

Prime Office Space

FOR LEASE



7440 E 6th Ave | Scottsdale, AZ 85251

TANNER RAMSAY

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CBRE

OFFICE | FOR LEASE

7440 E 6th Ave | Scottsdale, AZ 85251

7440 E 6th Avenue office is situated in the heart of Old Town Scottsdale offering high visibility and excellent traffic exposure. Surrounded by a variety of abundant amenities including fine dining, upscale shopping, galleries, entertainment and recreation, it is ideal for businesses seeking a vibrant and amenity-rich location.

This modern well-maintained second-floor space provides natural light through large windows. The wrap-around patio adds a unique outdoor element, ideal for seating or displays, enhancing the customer experience.

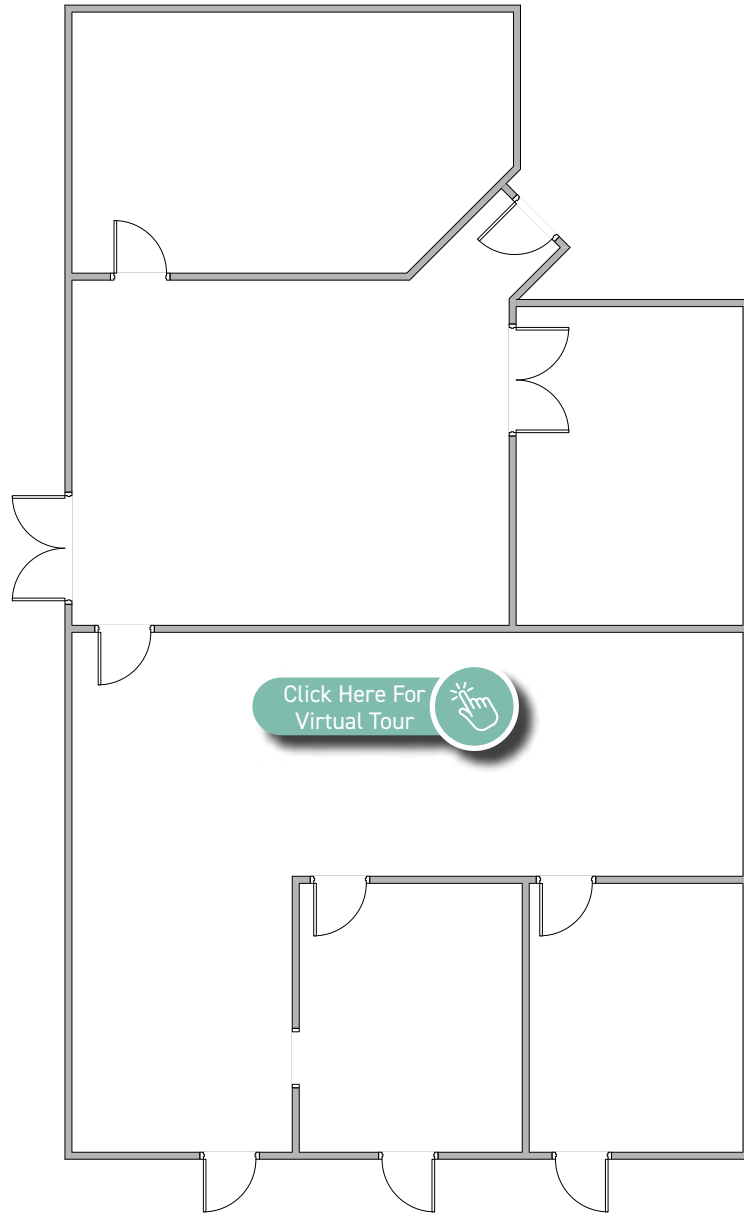
Property Overview

| | |
|-----------------|------------------|
| Building Size | ±7,500 SF |
| Available Suite | Suite 202 |
| Available SF | ±1,975 SF |
| Leasing Rate | \$28.00/SF MG |
| Year Built | 2003 |
| Stories | 2 |
| Parking | 8 covered spaces |



