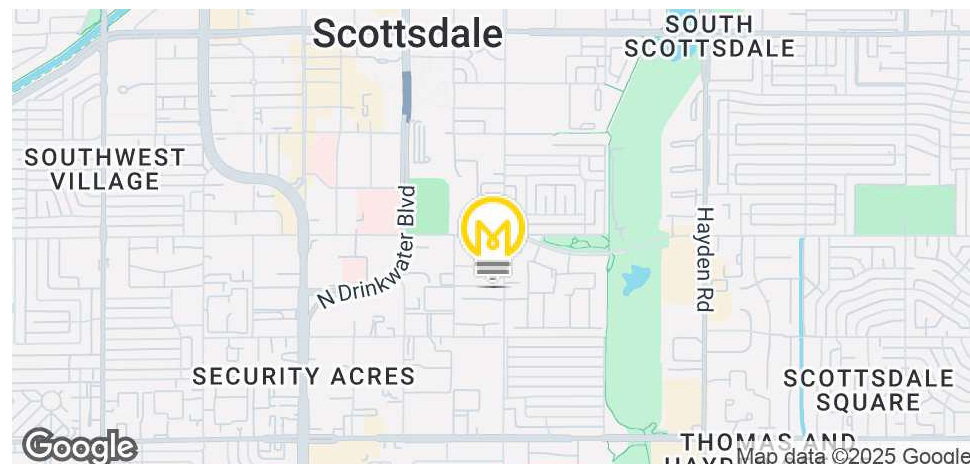


For Lease | Multi-Tenant Medical/Office Building

3226 N Miller Rd, Scottsdale, AZ 85251

Executive Summary

Page 1



OFFERING SUMMARY

Lease Rate: Office: \$28.00 SF
Medical: \$30.00 SF

Lease Type Modified Gross

Suite 2 1,080 SF

Suite 6 1,235 SF

Suite 7 1,501 SF

Building Size: 8,028

Zoning: S-R

PROPERTY HIGHLIGHTS

- Located in area with substantial redevelopment including new multi-family apartments/condos, Clayton House event venue and mixed-use projects
- Energy Savings: Solar panels installed on covered parking canopy and roof provide significant energy savings
- Close proximity to restaurants, shopping and downtown Scottsdale amenities
- Property located in Scottsdale Downtown Character Area Plan (Downtown Plan) established to promote high-quality redevelopment projects
- Convenient access to 101 FWY
- Parking Ratio: 4.00/1,000SF

MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

STEVE BERGHOFF, SIOR, CCIM
480.659.1777
steve@menlocre.com

STUART MILNE, SIOR | CCIM
480.659.1777
stuart@menlocre.com

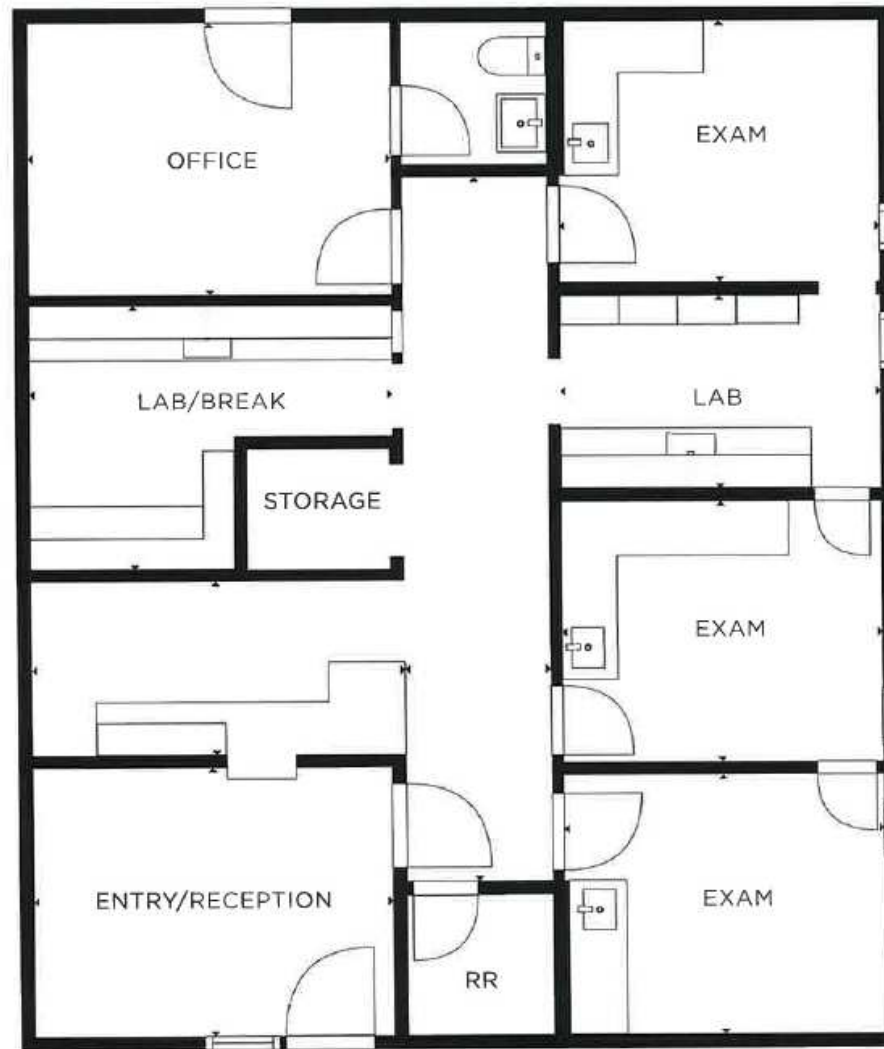


For Lease | Multi-Tenant Medical/Office Building

3226 N Miller Rd, Scottsdale, AZ 85251

Suite 2 +/- 1,080 SF

Page 2

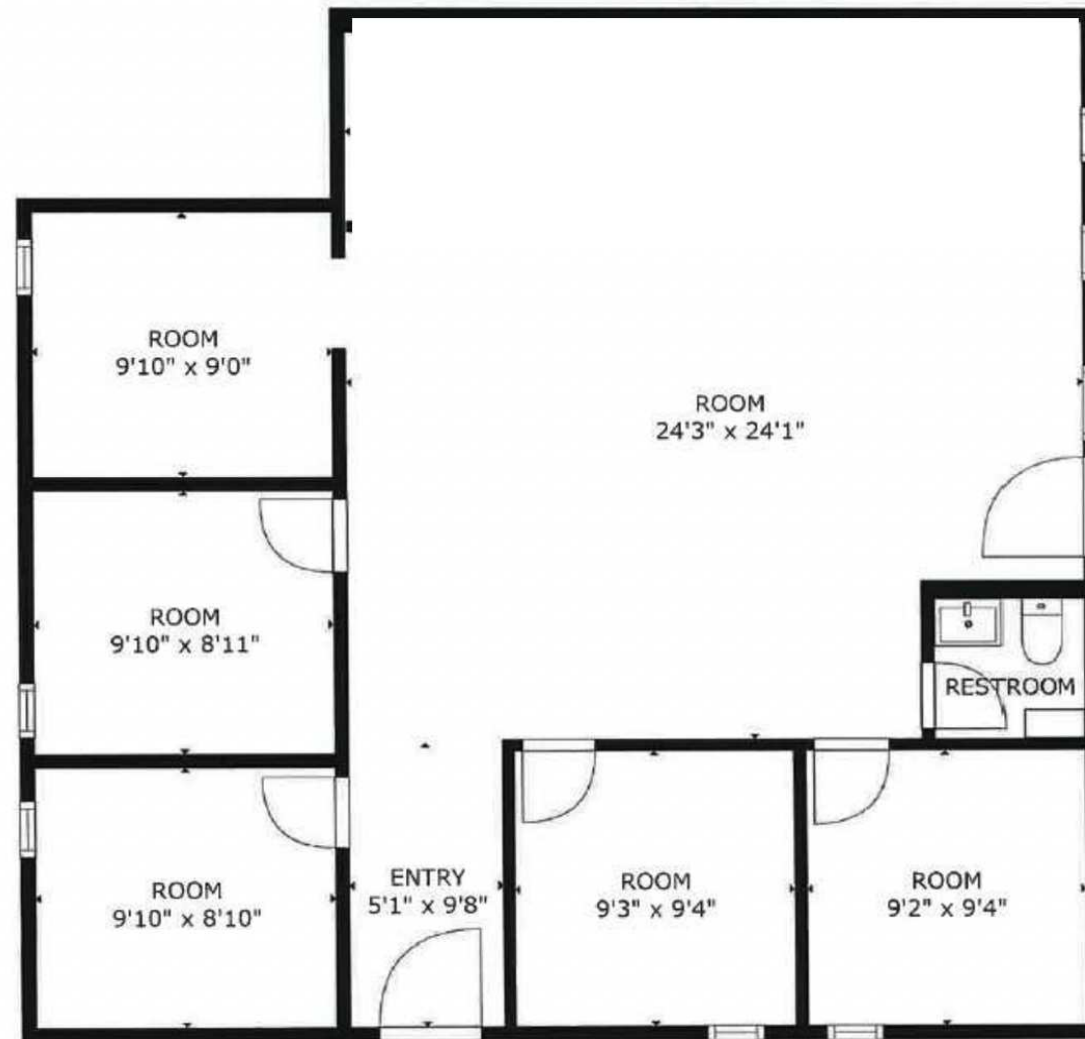


For Lease | Multi-Tenant Medical/Office Building

3226 N Miller Rd, Scottsdale, AZ 85251

Suite 6 +/- 1,235 SF

Page 3



For Lease | Multi-Tenant Medical/Office Building

