

4002, 4026, 4032 N. MILLER ROAD

SCOTTSDALE, ARIZONA 85251

AVAILABLE FOR LEASE

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AVAILABLE FOR LEASE



## PROPERTY OVERVIEW

### Availability:

Bldg. 4032	<u>A-102</u>	±2,067 SF (Former Coffee Shop)
	<u>A-104</u>	±1,572 SF
Bldg. 4026	<u>B-100</u>	±710 SF
	<u>B-102</u>	±1,000 SF

### Lease Rate:

Office	\$29.95/SF MG
Coffee Shop	\$22.00/SF NNN

**Year Built:** 2006

**Property Type:** Mixed Use Office/Retail/Medical

**Zoning:** C-2, DO City of Scottsdale

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



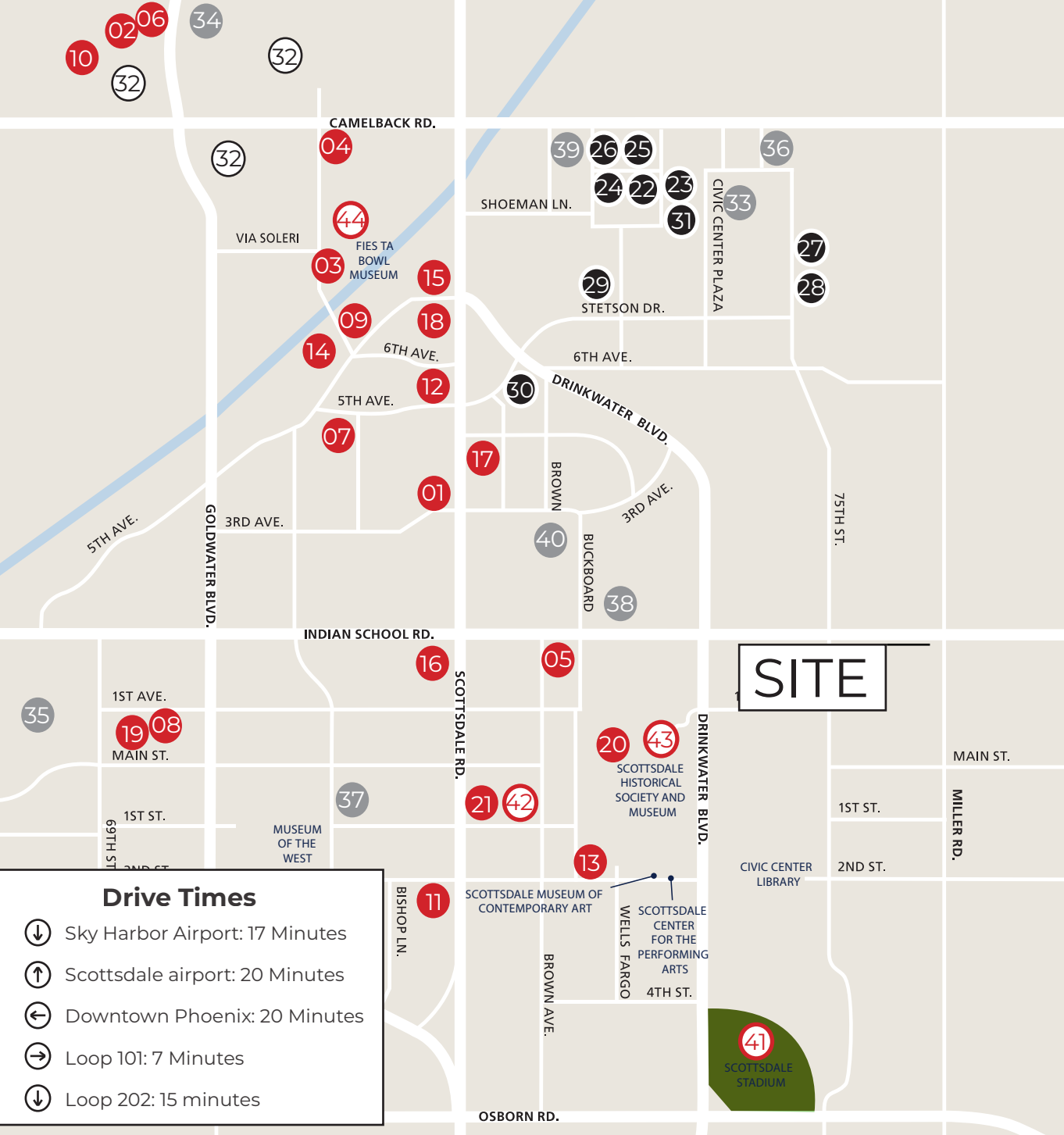
## PROPERTY HIGHLIGHTS

- Located on the hard signalized corner of Indian School and Miller Road.
- Rare mixed use of retail/office property in premier Scottsdale location.
- Located just minutes from Scottsdale Stadium, home of the San Francisco Giants Spring Training.
- ±2,600 condos and ±2,300 apartments within a 1 mile radius of the subject property.
- Close proximity to Scottsdale Osborn Medical Center, Hyatt Place and Scottsdale Fashion Square.
- Exceptional Old Town Scottsdale location and within walking distance of City of Scottsdale Municipal Complex.

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**EAT**



- 01 Bourbon & Bones
- 02 Toca Madera
- 03 Olive & Ivy
- 04 Maple & Ash
- 05 Tommy V's
- 06 Ocean 44
- 07 Citizen Public House
- 08 Cafe Monarch
- 09 STK
- 10 Nobu
- 11 Shin Bay
- 12 ChopShop
- 13 The Mission
- 14 Barrio Queen
- 15 Breakfast Club
- 16 Daily Dose
- 17 Morning Squeeze
- 18 Montauk
- 19 Craft 64
- 20 AZ/88
- 21 Uchi

**DRINK**



- 22 Dierks Bentleys Whiskey Row
- 23 Riot House
- 24 Maya Day Club
- 25 Bottled Blonde
- 26 Casa Amigos
- 27 Hot Chick
- 28 Boondocks Patio & Bar
- 29 Goodwood Tavern
- 30 Social Tap
- 31 Cake

**SHOP**



- 32 Fashion Square Mall
- Nordstrom
- Neiman Marcus
- Lulu Lemon
- Louis Vuitton
- Apple

**STAY**



- 33 Aloft
- 34 Caesars Republic
- 35 Hotel Valley Ho
- 36 Senna House
- 37 Canopy
- 38 Hilton Garden Inn
- 39 W Scottsdale
- 40 Scottsdale Marriott Old Town

**PLAY**



- 41 Scottsdale Stadium
- 42 Lane Park
- 43 Civic Center Park
- 44 Scottsdale Waterfront

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