



**LOBBY REFURBISHMENT PLANNED**

**7025**  
N SCOTTSDALE RD  
SCOTTSDALE, AZ

**SCOTTSDALE ROAD FRONTAGE**

**CLASS A OFFICE SPACE AVAILABLE FOR LEASE**

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC INTERNATIONAL  
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cplaz.com](http://www.cplaz.com)

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## CLASS A OFFICE SPACE AVAILABLE FOR LEASE

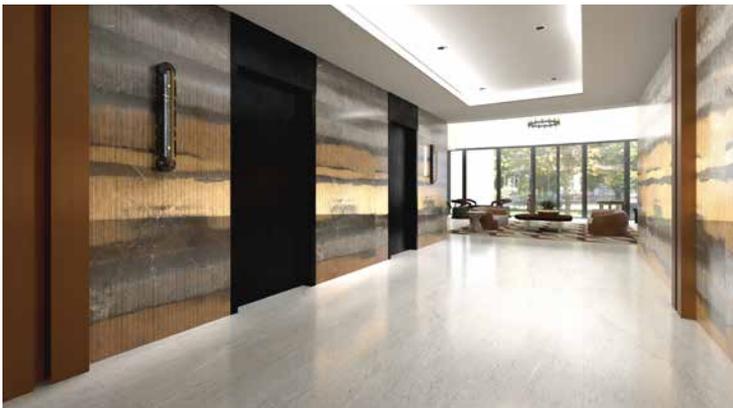
Address	7025 N Scottsdale Rd Scottsdale, AZ 85253
Building Size	±95,471 SF
Year Built	2002
Tenancy	Multi-Tenant
Floors	3
Elevators	2
Zoning	C-2, City of Scottsdale
Parking Ratio	3.6/1,000 SF



*Proposed Preliminary Rendering*

## Professional Amenity-Rich Environment in the Dynamic Scottsdale Market

- **Immediate proximity to the new 20-acre, Five-Star, World Class, \$2B Ritz-Carlton Paradise Valley Resort and master-planned community, The Palmeraie, currently under construction at 7000 East Lincoln Blvd and opening soon.**
- Located just north of the northeast corner of Scottsdale Road and Indian Bend Road in the dynamic Scottsdale market close to 5 major resorts in the Paradise Valley area.
- Professional amenity-rich environment of hotels, shopping, and restaurants, including Starbucks, Wildflower Bread, Pubblico Italian Eatery, Ruth's Chris Steak House, and more within walking distance.
- Ease of ingress/egress at lighted signal entrance to Scottsdale Road
- Two levels of subterranean and surface parking
- Excellent access to Loop 101 Freeway
- **Scottsdale Road Frontage**