3226 N Miller Rd, Scottsdale, AZ 85251

Suite 7 +/- 1,501 SF

Page 4

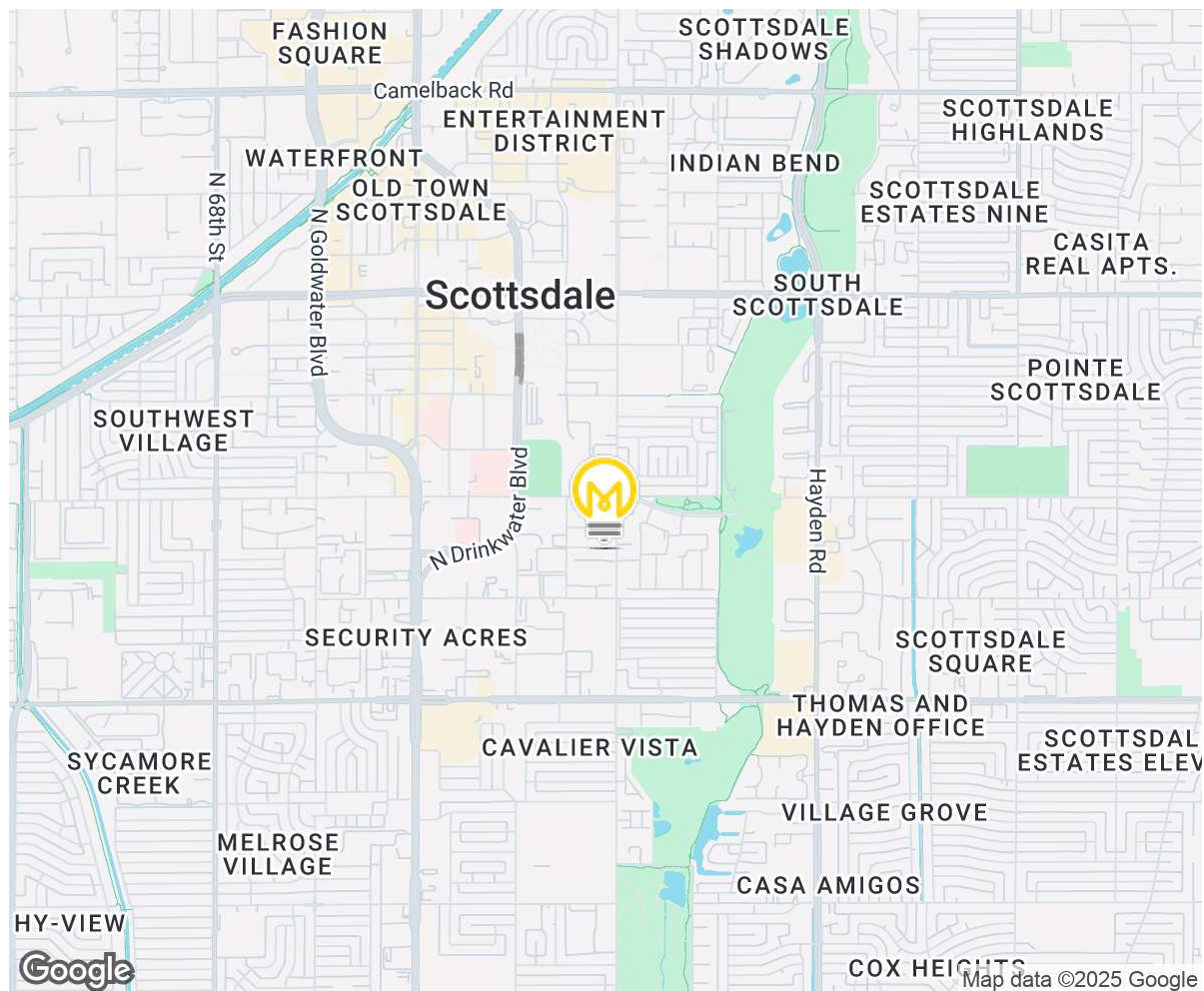


For Lease | Multi-Tenant Medical/Office Building

3226 N Miller Rd, Scottsdale, AZ 85251

Site Details

Page 5



DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Mile
Total Households:	1,724	2,700	10,656
Total Population:	3,148	4,914	19,434
Average HH Income:	\$110,651	\$111,855	\$107,571

MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

STEVE BERGHOFF, SIOR, CCIM
480.659.1777
steve@menlocre.com

STUART MILNE, SIOR | CCIM
480.659.1777
stuart@menlocre.com

