



8160 E. Butherus Dr, Suite 8, Scottsdale, AZ 85260

# Office Condo for SALE

## in Prime Scottsdale Airpark Location

**Sale Price: \$725,000**

+/-2,040 SF

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## Property Highlights

- Unique tri-plex office condo
- Potentially 5+ Private offices, conference area, breakroom, open workspace, private patio, interior bathroom, storage area
- Outfitted with dental plumbing
- Tenant synergy
- Parking ratio 5/1000
- Parking: 2 reserved covered parking spaces
- HOA fees = \$575/ month
- Property Tax 2025 = \$3,105 annually



Tour a unique tri-plex office condo offering flexibility and function. This is a unique opportunity to design your dream office in a pristine setting. The space can accommodate private offices, and/or an open office format. From ultra-modern to contemporary to cozy Tuscan warmth — your imagination defines the space. Enjoy strong tenant synergy, and a generous parking ratio of 5/1,000 (including 2 reserved covered spaces). This hidden gem is in a prime Scottsdale location off of Raintree Rd and the Loop 101. Easy access to over 100 restaurants and retail attractions, with Scottsdale Airport, Kierland Commons, and Scottsdale Quarter just minutes away.

## Community Overview

- Prime location in Scottsdale!
- Close proximity to over 100 different restaurants and retail attractions
- Located off Raintree Rd and the Loop 101, high traffic, easy access
- 1.5 miles from the Loop 101
- Near Scottsdale Airport, Kierland Commons, and Scottsdale Quarter



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimPLASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

*Sign up for news and updates at [www.daviscreeaz.com](http://www.daviscreeaz.com).*



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