



FOR LEASE | OFFICE

7300 NORTH VÍA PASEO DEL SUR

Scottsdale, AZ 85258

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

FOR LEASE | OFFICE

Office Building in Scottsdale

7300 North Via Paseo Del Sur Suite 204, Scottsdale, AZ 85258



PROPERTY SUMMARY

Available SF:	2,593 SF
Lease Rate:	\$38.00 SF/yr (Full Service)
Building Size:	6,818 SF
Building Class:	A
Traffic Counts:	60,589 VPD within .2 Miles
Cross Streets:	E Indian Bend Rd/N Via Paseo Del Sur

VIRTUAL TOUR

PROPERTY OVERVIEW

With frontage on Hayden Road, this upscale second-floor professional suite (204) in North Scottsdale's premier business district is a rare find. This prestigious location offers excellent visibility in an affluent area, with numerous dining options and retail amenities within walking distance. Enjoy the perks of multiple private offices, professional lobby, and spacious break room.

PROPERTY HIGHLIGHTS

- (1) Lobby, (5) Offices; (1) Storage; (1) Kitchen/Break; Shared Restrooms
- Premium North Scottsdale location with professional lobby entrance
- Building amenities include shared restrooms
- Excellent visibility at Scottsdale Rd & Greenway Hayden
- Easy access to upscale dining and retail

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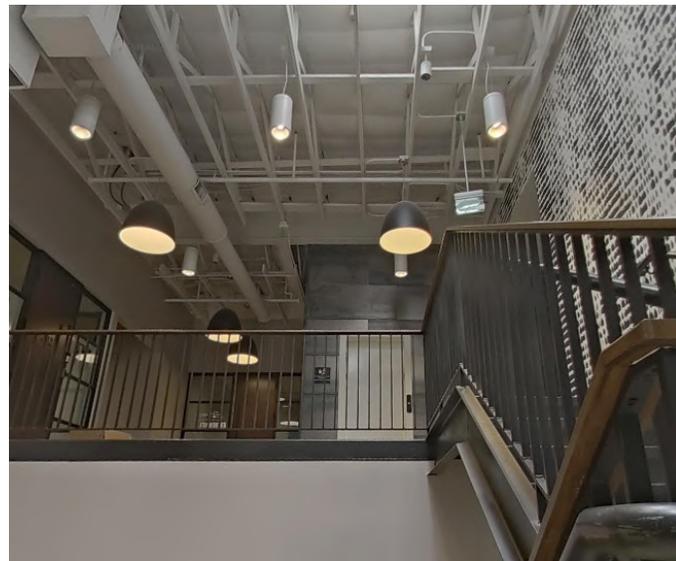
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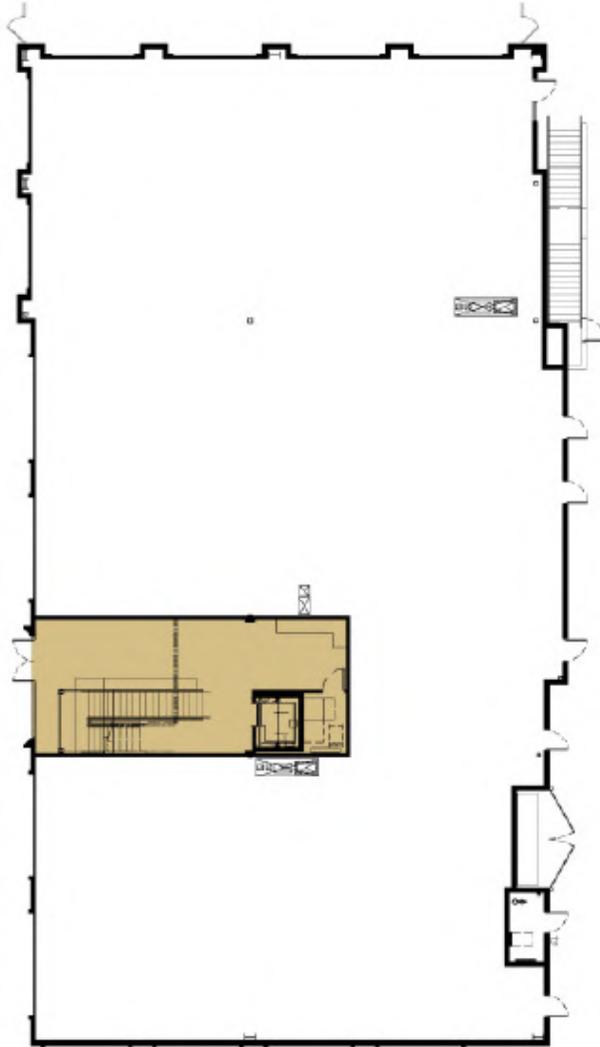
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FIRST FLOOR PLAN



LYFEBEAST
2,593 S.F.

