

# SCOTTSDALE BUSINESS CENTER

13402 NORTH SCOTTSDALE ROAD | SCOTTSDALE, ARIZONA

*TOTAL RENOVATION  
COMPLETED*

*±3,655-5,702 SF*



**Michael Kitlica**  
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**cushmanwakefield.com**

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## PROPERTY FEATURES

- Rentable Square Footage:  $\pm 56,439$  SF
- Available Suite Sizes:  $\pm 3,655$ - $5,703$  SF
- Scottsdale Road Frontage
- Scottsdale Road Signage Available
- Zoning: Commercial Park/Industrial Park, City of Phoenix
- Parking: 4.0/ 1,000 Square Feet
- No Load Factor
- Covered Parking Available
- Total Renovation in 2017
- 100% Air Conditioning Throughout
- Grade Level Loading
- Can Accommodate Office, Industrial and Retail Users
- Building B: \$16.00-\$22.00 NNN
- Tenant Improvements: Negotiable

# SITE PLAN



For more information, please contact:

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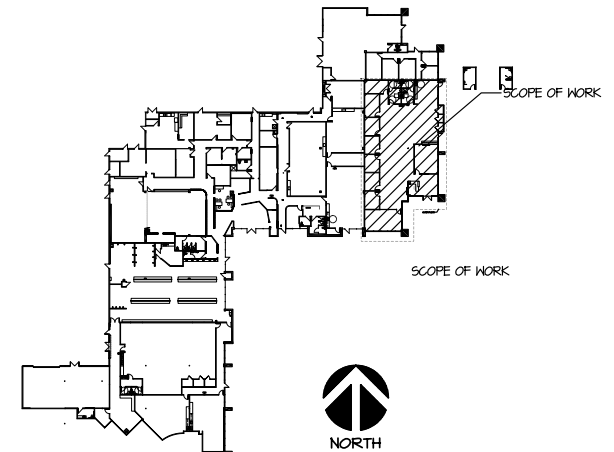
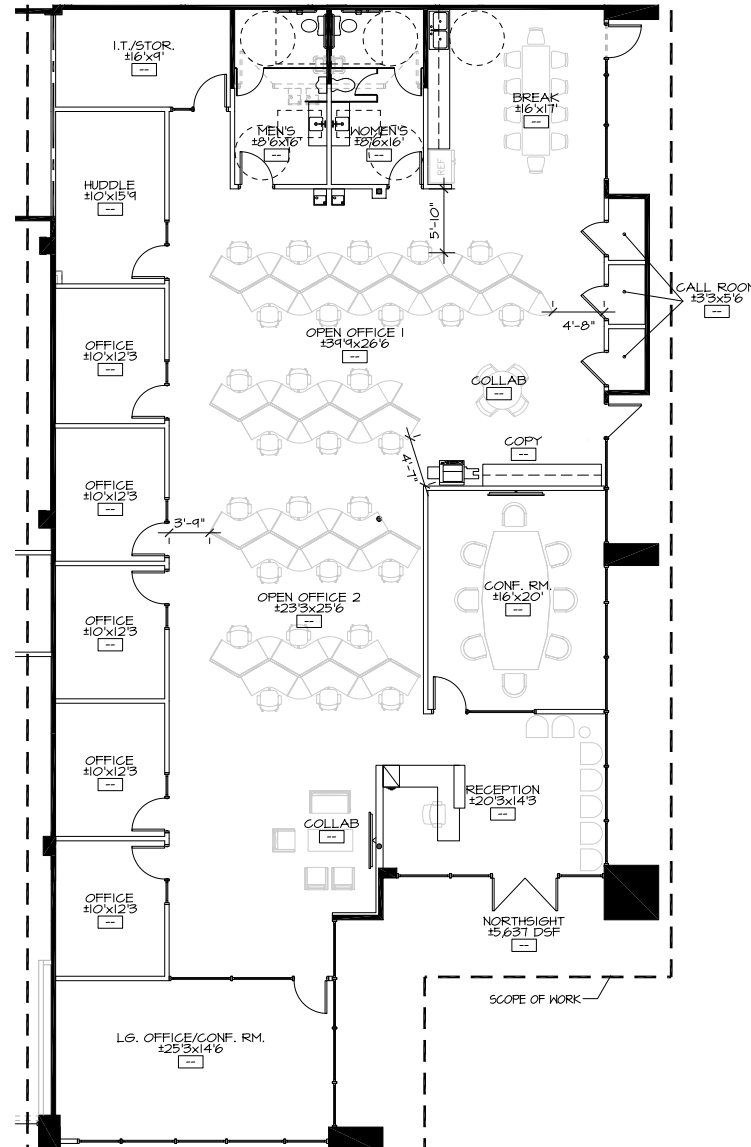
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## SUITE 185 - 5,703 SF