Suite 202

±1,975 SF



Situated in the heart of the vibrant amenity-rich Old Town Scottsdale



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Location and Demographics

| 2024 | 1 mile radius | 3 mile radius | 5 mile radius |
|--------------------------|---------------|---------------|---------------|
| POPULATION | 19,283 | 95,090 | 183,475 |
| AVERAGE HOUSEHOLD INCOME | \$169,927 | \$164,910 | \$175,276 |
| DAYTIME POPULATION | 44,160 | 125,962 | 279,632 |

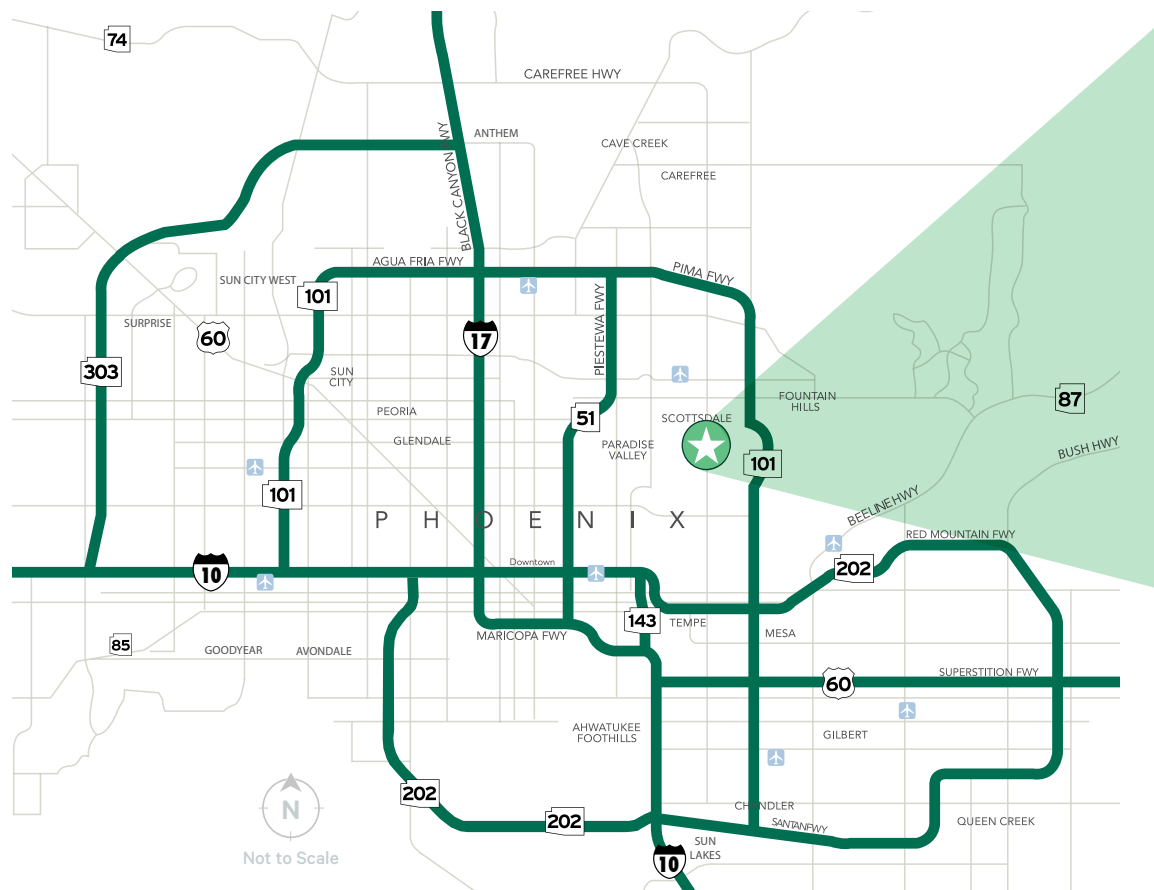
Source: ESRI

Traffic Counts

Source: MRSI / ADOT

Camelback Rd ±25,412 vpd

Scottsdale Rd ±37,386 vpd



Contact:

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