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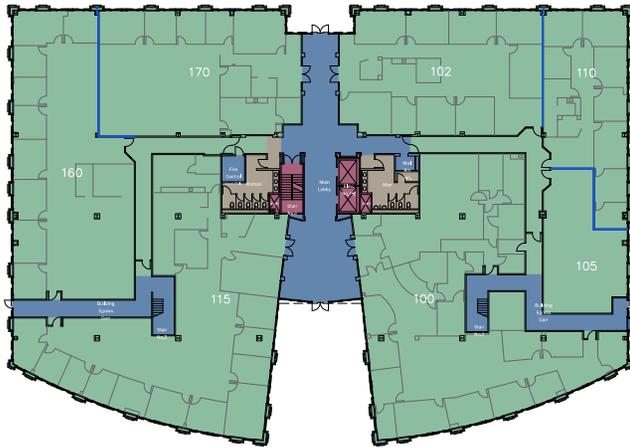
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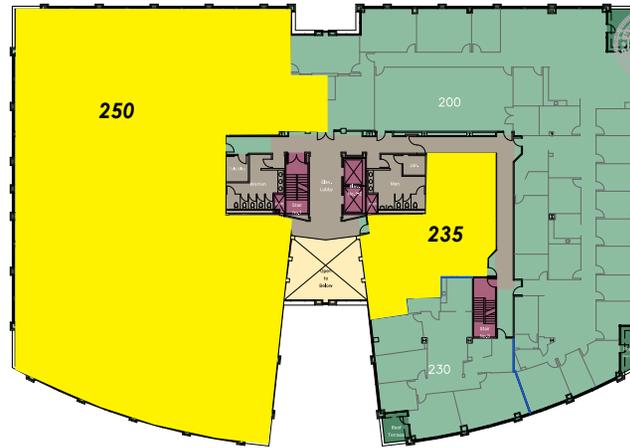
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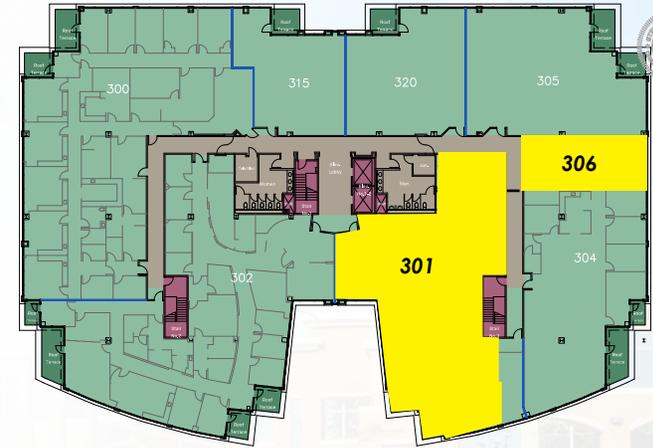
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SCOTTSDALE ROAD FRONTAGE

Suite	Size	Annual Lease Rate / RSF	Notes
<b>First Floor</b>			
LEASED			
<b>Second Floor</b>			
235	±2,271 RSF	\$38.75 Full Service	Reception, Conference Room, 1 Large Executive Office (formerly 2 offices), 1 Private Office, Work/Break Room, Storage Room
250	±8,000 up to ±16,512 RSF	\$37.00 Full Service	Corporate HQ, Multiple Break Rooms/Areas, 3 Patios, Fantastic Exterior Glass Line, Divisible
<b>Third Floor</b>			
301	±5,170 RSF	\$38.75 Full Service	Reception, Conference Room, 1 Large Executive Office, 4 Private Offices, Break Room, Private Rest Room, Equipment Room, Storage, Open Office Areas, Copy Room, 2 Private Patios
306	±1,258 RSF	\$38.75 Full Service	Buildout To Be Determined



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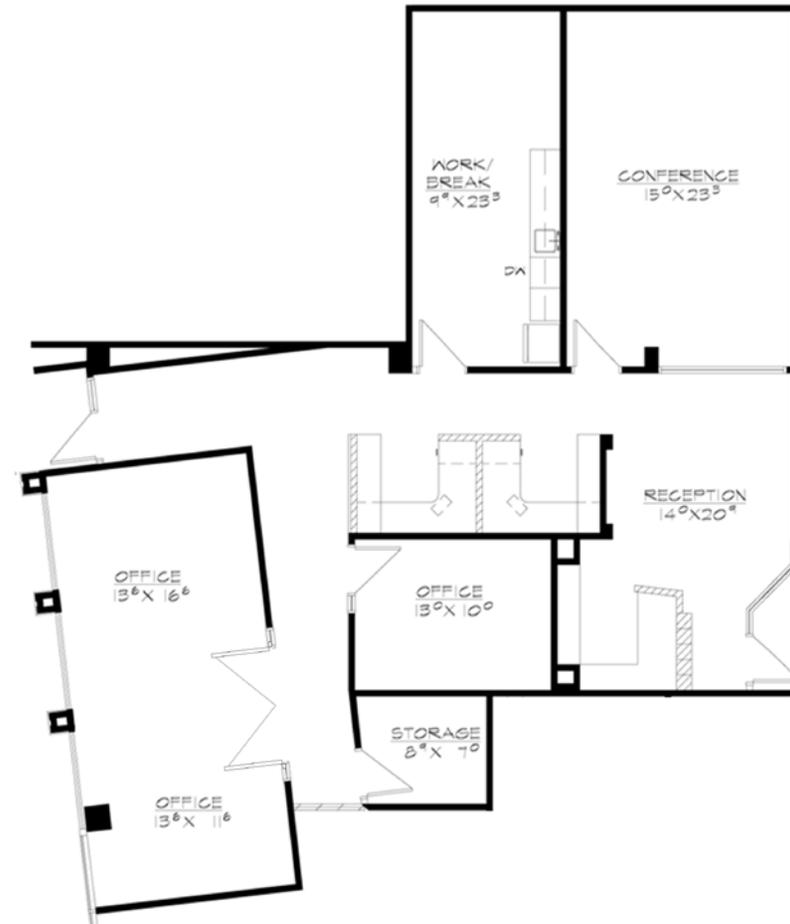
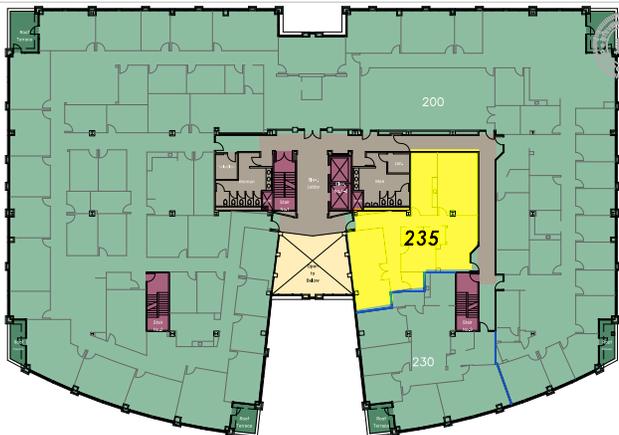
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# SUITE 235

## ±2,271 SF

- Reception
- Conference Room
- 1 Large Executive Office (*formerly 2 offices*)
- 1 Private Office
- Work/Break Room
- Storage Room



Approximate Interior Measurements

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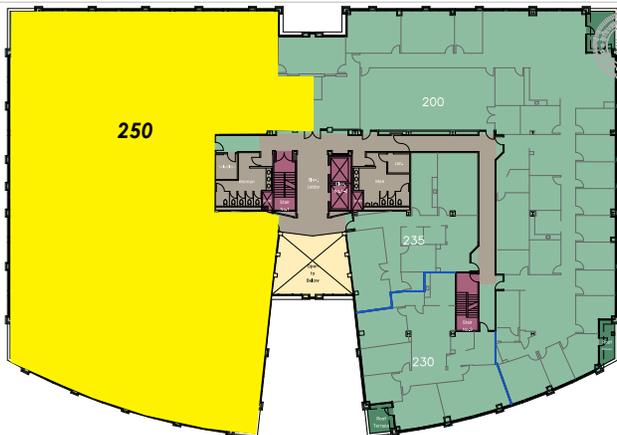
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# SUITE 250

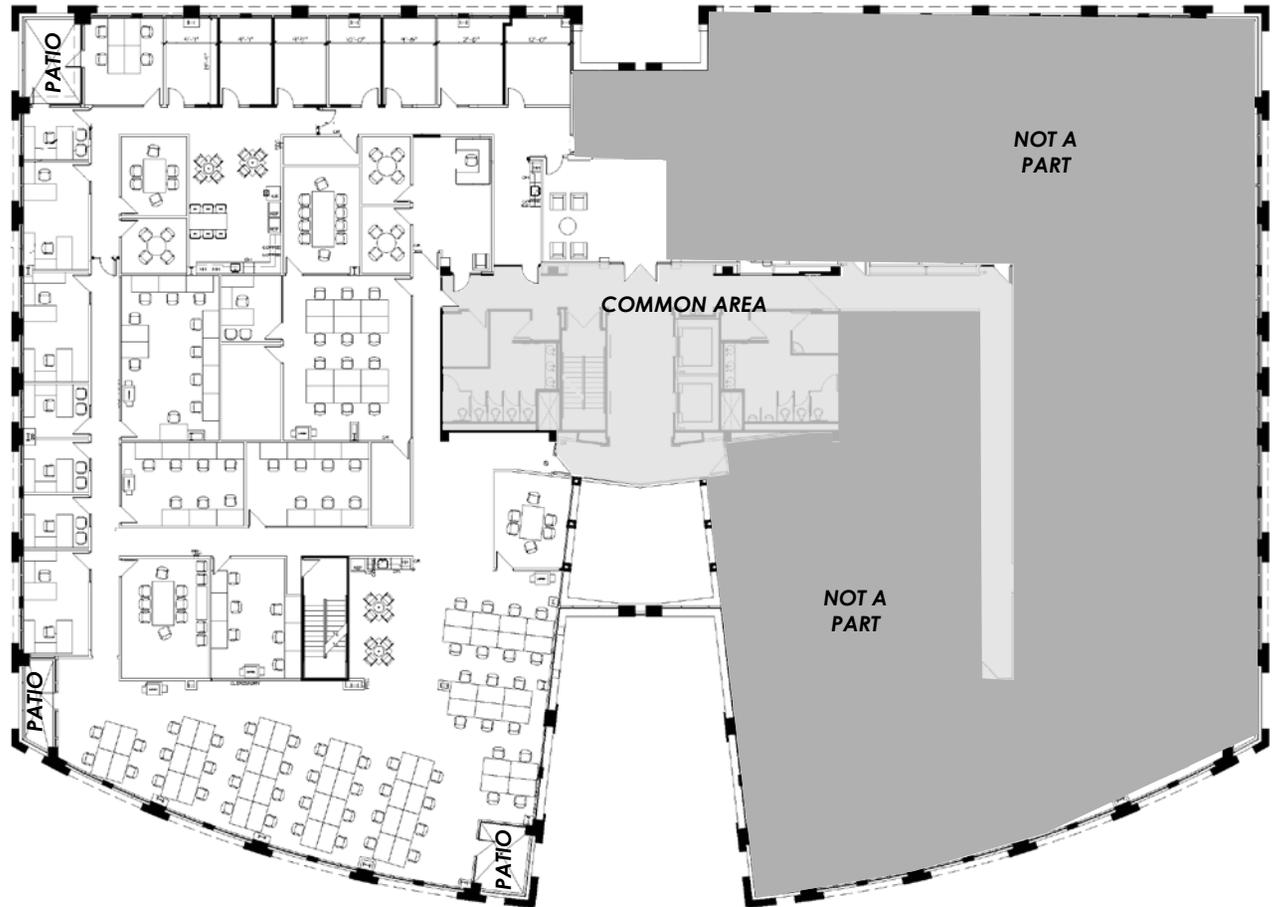
## ±16,512 SF

- Corporate HQ
- Multiple Break Rooms/Areas
- 3 Patios
- Fantastic Exterior Glass Line
- Divisible

Furniture Not Included



### SCOTTSDALE ROAD FRONTAGE



*Approximate Interior Measurements*



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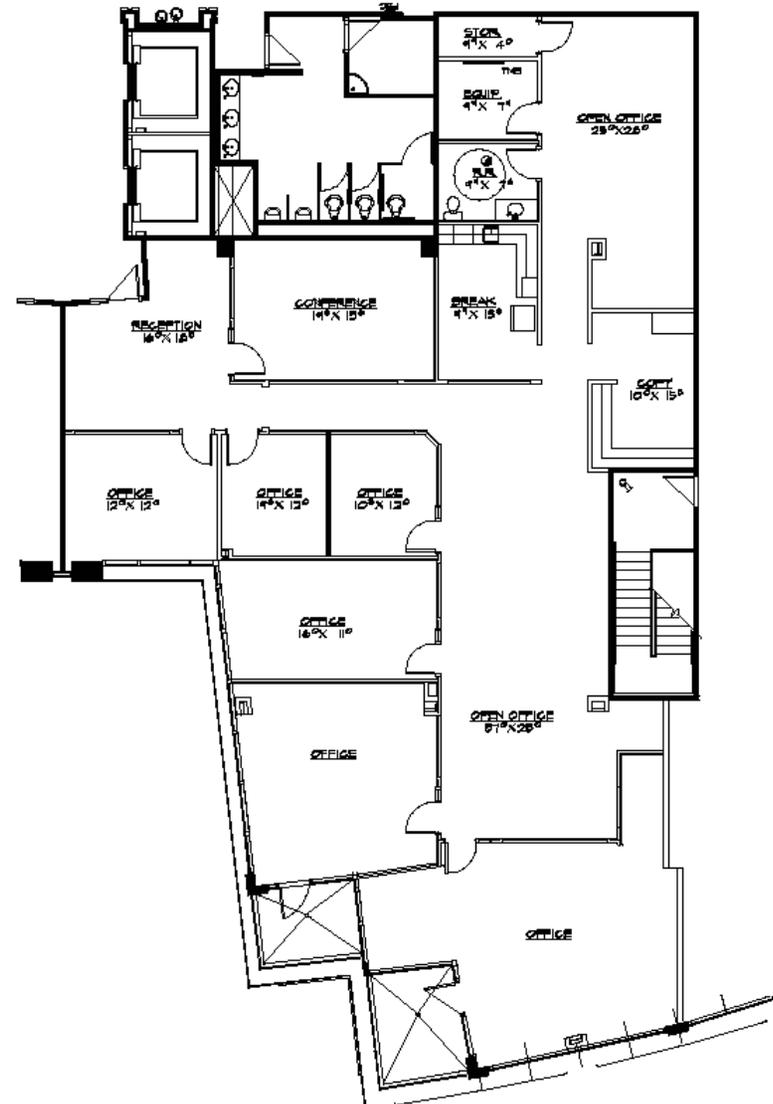
# SUITE 301

## ±5,170 SF

- Reception
- Conference Room
- 1 Large Executive Office
- 4 Private Offices
- Break Room
- Private Rest Room
- Equipment Room
- Storage
- Open Office Areas
- Copy Room
- 2 Private Patios



### SCOTTSDALE ROAD FRONTAGE



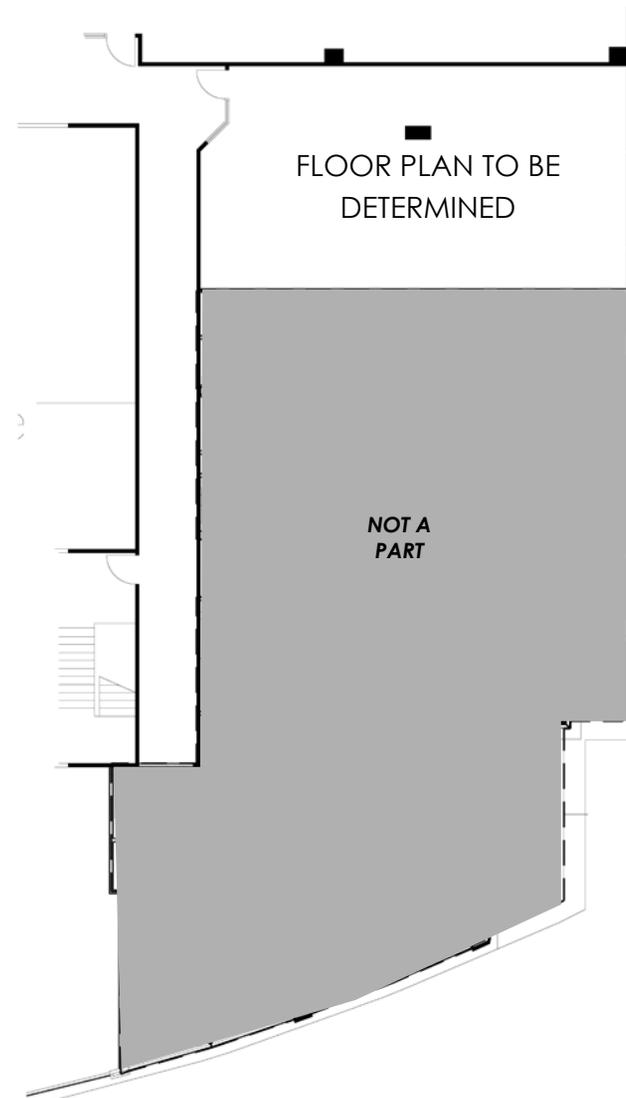
# SUITE 306

±1,258 SF

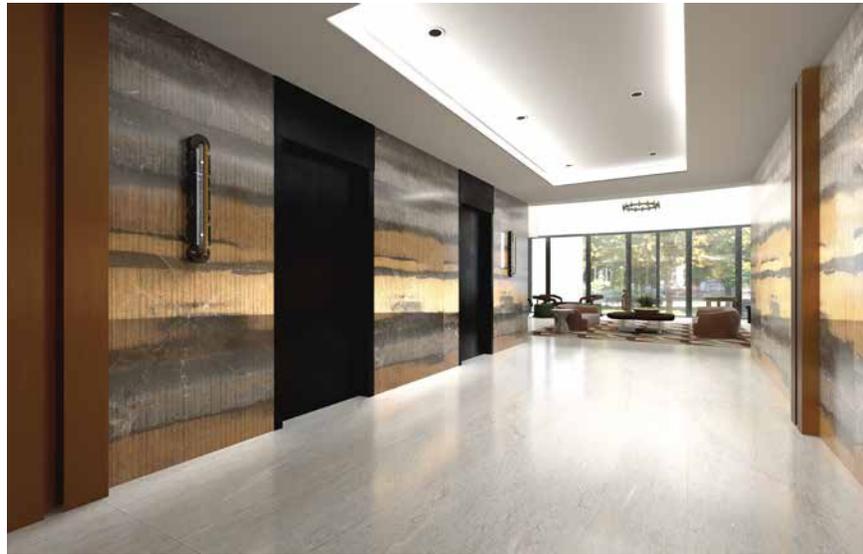
- SPEC SUITE
- FLOOR PLAN TO BE DETERMINED



**SCOTTSDALE ROAD FRONTAGE**



Proposed Preliminary Lobby Rendering



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# EXTERIOR PHOTOS

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### RESORTS AND HOTELS

- 1 Hilton Scottsdale Resort & Villas
- 2 Sonesta ES Suites Scottsdale Paradise Valley
- 3 Scottsdale Plaza & Resort
- 4 The McCormick
- 5 The Scottsdale Resort at McCormick Ranch
- 6 Andaz Scottsdale Resort & Spa

### DINNER

- 1 Houston's

- 2 Paul Martins American Grill
- 3 Veneto Trattoria
- 4 Blanco Cocina + Cantina
- 5 Fogo de Chao Brazilian Steak House
- 6 Rancho Pinot
- 7 Totties Asian Fusion 2
- 8 Fat Ox
- 9 SumoMaya
- 10 Ruth's Chris Steak House
- 11 Roka Akor
- 12 Chart House

- 13 Tia Shorty's Authentic Mexican Food
- 14 Sushi Sen

### BREAKFAST/LUNCH

- 1 Nekter Juice Bar
- 2 Slanted Rice Vietnamese Bistro
- 3 MAD Greens
- 4 First Watch
- 5 Starbucks
- 6 Einstein Bros Bagels
- 7 Scramble

- 8 Wildflower Bread Company
- 9 Jamba Juice Scottsdale Seville

### PUBS

- 1 TapHouse Kitchen
- 2 Humble Pie
- 3 JD's Lounge
- 4 Papa John's Pizza
- 5 Terroir Wine Pub

### SHOPPING

- 1 Hilton Village
- 2 Scottsdale Marketplace

- 3 Lincoln Village
- 4 Scottsdale Centre
- 5 Seville Shopping Center

### FITNESS

- 1 HYPOXI Scottsdale
- 2 CycleBar McCormick Ranch
- 3 Sommet Pilates
- 4 The Billmore Studio Scottsdale
- 5 Xtreme Training
- 6 SPY Scottsdale Pilates

- 7 Barre3 Paradise Valley
- 8 Studio Joe Pilates
- 9 Kalologie 360 Spa
- 10 Pucci Salon & Day Spa

### GOLF

- 1 McCormick Ranch Gold Club
- 2 Tathata Golf
- 3 Scottsdale Silverado Golf Club
- 4 Camelback Golf Club

### DEVELOPMENT

- 1 Ritz; World Class Ritz-Carlton Hotel and branded residential villas and estate homes



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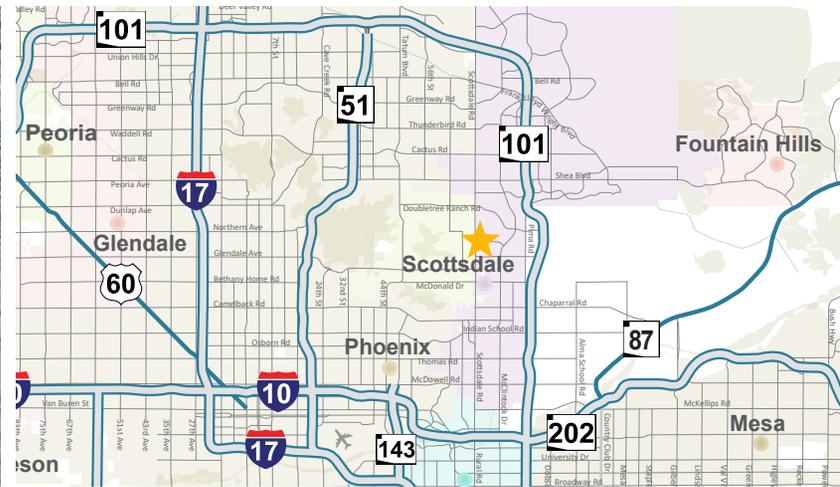
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# LOCATION

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EXPERIENCE  
SCOTTSDALE

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.



**TOP 100 BEST COMMUNITIES FOR YOUNG PEOPLE**  
- AMERICA'S PROMISE ALLIANCE

**NO. 1 HIGH SCHOOL IN THE NATION**  
- U.S. NEWS & WORLD REPORT

**TOP 10 CITY TO LAUNCH A STARTUP**  
- DATAFOX RANKING

**BEST CITIES FOR HISPANIC ENTREPRENEURS**  
- WALLETHUB

**BEST CITY IN THE U.S. TO GET A JOB**  
- WALLETHUB

**NO. 7 SAFEST CITY IN THE U.S.**  
- LAW STREET MEDIA

**NO. 1 CITY IN THE U.S TO LIVE AN ACTIVE LIFESTYLE**  
- WALLETHUB

**TOP 25 CITY IN THE U.S. FOR ARTS DESTINATIONS**  
- AMERICAN/STYLE MAGAZINE



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