

# CLASS A GENERAL OFFICE SPEC SUITE

## ARCADIA GREEN

Price: \$38.00/SF Full Service

6155 East Indian School Road

Scottsdale, AZ 85251



Revised 4/22/22



# PROPERTY SUMMARY

Arcadia Green  
6155 East Indian School Road | Scottsdale, AZ 85251



## PROPERTY SUMMARY

Availability:	2nd Floor Spec Suite 3,498 RSF
Building Size:	10,437 RSF
Load Factor:	7.675%
Lease Rate:	\$38.00/RSF Full Service With Base Year
Type:	General Office
Parking:	3.85:1,000 SF 32 Covered 10 Uncovered
Zoning:	S-R (Scottsdale)

## SPEC SUITE

Move-in Ready white and light Class A Spec Suite with spectacular views of Camelback Mountain. Exposed ceilings. Frosted glass throughout. LAST SPACE AVAILABLE.

## PROPERTY OVERVIEW

Two Story Garden Office Complex. The current owner has invested wisely in low water desert landscaping and solar panels that keep the expenses down, with timeless architecture and an impressive glass line. The property has common restrooms and an elevator to go along with a great outdoor courtyard for having lunch or meetings. Located less than 2 miles to the west of Old Town Scottsdale and just south from Arcadia. This truly is a unique and conveniently located building in a submarket with very few opportunities.

## PROPERTY DESCRIPTION

Arcadia Green

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## PROPERTY DESCRIPTION

Wakeman Integrity, LLC has been awarded the Exclusive Listing for Arcadia Green located at 6155 East Indian School Road. The property is a wonderful two-story office building consisting of approximately 10,437 square feet. A property like this doesn't come available often. With over 200 feet of frontage on Indian School, the signage potential is fantastic. The building was designed to take advantage of the Camelback Mountain views from the second floor.

The current owner has invested wisely in low water desert landscaping that keep the expenses down, along with timeless architecture and an impressive glass line. Owner invested \$750,000 in solar panels in 2009 bringing the expense for gas and electric to \$1,575 yearly. A Huge Savings! Common restrooms and an elevator accompany a great outdoor courtyard that is ideal for lunch or meetings.

Located less than 2 miles west of Old Town Scottsdale and just south from Arcadia, this truly is a unique and conveniently located building in a submarket with very few opportunities.



# FLOOR PLAN (2ND FLOOR)

Arcadia Green

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FLOOR PLAN

3/32" = 1'

**DIGGES**  
DESIGN  
**INTERIORS** LLC  
PHOENIX, AZ 85032  
PH: (602) 228-6871 FX: 595-2925

## ARCADIA GREEN

6155 E. INDIAN SCHOOL RD. SCOTTSDALE, AZ 85251

**SPEC SUITE #225 (3,498 sf R)**

JOB # 2021-00 1-12-2022 DRAWN BY: JT

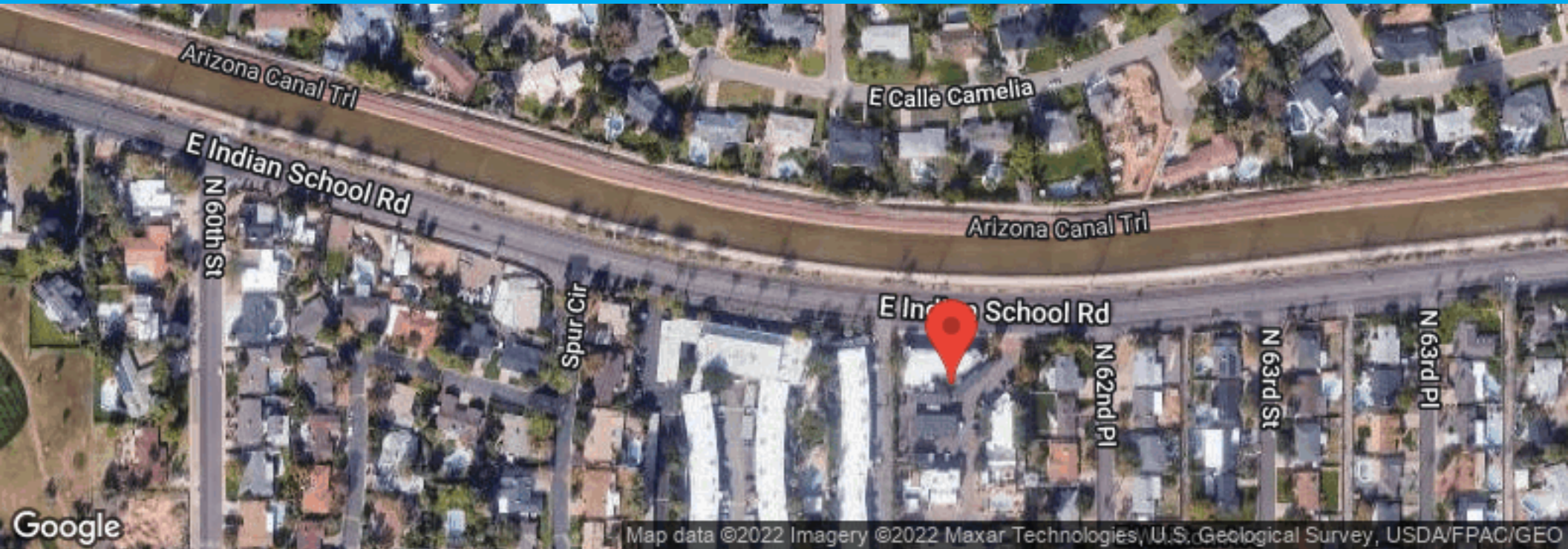
MELYNN WAKEMAN  
(623) 210-5027  
Melynn@IntegrityRealty4U.com



