

**\$** **\$19.19 + NNN**  
LEASE PRICE

**L** **17,609**  
SQUARE FEET

**Building Icon** **FLEX/INDUSTRIAL**  
BUILDING USE

## **SPECIFICATIONS:**

**PROPOSED USE** Flex  
**OFFICES** 4  
**ZONING** I1

**Year Built** 1985  
**Avail. SF** 17,609  
**Asking Rent** \$19.19/SF

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4045 E UNION HILLS DR, PHOENIX, AZ 85050



## ***PROPERTY HIGHLIGHTS***

- Highly desired Scottsdale Airpark
- Close access to 101 & 51 freeways
- Renovated
- High Ceilings
- Photography area



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Located in one of the most desirable pockets of the Scottsdale Airpark, this 17,609 square foot end-cap suite offers a refined balance of industrial functionality and elevated design. Formerly home to a luxury car collection, the space has been meticulously maintained and exudes the clean, polished feel expected in Scottsdale's premier business hub.

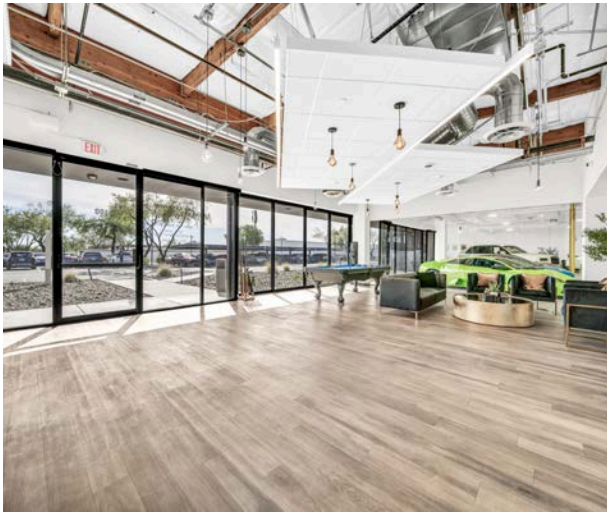
Expansive interiors with soaring ceilings create a sense of openness, while multiple roll-up doors provide seamless access and circulation. The suite's flexible layout supports a variety of uses, from automotive and creative production to showroom, distribution, or event space.

A professional photography area remains in place for your use, offering a built-in environment ideal for marketing, media, and brand presentation. The front façade features accordion-style glass windows that fully open to capture the crisp Arizona winter air, blending indoor comfort with outdoor charm and giving the space an atmosphere rarely found in industrial product.

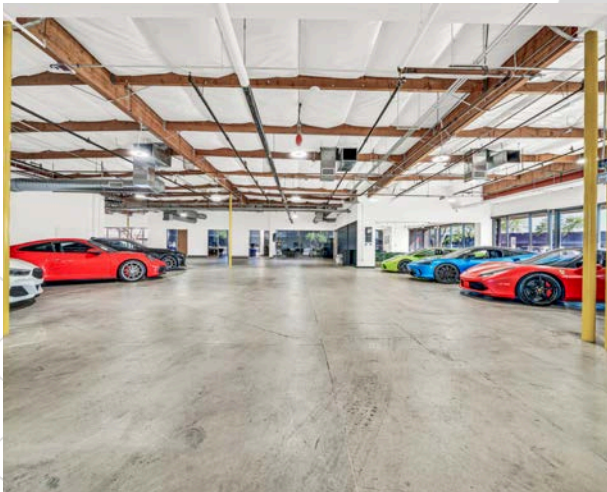
The location combines convenience with prestige, just minutes from Scottsdale Airport, the Loop 101, and the area's best restaurants, golf clubs, and retail destinations.

For companies or collectors seeking a space that reflects quality, presence, and possibility, this sublease delivers a truly exceptional Scottsdale address.

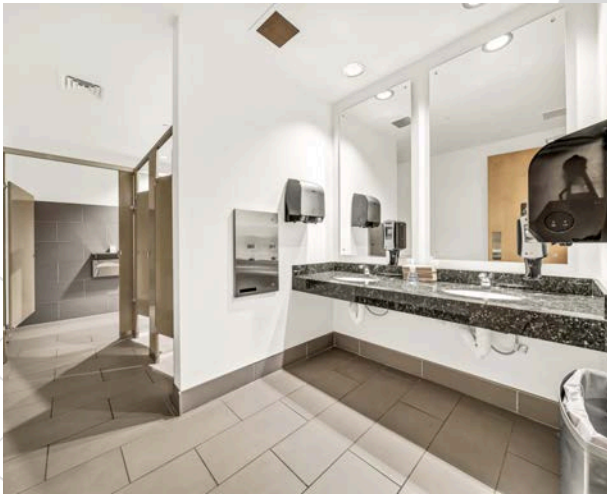
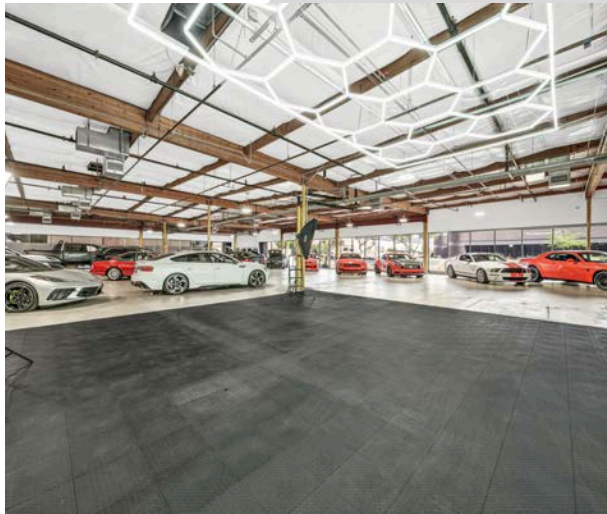




