

FOR LEASE

8145 E INDIAN BEND | SCOTTSDALE, AZ 85260

**HIGH-END CREATIVE
OFFICE SPACE**



HUNTER CHASSE,
PARTNER
hchasse@levrose.com
480.421.8822

ZAK KOTTLER,
PARTNER
zkottler@levrose.com
480.272.1493

LEVROSE
COMMERCIAL REAL ESTATE



WWW.LEVROSE.COM

PROPERTY DETAILS

LEASE RATE	\$28.00/SF (Full Service)
AVAILABLE SIZE	±1,206 SF
PARKING	±4.00/1,000 SF
ZONING	PCC, City of scottsdale

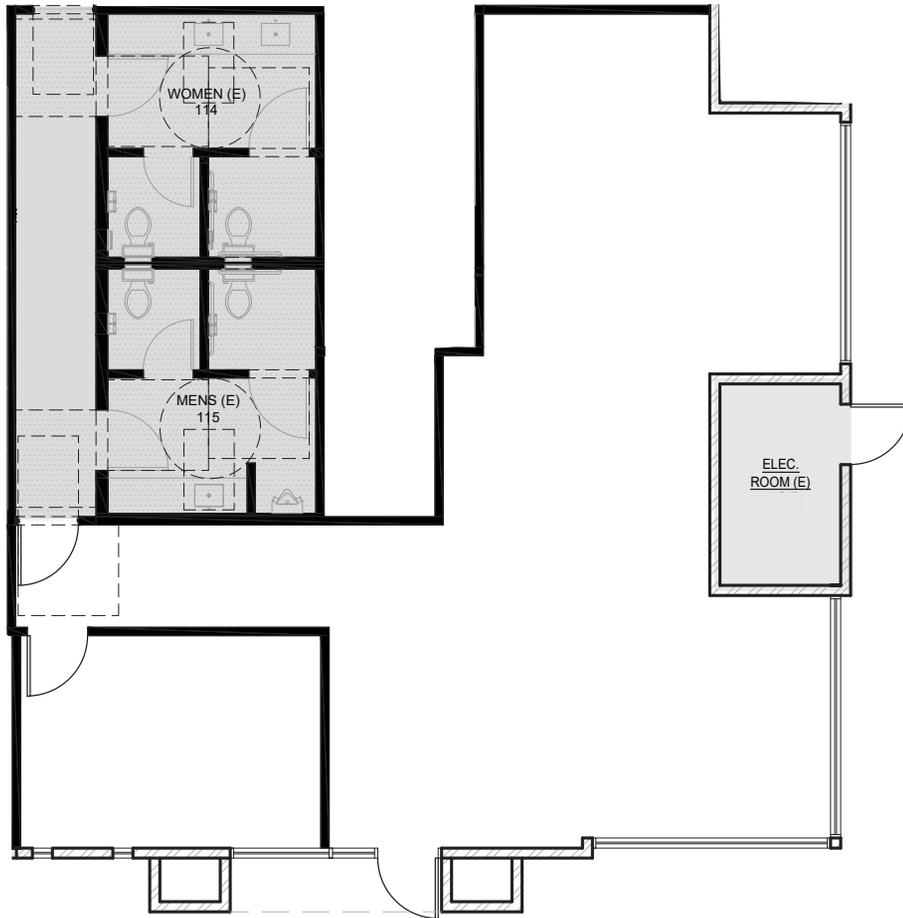
PROPERTY DETAILS

- Spec Suite with Modern Finishes Throughout
- Incredible Camelback Mountain and golf course views.
- Tremendous glass line throughout the building which brings in lots of natural light.
- Effortless pull up parking directly in front of the suite
- Located within minutes from the Loop 101 Freeway and numerous retain and restaurant amenitites