# LOCATION MAPS

Arcadia Green

6155 East Indian School Road | Scottsdale, AZ 85251

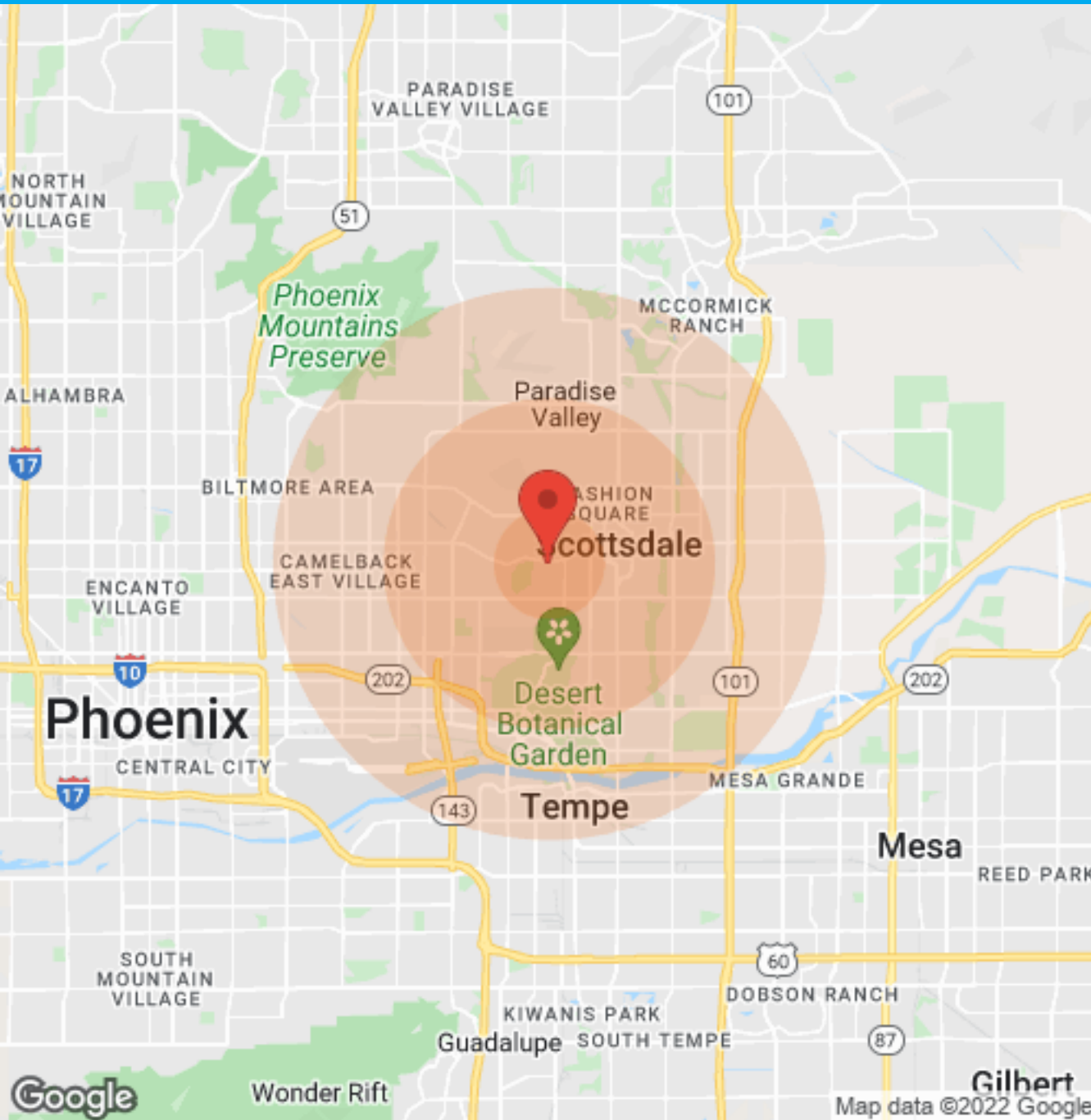




# DEMOGRAPHICS

Arcadia Green

6155 East Indian School Road | Scottsdale, AZ 85251



Population	1 Mile	3 Miles	5 Miles
Male	5,832	49,205	117,731
Female	6,002	49,745	118,280
Total Population	11,834	98,950	236,011

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,251	17,129	43,347
Ages 15-24	1,405	9,911	25,417
Ages 55-64	1,423	11,788	26,569
Ages 65+	2,255	19,336	43,144

Race	1 Mile	3 Miles	5 Miles
White	10,599	80,438	179,332
Black	241	3,774	9,953
Am In/AK Nat	56	1,628	5,292
Hawaiian	N/A	50	111
Hispanic	2,666	23,861	75,635
Multi-Racial	1,766	23,670	75,360

Income	1 Mile	3 Miles	5 Miles
Median	\$58,195	\$49,646	\$46,756
< \$15,000	518	6,685	15,857
\$15,000-\$24,999	625	5,247	12,312
\$25,000-\$34,999	584	5,337	12,149
\$35,000-\$49,999	488	6,759	14,527
\$50,000-\$74,999	975	7,802	17,098
\$75,000-\$99,999	550	5,321	10,428
\$10,000-\$149,999	631	5,005	10,515
\$150,000-\$199,999	263	1,991	3,971
> \$200,000	619	2,601	5,531

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,798	59,153	128,151
Occupied	5,699	49,397	107,455
Owner Occupied	3,195	25,524	55,864
Renter Occupied	2,504	23,873	51,591
Vacant	1,099	9,756	20,696