



Old Town Scottsdale Office/Retail Building

FOR SALE OR LEASE | 4224 N. CRAFTSMAN COURT | SCOTTSDALE, AZ 85251

PROPERTY SUMMARY



Sale Price: \$4,000,000 (\$698.93/SF)



Lease Rate: \$37.50/SF (NNN)



Building Size: ±5,723 SF



Lot Size: ±0.08 AC (±3,390 SF)



Year Built/Renovated: 1964/2019



Zoning: C-2, City of Scottsdale



Parking Credits: 26.9



PROPERTY HIGHLIGHTS

- Plug & Play Office Building Completely Renovated in 2019
- Located in the heart of Old Town Scottsdale Scottsdale just Steps Away from Hotels, Restaurants, Galleries & Shopping
- Abundance of Public Parking Located Within Walking Distance
- High Visibility with Prominent Building Signage along Craftsman Court
- High-End Finishes Throughout, Featuring Exposed Ceilings and an Abundance of Glass



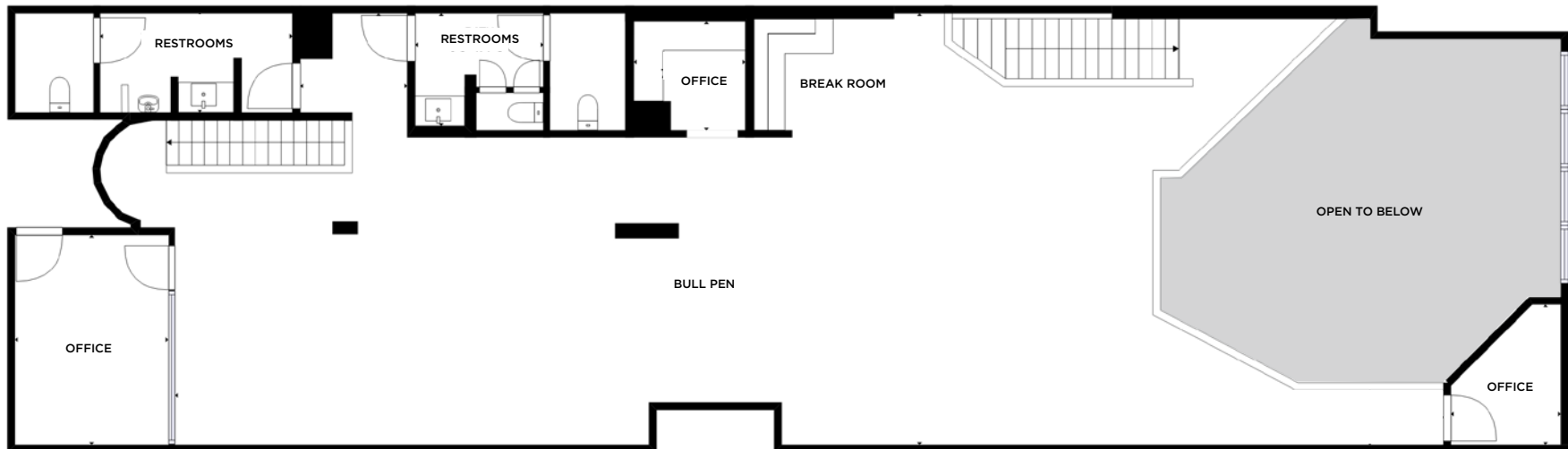
FLOOR PLAN

[VIEW FIRST FLOOR VIRTUAL TOUR](#)



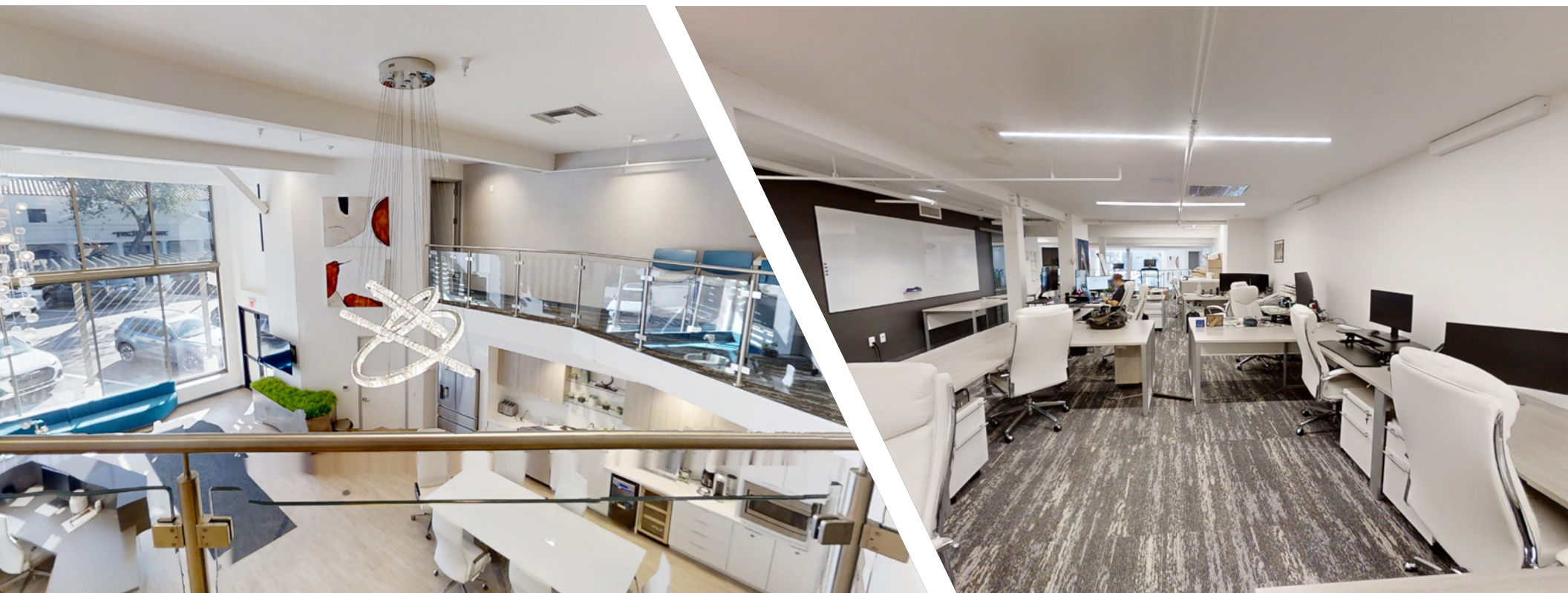
FIRST FLOOR

[VIEW SECOND FLOOR VIRTUAL TOUR](#)



SECOND FLOOR

PHOTOS





LOCATION HIGHLIGHTS



2 MINUTES FROM
SCOTTSDALE STADIUM



WALKING DISTANCE TO
ENTERTAINMENT DISTRICT



±450 FREE PARKING SPACES
WITHIN WALKING DISTANCE



15 MINUTES TO PHOENIX
SKY HARBOR AIRPORT



LOCATION HIGHLIGHTS



±70 HOTELS AND
±12,500 HOTEL ROOMS



±100 RESTAURANTS WITHIN
WALKING DISTANCE



±200 HIGH-END RETAILERS
WITHIN WALKING DISTANCE



±11 MILLION PEOPLE VISIT
SCOTTSDALE ANNUALLY



SHOP

1. **Scottsdale Fashion Square**
 - All Saints
 - Carolina Herrera
 - IWC Schaffhausen
 - Prada
 - ALO
 - Christian Louboutin
 - Jimmy Choo
 - Quay
 - Apple
 - David Yurman
 - Louis Vuitton
 - Rolex
 - Balenciaga
 - Dior
 - Lulu Lemon
 - Saint Laurent
 - Bottega Veneta
 - Dolce & Gabbana
 - Marc Jacobs
 - St John
 - Breitling
 - Ferragamo
 - Montblanc
 - Tesla
 - Bulgari
 - Gucci
 - Neiman Marcus
 - Tiffany & Co
 - Burberry
 - Hermes
 - Omega
 - Versace
 - Cartier
 - Hublot
 - Panerai
 - Zimmerman



EAT & DRINK

2. Elephante (Coming Soon)
3. Mastro's City Hall
4. Maple & Ash
5. Ocean 44
6. Din Tai Fung (Coming Soon)
7. Nobu
8. Toca Madera
9. Tommy V's
10. Francine
11. Zinque
12. SEVEN - Caesars
13. Moxies
14. Catch (Coming Soon)
15. Olive & Ivy
16. Culinary Dropout
17. The Herb Box
18. FnB Restaurant
19. Farm & Craft
20. The Breakfast Club
21. Wine Girl
22. Velvet Taco (Coming Soon)
23. Morning Squeeze
24. Call Her Martina
25. STK Steakhouse
26. Barrio Queen
27. Bourbon & Bones
28. EVO Old Town
29. Cala Scottsdale
30. Citizen Public House
31. The Montauk



SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

243K 

POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

\$100,636 

MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

+11M 

ANNUAL VISITORS

In 2023, visitors to Scottsdale generated an annual economic impact of \$3.5 billion through local spending, which directly and indirectly supported over 34,000 jobs in the hospitality industry and related sectors.

\$540K 

MEDIAN HOUSING VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.



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