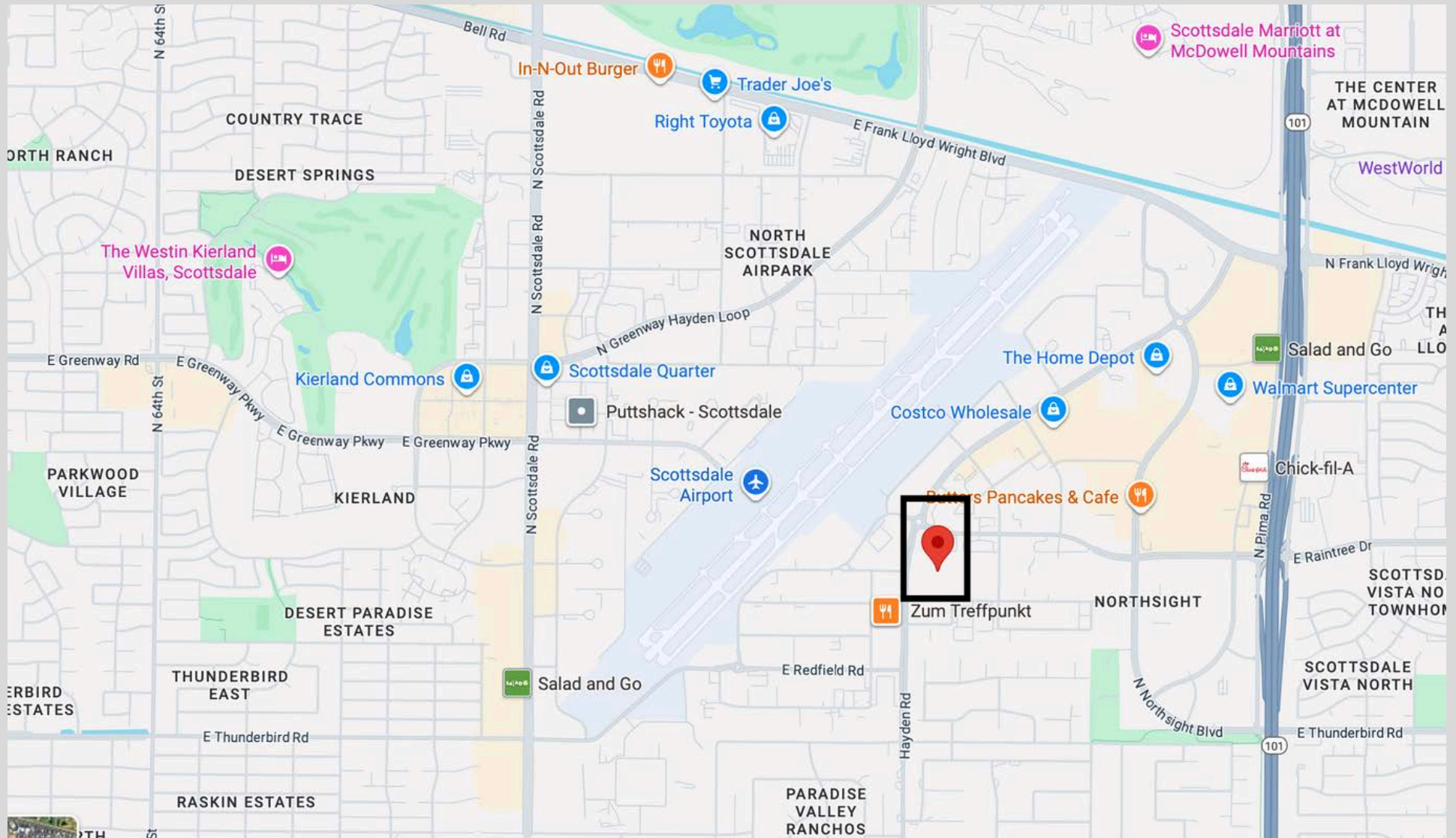






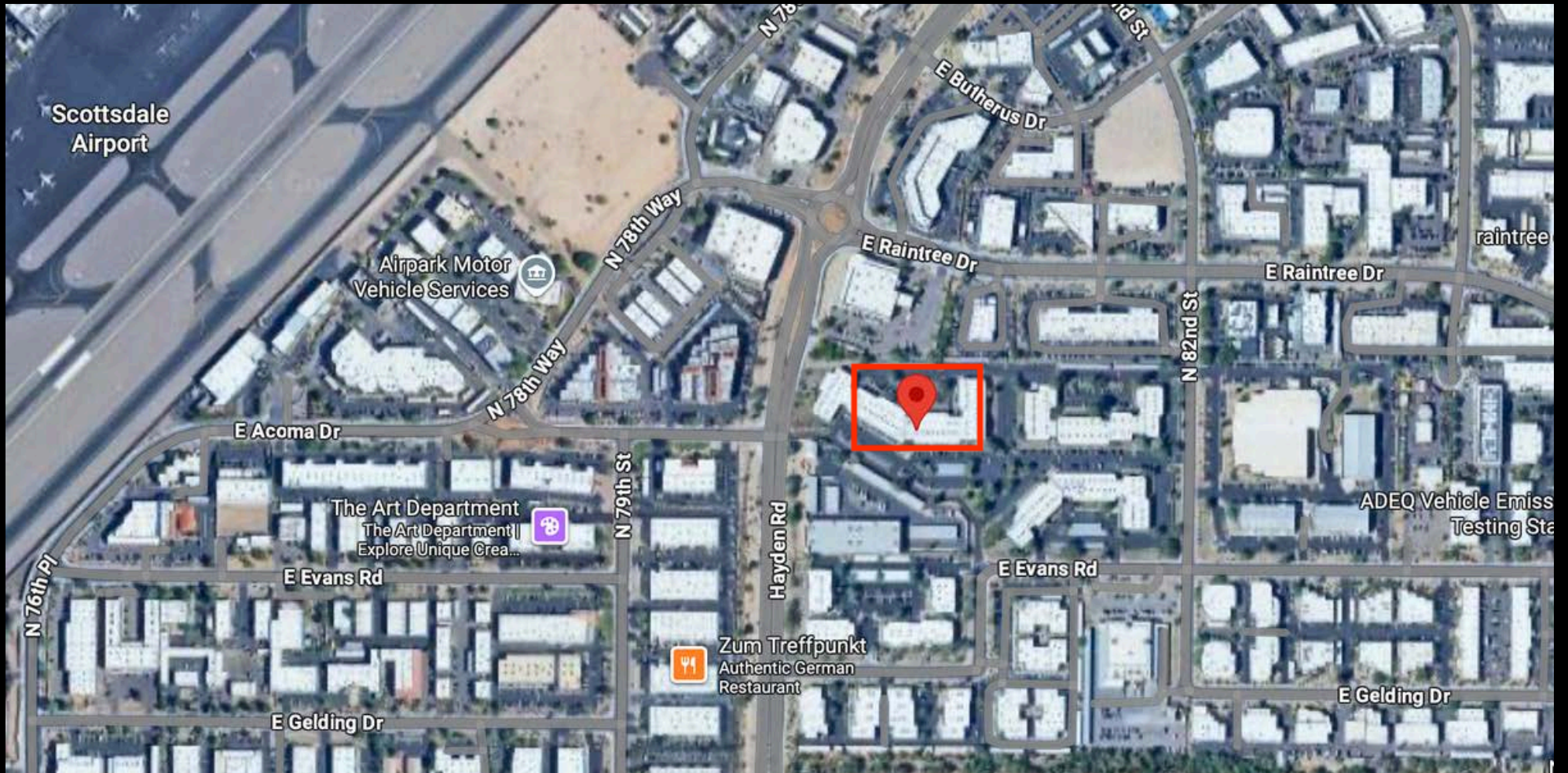








14505 N HAYDEN RD, 100  
SCOTTSDALE, AZ





4045 E UNION HILLS DR A109, PHOENIX, AZ  
85050





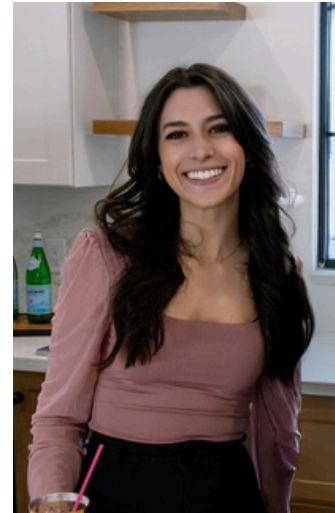
## ***PRESENTED BY:***

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.

## ***FOR INQUIRIES, CONTACT:***



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