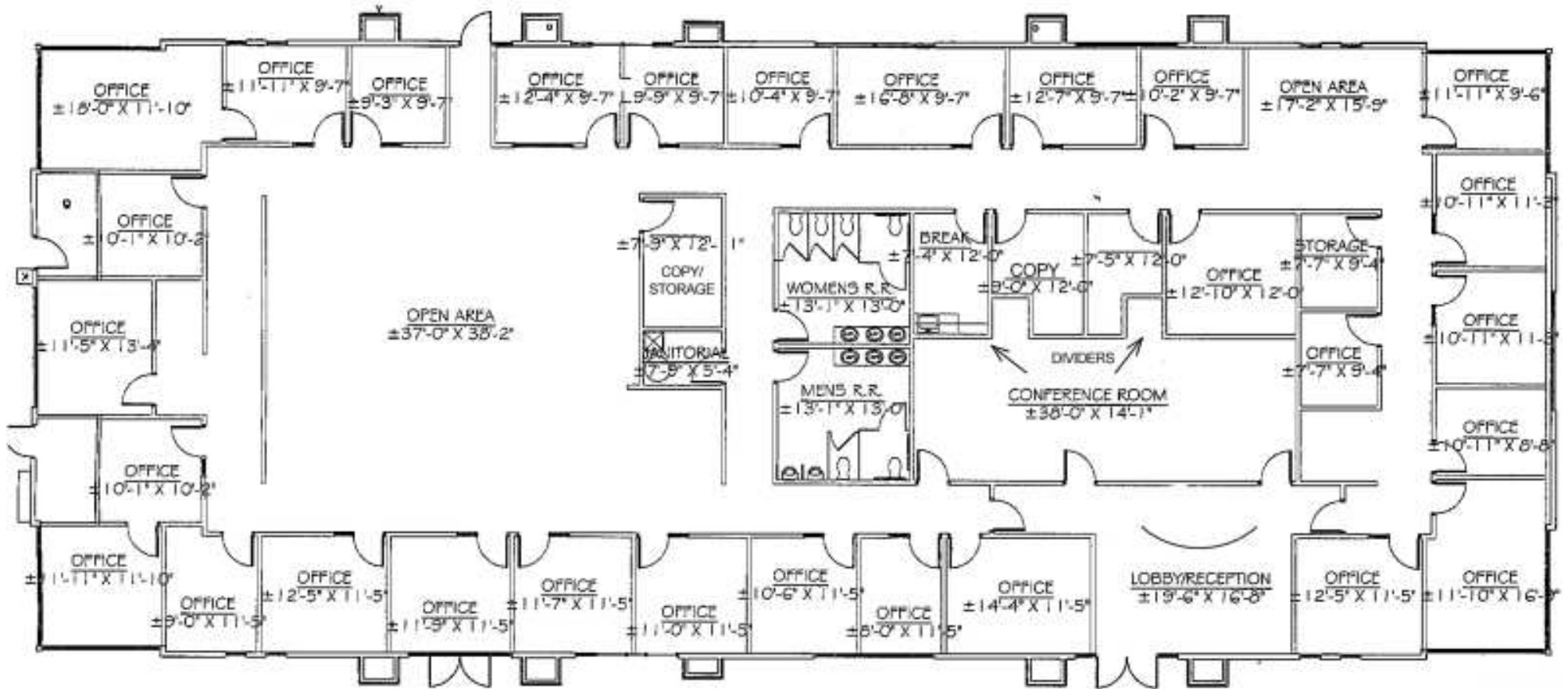
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FLOORPLAN



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INTERIOR PHOTOS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

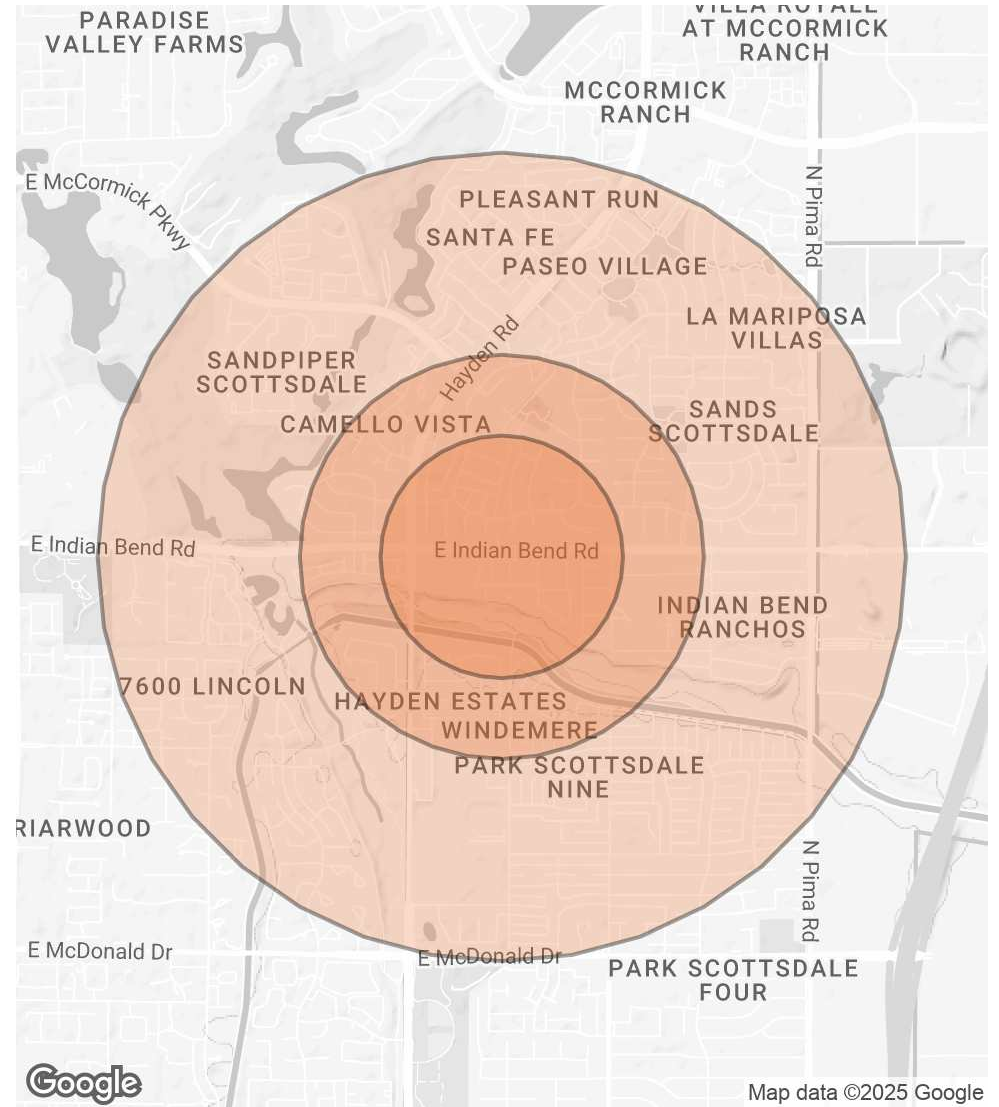
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	858	2,782	10,470
AVERAGE AGE	49	49	50
AVERAGE AGE (MALE)	48	48	48
AVERAGE AGE (FEMALE)	49	50	51

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	420	1,427	5,485
# OF PERSONS PER HH	2	1.9	1.9
AVERAGE HH INCOME	\$151,924	\$142,795	\$135,601
AVERAGE HOUSE VALUE	\$808,509	\$783,700	\$775,416

* Demographic data derived from 2020 ACS - US Census



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