

7440

E 6th Ave
Scottsdale, AZ

High-End
**OFFICE SPACE
FOR LEASE**



Tanner Ramsay
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

PROPERTY OVERVIEW

Prime Office Space For Lease in Old Town Scottsdale

Located in the bustling heart of Old Town Scottsdale, 7440 E 6th Ave offers an exceptional second-floor space with a wrap-around patio, perfect for businesses seeking a high visibility location.

This modern and well-maintained space provides ample natural light through large windows and flexible design options to suit various needs, such as retail, office, or boutique services.

The wrap-around patio adds a unique outdoor element, ideal for seating or displays, enhancing the customer experience. Surrounded by Old Town's lively mix of shops, restaurants, and galleries, this prime location attracts both local and tourist traffic.



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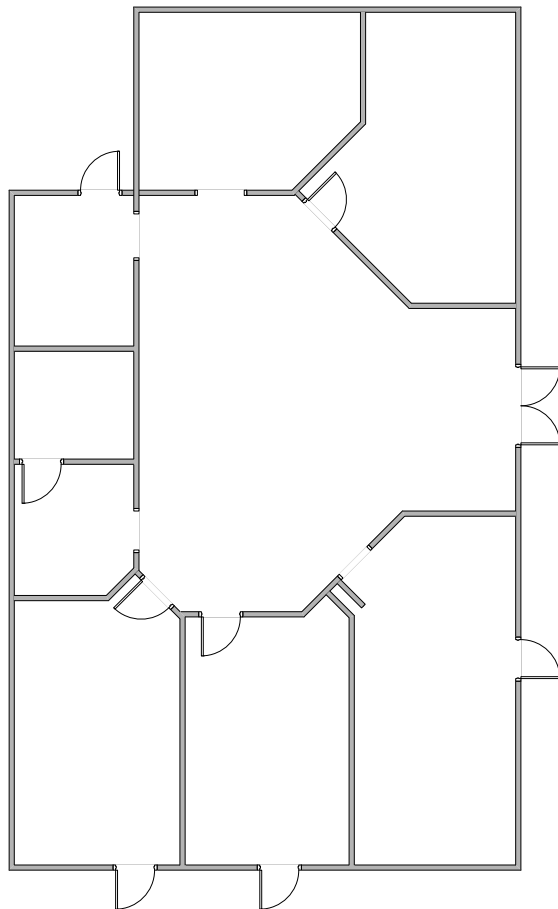
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SUITE 200

1,975 SF

- Contiguous up to 3,950 SF
- 2nd Floor
- Wrap-Around Patio
- Includes 6 Covered Parking Spaces
- Contact Agent For Lease Rate



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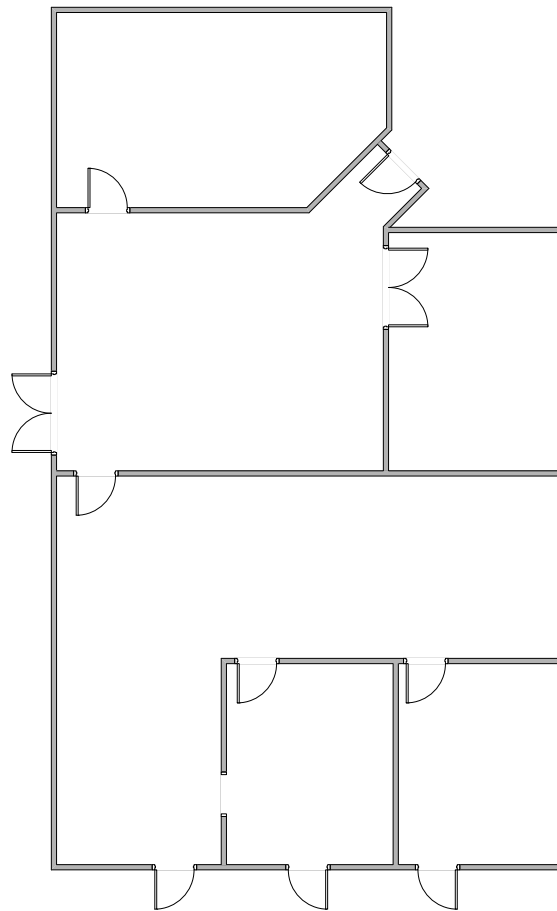
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SUITE 202

1,975 SF

- Contiguous up to 3,950 SF
- 2nd Floor
- Wrap-Around Patio
- Includes 6 Covered Parking Spaces
- Contact Agent For Lease Rate



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AREA OVERVIEW

Situated in a prime location with high foot traffic, this property offers easy access to local dining, shopping, and cultural attractions, making it ideal for attracting clients and customers.

Don't miss this opportunity to establish your business in one of Scottsdale's most vibrant and historic districts.

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