SECOND FLOOR PLAN

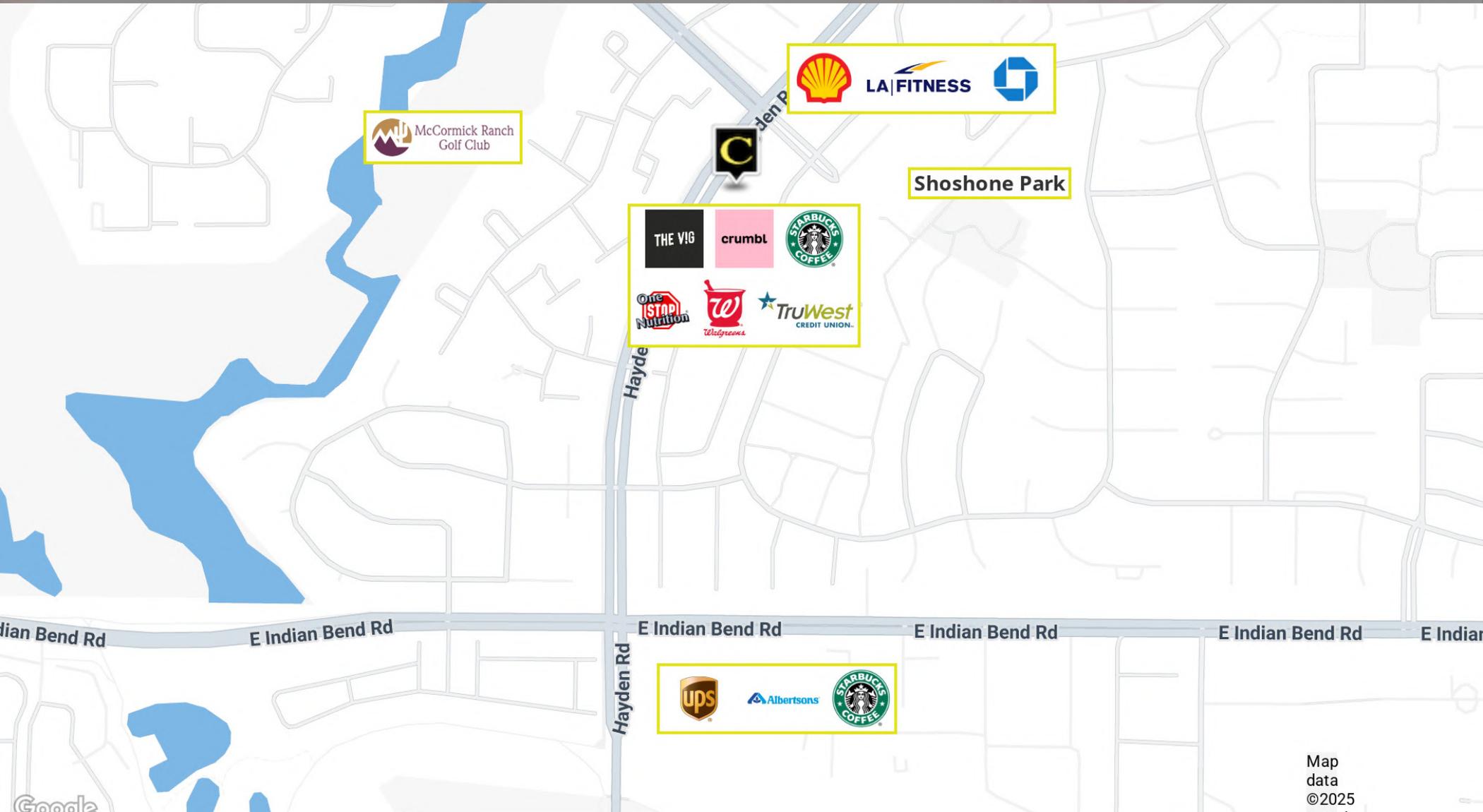
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Map
data
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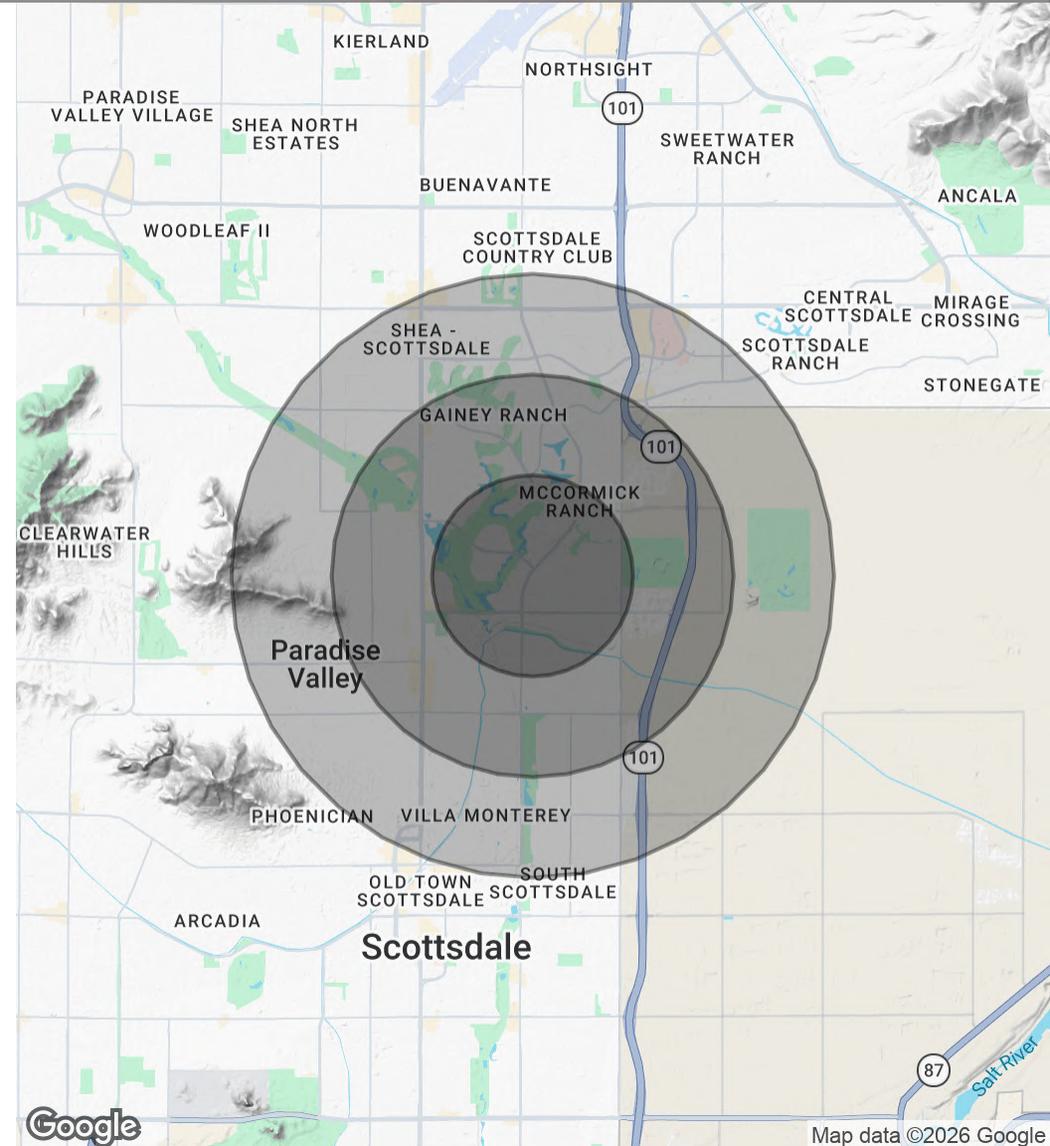
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,950	27,292	56,223
Average Age	52	50	50
Average Age (Male)	51	49	49
Average Age (Female)	53	51	51

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,327	13,815	28,712
# of Persons per HH	1.9	2	2
Average HH Income	\$133,323	\$151,179	\$157,774
Average House Value	\$791,086	\$875,521	\$913,554

Demographics data derived from AlphaMap



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