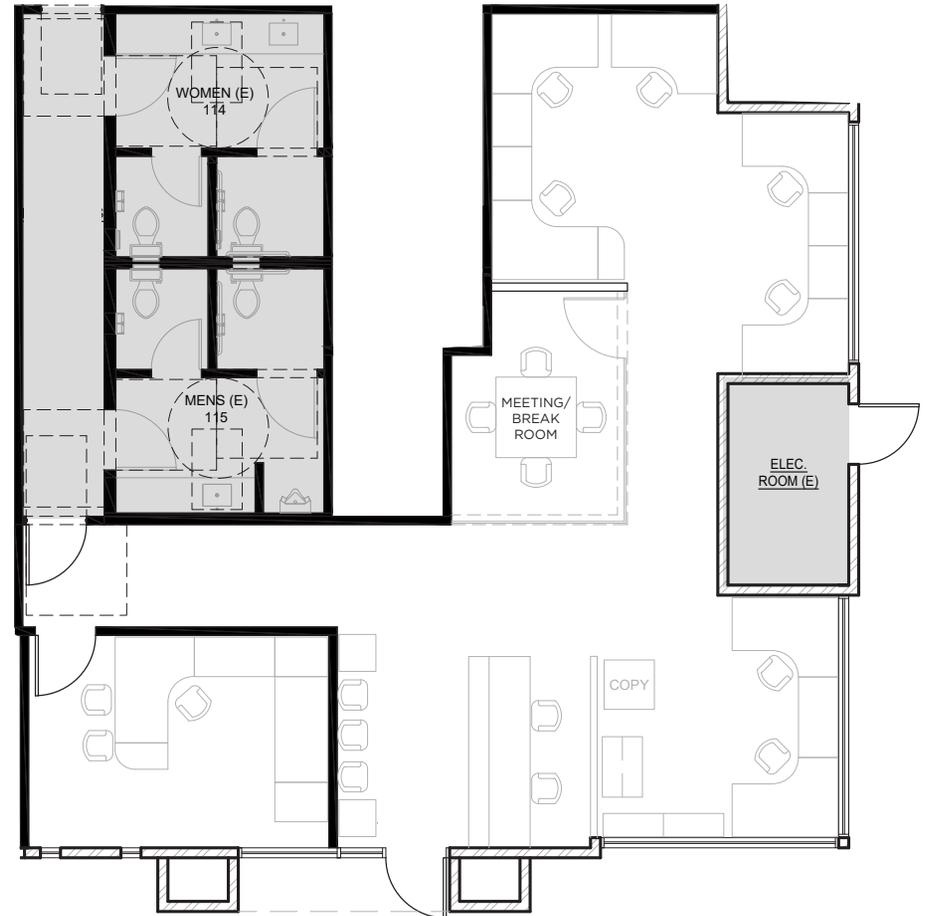


FLOOR PLAN

 COMMON AREA



CURRENT FLOOR PLAN



CONCEPT FLOOR PLAN

DRIVE TIMES



±10 MINUTES
TO OLD TOWN SCOTTSDALE



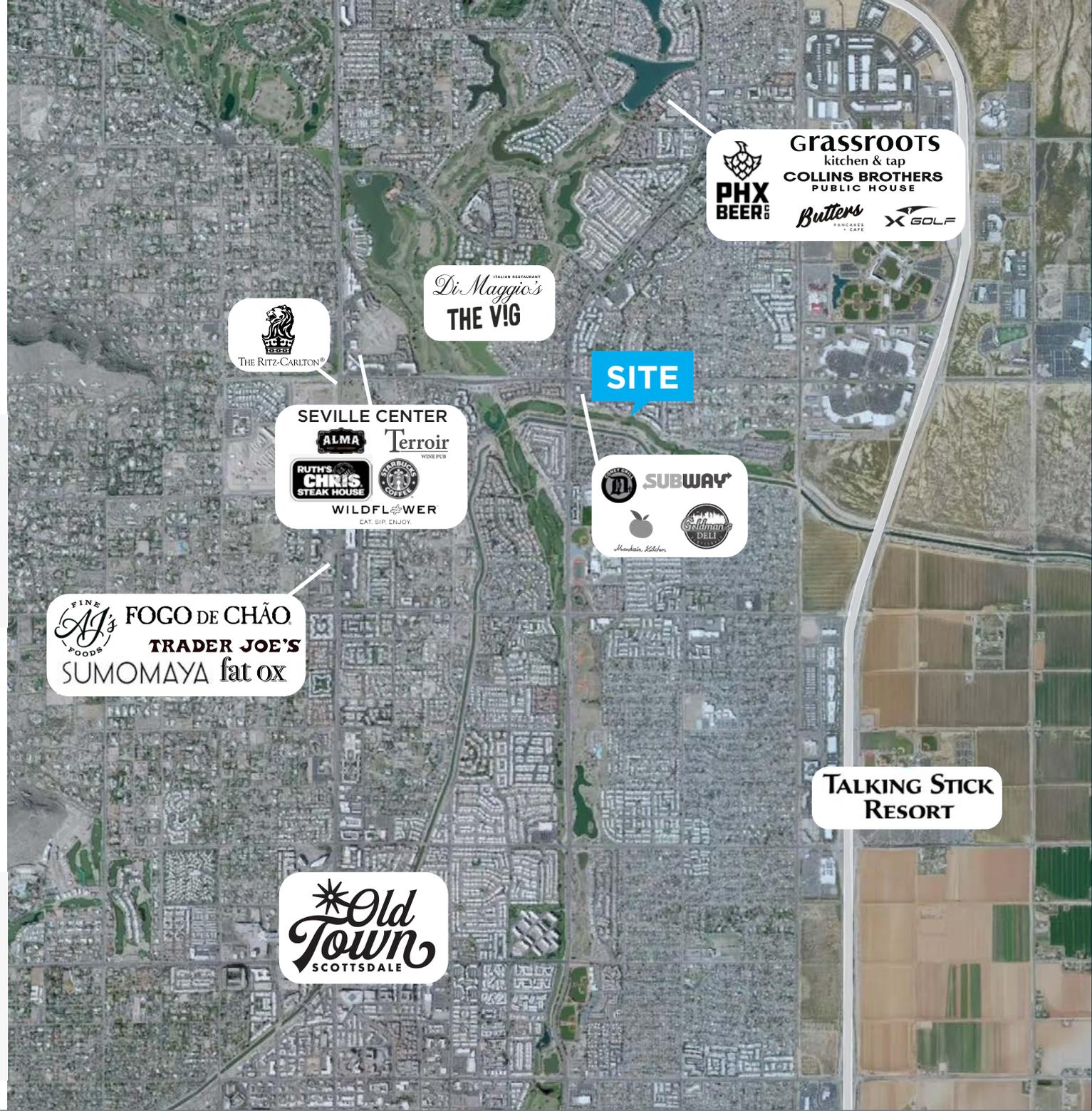
±11 MINUTES
TO HONOR HEALTH
AT SHEA MEDICAL CENTER



