

# FOR LEASE : $\pm 1,489$ - $8,114$ SF OFFICE SPACE SCOTTSDALE RIDGE

21803 N SCOTTSDALE RD #220 & #240. SCOTTSDALE , AZ 85255

## PROPERTY AMENITIES:

- Grayhawk Location in N. Scottsdale
- Scottsdale Road Frontage
- Class A Office and Lobby Space



## FEATURES:

- Available:  $\pm 8,114$  Total Rentable
- Individual Options:  $\pm 1,489$  SF or  $\pm 6,625$  SF
- Parking: 5:1,000
- Zoning: C-0 City of Scottsdale
- Lease Rate: \$30 PSF (MG) Annual

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- Prominent Scottsdale Road Signage
- 1,489 - 8,114 SF available to lease
- Parking Ratio: 5:1,000 SF
- Parked for Medical
- Join Companies like Henkel, Discount Tire and Honor Health in this Premier area of North Scottsdale
- Join North Scottsdale Peds, Affiliated Pediatric Dentistry, Endocrinology, Diabetes, Longevity of AZ
- Beautiful common lobby, elevator and restrooms

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice."

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- Amazing views of the McDowell Mountains
- 1.25 miles from Loop 101 / Scottsdale Road
- Just north of Honor Healthcare Thompson Peak Campus
- Numerous hospitality, restaurants and retail amenities nearby: Sprouts grocery, Starbucks and many more
- Within 1 mile of Grayhawk, DC Ranch and One Scottsdale
- Suites have Scottsdale Road access
- Signalized intersection at Deer Valley and Scottsdale Road

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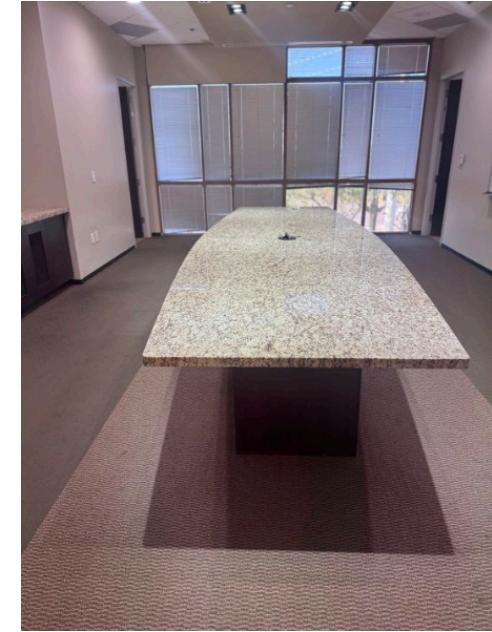
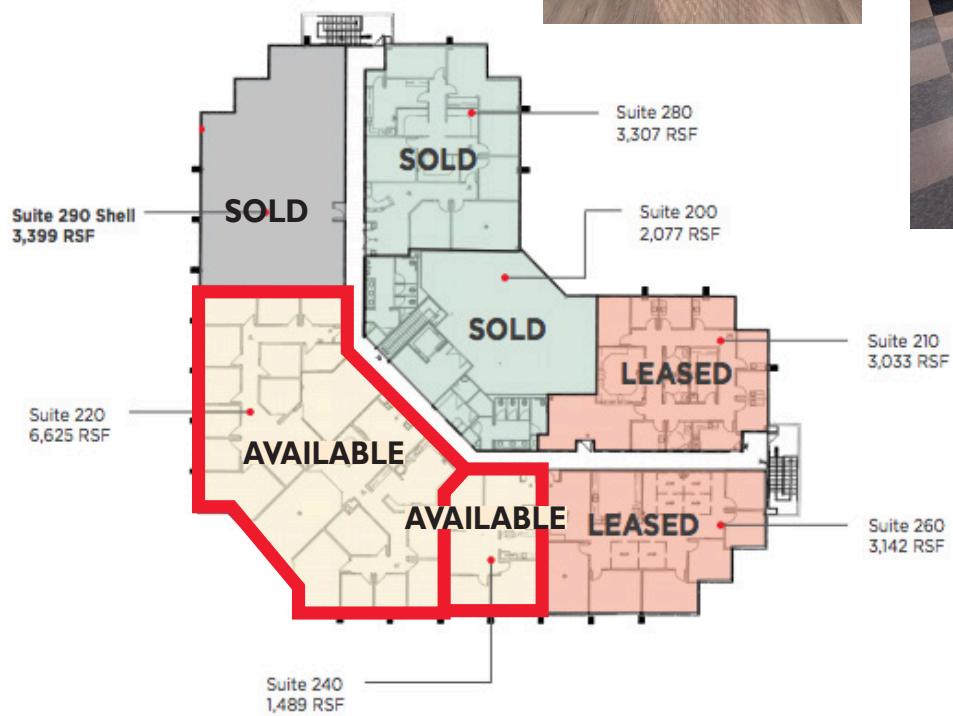
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### SECOND FLOOR



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