

TURNKEY OWNER/USER OFFICE OPPORTUNITY IN SCOTTSDALE

8171 East Indian Bend Road | Scottsdale, Arizona 85250



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EXECUTIVE SUMMARY

This professional office condominium is located in the Indian Bend Corporate Centre in Central Scottsdale. The ~6,000 SF building offers convenient access to Loop 101 and is close to Scottsdale's business, retail, and residential amenities. Strong demographics, high household incomes, and continued population growth support demand for professional office space, making this an attractive opportunity for users or investors seeking space in one of the Phoenix area's most desirable commercial corridors.



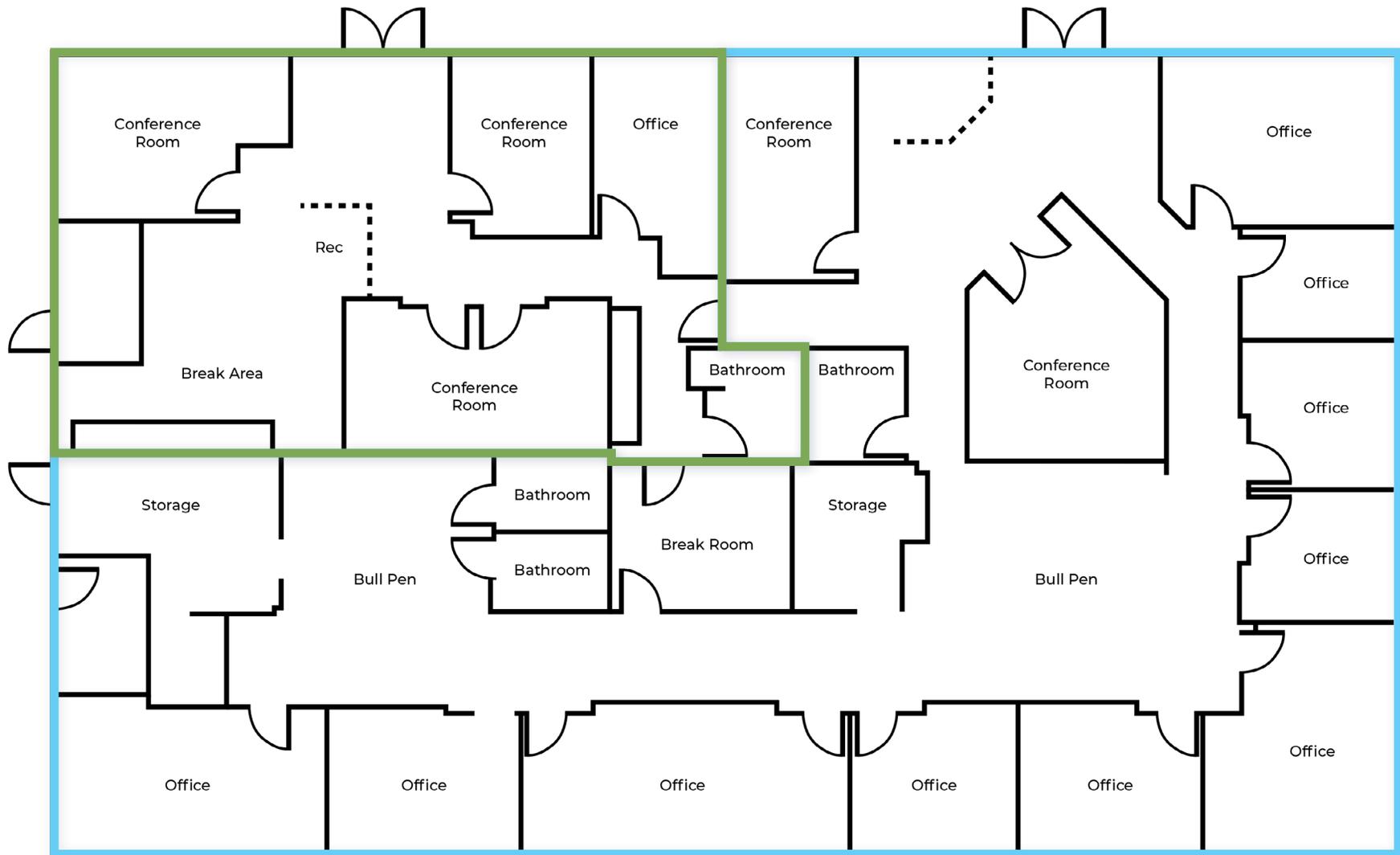
Sale Price:	\$2,274,000
Parking:	4.67 / 1,000
Year Built:	2004
HOA Fee:	\$3.33

INVESTMENT HIGHLIGHTS

- 6,000 SF Demisable to 1,500 SF & 4,500 SF
- Move In Ready; Fully Furnished with Highend Finishes
- Located less than a mile from SR-101 near multiple Scottsdale amaenities
- 10 Offices, 4 Restrooms, 5 Conference Rooms, Break Room, 2 Bull Pen Areas, 2 Lobbies and Storage
- Surrounded by High Demographic Area



PROPERTY FLOOR PLAN



INTERIOR IMAGES



EXTERIOR IMAGES



PARCEL OVERHEAD OVERVIEW

APN: 174-11-348 / 49 / 50 / 51 / 52
2025 Property Tax: \$11,293.96



AERIAL VIEW



PROXIMITY TO MAJOR SITES

8171 EAST INDIAN BEND ROAD - SCOTTSDALE, ARIZONA

LOOP 101

1.3 MILES DISTANCE

THE PAVILIONS
AT TALKING STICK

1 MILE DISTANCE

SCOTTSDALE AIRPORT
7.5 MILES DISTANCE

KIERLAND COMMONS &
SCOTTSDALE QUARTER
7.3 MILES DISTANCE

DOWNTOWN PHOENIX
21 MILES DISTANCE

SCOTTSDALE

is a sought-after desert community in the northeastern Phoenix metro area, known for luxury living, open space, and scenic McDowell Mountain views. The area offers low-density neighborhoods, gated communities, and custom homes, along with access to the McDowell Sonoran Preserve for hiking, biking, and outdoor recreation. Residents enjoy championship golf, luxury resorts, upscale dining, boutique shopping, and highly regarded schools, all supported by modern infrastructure and convenient access to the greater Phoenix area. With strong property values and a high quality of life, North Scottsdale remains one of Arizona's most desirable places to live and relocate.



5 MILE DAYTIME POPULATION

403,243



1 MILE AVG HOUSEHOLD INCOME

\$187,898

SUBJECT PROPERTY DEMOGRAPHICS

POPULATION:	1- MILE	3-MILE	5-MILE
2025 estimate:	6,668	77,119	208,574
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2025 estimate:	2,803	34,987	96,246
INCOME:	1-MILE	3-MILE	5-MILE
2025 Avg Household Income:	\$187,898	\$186,259	\$178,531





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.