±17 MINUTES
TO SCOTTSDALE QUARTER

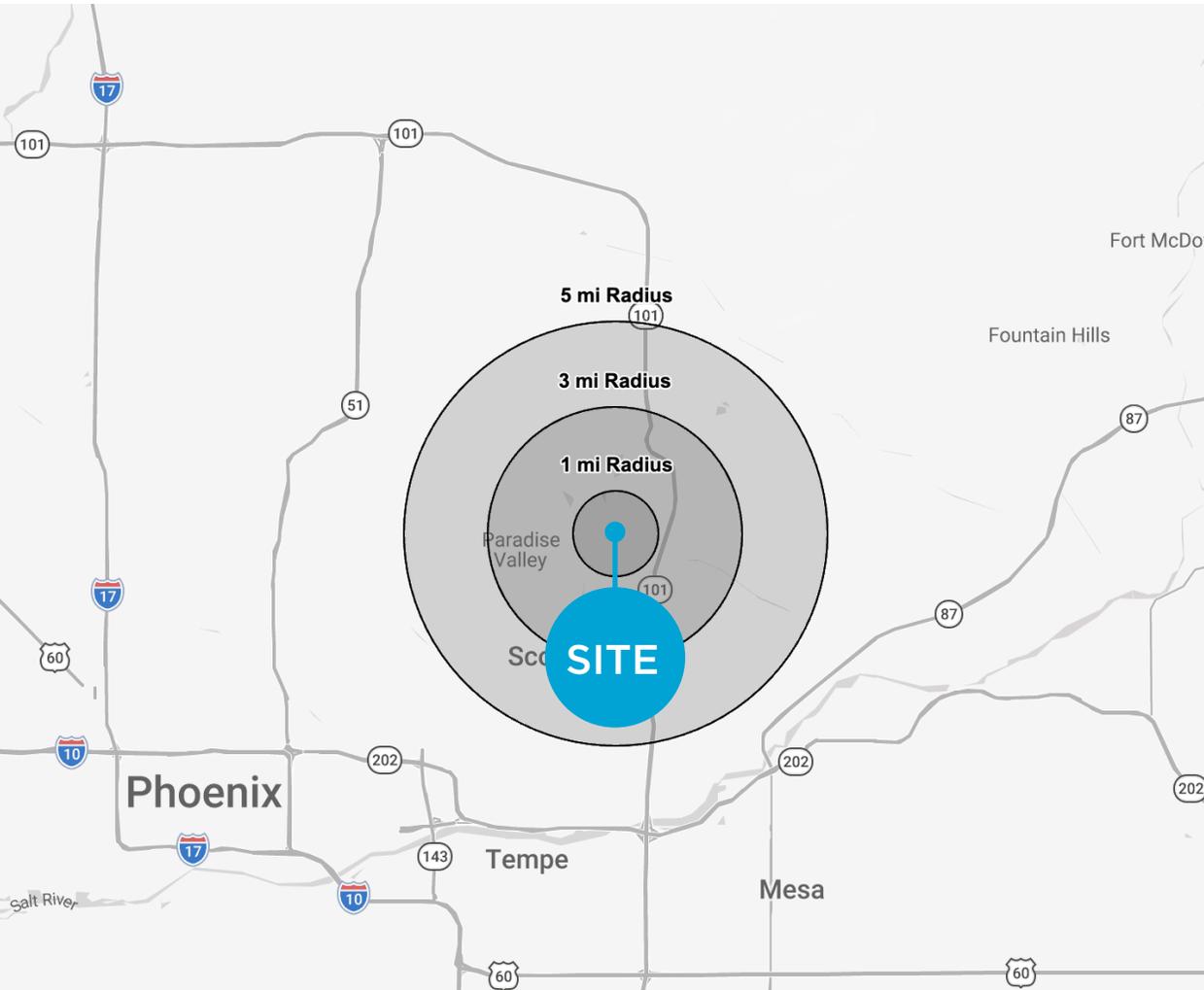


±18 MINUTES
TO PHOENIX SKY HARBOR
AIRPORT



AERIAL OVERVIEW

DEMOGRAPHICS



*2026 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	12,369	71,217	166,207
2029	13,617	79,250	183,080

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,263	36,976	79,561
2029	6,900	41,248	87,876

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$121,330	\$124,782	\$128,269

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$607,440	\$647,299	\$671,854

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,889	58,969	131,822

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	563	6,580	14,288



HUNTER CHASSE,
PARTNER
hchasse@levrose.com
480.421.8822

ZAK KOTTLER,
PARTNER
zkottler@levrose.com
480.272.1493

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.