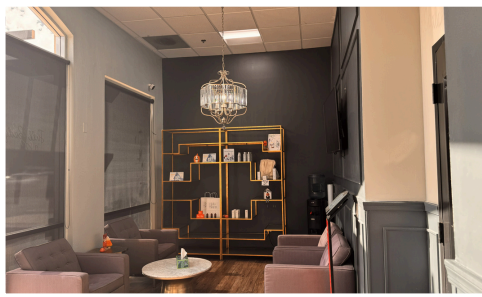


# FOR LEASE

4260 N. Drinkwater Blvd - 115, Scottsdale, AZ 85251

1360 SF | NNN \$7.20 | Direct Lease | TI's Available |

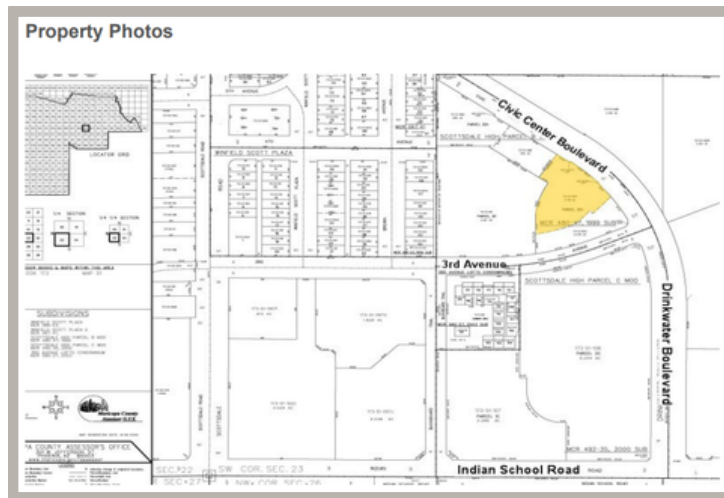


## ABOUT THE PROPERTY

Located in the vibrant core of Old Town Scottsdale, this well-maintained commercial building offers an exceptional opportunity for businesses seeking high visibility and a prestigious address. The property features flexible office layouts ideal for professional, creative, or medical use. Large windows provide abundant natural light, creating a bright and welcoming workspace. Tenants will enjoy close proximity to Scottsdale's premier dining, shopping, and entertainment options, as well as convenient access to major thoroughfares including Scottsdale Road and Loop 101. The building offers ample on-site parking and excellent signage opportunities to capture steady foot and vehicle traffic in this high-demand area. Whether you're expanding your business or seeking a premier Scottsdale presence, 4260 N Drinkwater Blvd delivers the perfect combination of location, visibility, and functionality....

# Property highlights

- 1st Floor Ste #115
- Space Available - 1,360 SF
- Rental Rate - \$44.00
- NNN: \$7.20
- Date Available - February 01, 2026
- Service Type - Triple Net (NNN)
- Built Out As Professional Services Space
- Type - Relet
- Space Use - Retail Lease
- Term - 5+ years , Negotiable
- TI's - Available
- Total Parking Space available onsite - 44



## Venkata Ramana Narla

DESIGNATED BROKER

**OFFICE: 602.800.7886**

**DIRECT: 480-570-3987**

232, N CHIPPEWA PL #2

CHANDLER AZ 85224

