


FOR LEASE

8010 E MCDOWELL ROAD
SCOTTSDALE, AZ 85257

AVAILABILITY: *CLICK SUITE TO VIEW FLOORPLAN

<u>SUITE 201*</u>	±1,497 RSF*	\$17.50/SF NNN	
<u>SUITE 202-203*</u>	±1,773 RSF*	\$17.50/SF NNN	
<u>SUITE 209</u>	±2,100 RSF**	\$17.50/SF NNN	 VIRTUAL TOUR
<u>SUITE 214</u>	±2,500 RSF	\$21.00/SF NNN	 VIRTUAL TOUR

SUITE 214 FIRST YEAR RATE: \$18.00/SF NNN

*Suite 201-203 are contiguous to ±3,270 SF  VIRTUAL TOUR

HIGHLIGHTS:

- Fiber Available
- Excellent Downtown Scottsdale demographics with population counts exceeding 279,140 people
- Outstanding visibility on Hayden Rd & McDowell Rd
- Signage available
- Located minutes from Loop 101 & Loop 202
- Ample amount of parking
- Covered parking is \$40/mo per space
- Perfect to retail or office use

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TCN
WORLDWIDE
REAL ESTATE SERVICES



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NOW OPEN!
NIGHTOWL PIZZA & DRINKS

**NIGHT
OWL**
PIZZA & DRINKS

Night Owl is a blended concept of The Little Woody, Ziggy's Magic Pizza Shop, and Stardust Pinbar. Their goal is to provide superb New York Style pizza by the slice and smash burgers within a warm and eclectic atmosphere served by a friendly and welcoming staff. A great amount of detail and care was taken to curate the collection of vintage art, pinball machines, retro throwbacks, and interesting items that will appeal to everyone. From the lighting, bar design, furniture, music selection and deluxe patio, guests will notice a new detail with every visit.

Night Owl was dreamed up by a group of restaurant veterans with a rich history of bringing legendary establishments to the Valley. Between them they've helped bring to the Valley trendsetting spaces such as Little Woody, the Vig, Cobra Arcade Bar, Ziggy's Magic Pizza Shop, Stardust Pinbar, NYPD Pizza, Linger Longer Lounge, The Womack, Crescent Ballroom, The Van Buren, and many others.

JOIN THE CURRENT TENANTS:

