

# SCOTTSDALE PLACE

5685 NORTH SCOTTSDALE ROAD  
BUILDING E  
SCOTTSDALE, ARIZONA 85250

**RARE 10,949 SF FREESTANDING OFFICE BUILDING FOR SALE**



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## OFFERING SUMMARY

5685 North Scottsdale Road provides a rare opportunity to acquire a freestanding office building on Scottsdale Road. The complex, Scottsdale Place, is comprised of six (6) office buildings, located on  $\pm 6.63$  Acres. With a well diversified mix of users, Scottsdale Place provides tremendous accessibility and is situated nearby countless amenities. The total building is  $\pm 10,949$  SF and is comprised of three (3) contiguous suites. The complex offers prominent landscape wall signage fronting Scottsdale Road for companies looking to expand their visibility. Scottsdale Place is surrounded by upscale neighborhoods of Old Town, Paradise Valley, Gainey & McCormick Ranch.



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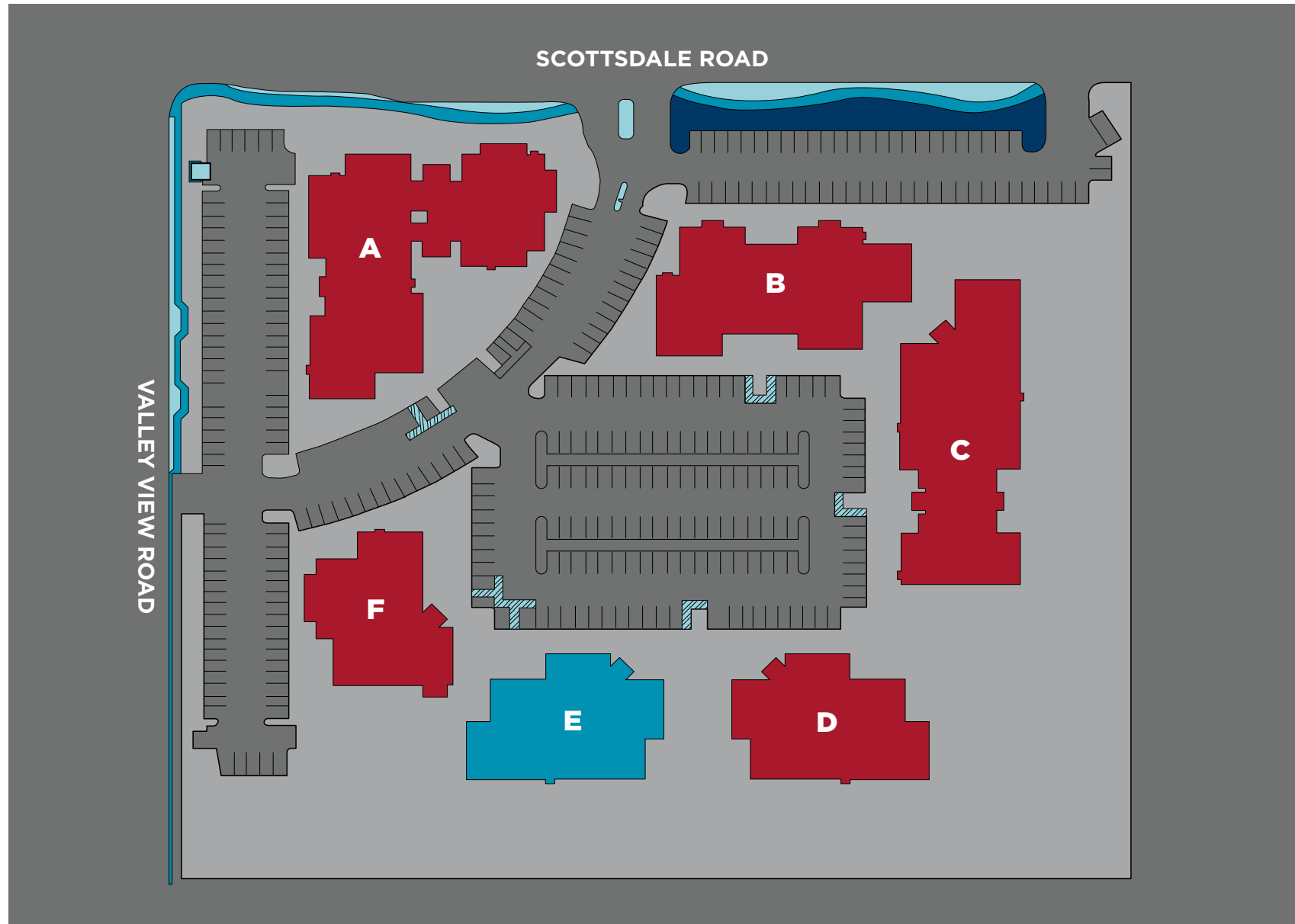
## PROPERTY OVERVIEW

- Building SF: 10,449 SF  
Suites:
  - Suite 100 2,250 RSF
  - Suite 150 6,747 RSF
  - Suite 160 1,952 RSF
- Year Built: 1986, renovated in 2013
- Parking Info: 4.00/1,000 SF  
Sixteen (16) Covered Stalls
- Parcel # 173-14-187
- Zoning: S-R, City of Scottsdale
- 2024 Taxes: \$26,482.54
- New Roof in 2019
- New Exterior Paint in 2025
- Interior and Common Area Bathrooms
- Sales Price: \$4,110,000
- Monthly HOA Dues: \$1,988 Per Month
- Located two miles west of the Loop 101 Freeway
- Single-story garden office building located adjacent to Paradise Valley
- Located minutes away from Old Town Scottsdale, Scottsdale Fashion Square Mall, and Scottsdale Waterfront
- Sweeping views of Camelback Mountain
- Prominent Scottsdale Road Address
- Effortless Pull Up Parking Throughout The Property
- Close Proximity to Old Town Scottsdale
- Efficient Floor Plan Consisting of High-End Interior Finishes



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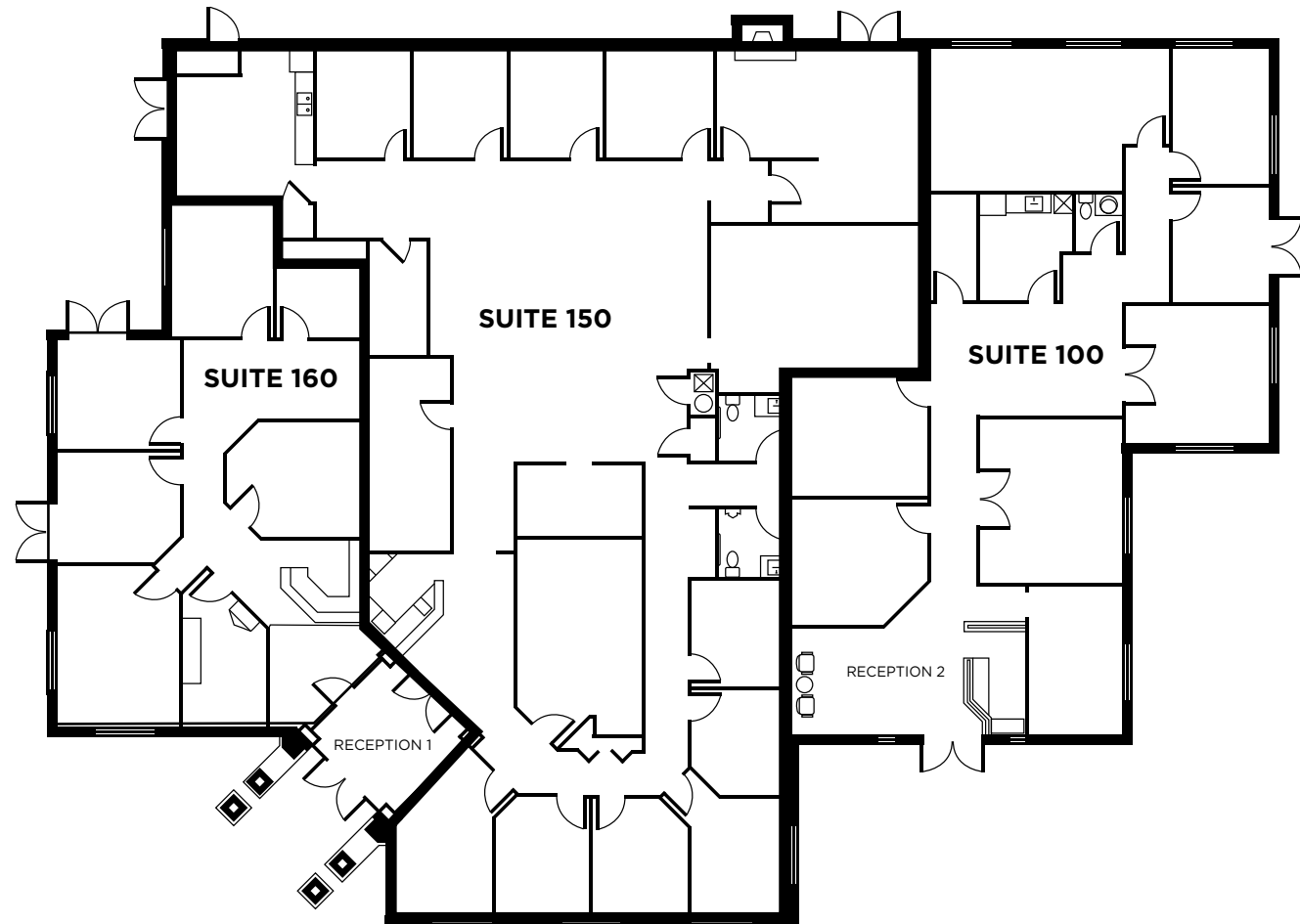
## SITE PLAN



# 5685 NORTH SCOTTSDALE ROAD FLOOR PLAN



Suite 100: 2,250 RSF  
Suite 150: 6,747 RSF  
Suite 160: 1,952 RSF  
**TOTAL: 10,949 RSF**



For more information, please contact:

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## EXTERIOR PHOTOS





# 5685 NORTH SCOTTSDALE ROAD INTERIOR PHOTOS