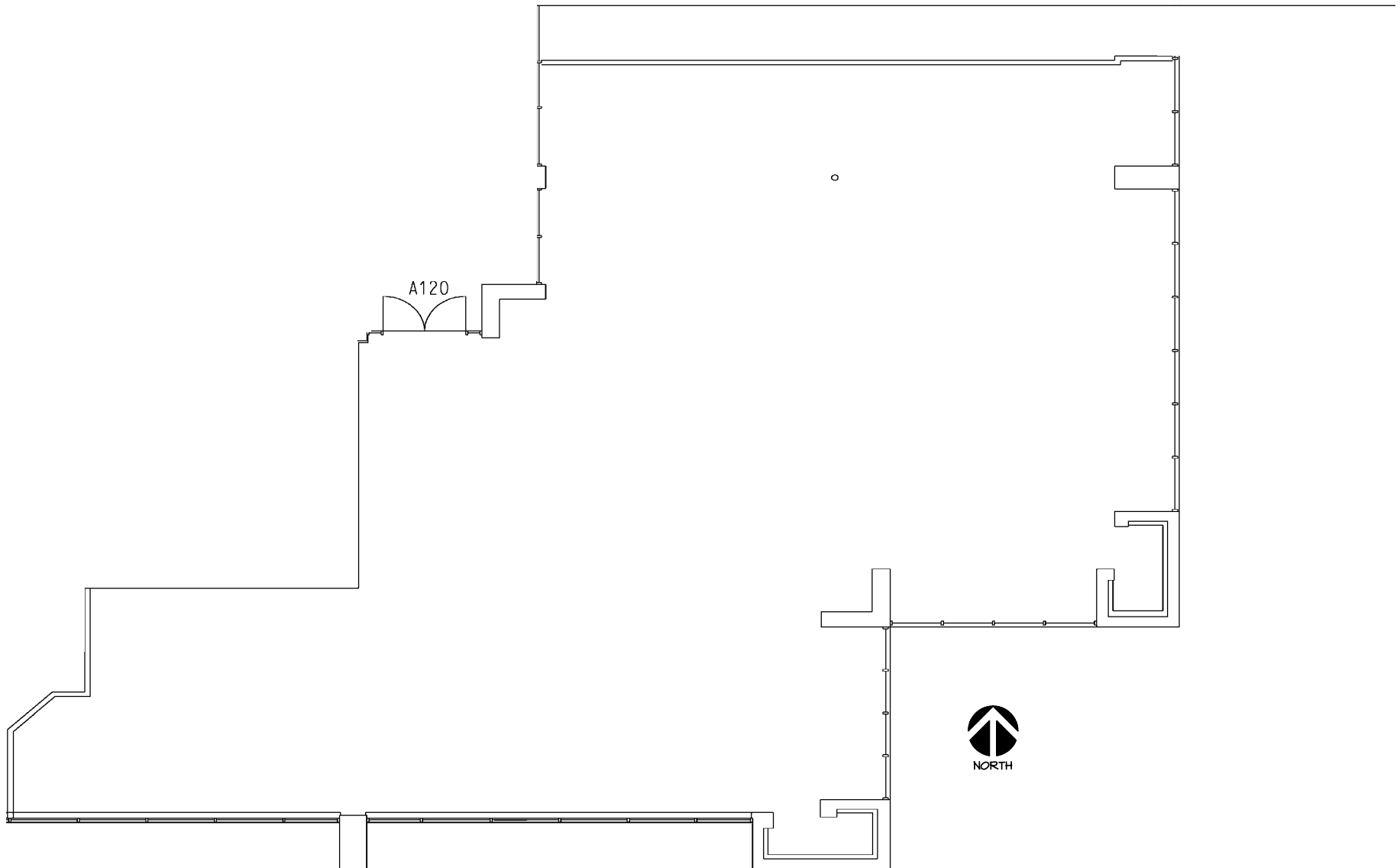
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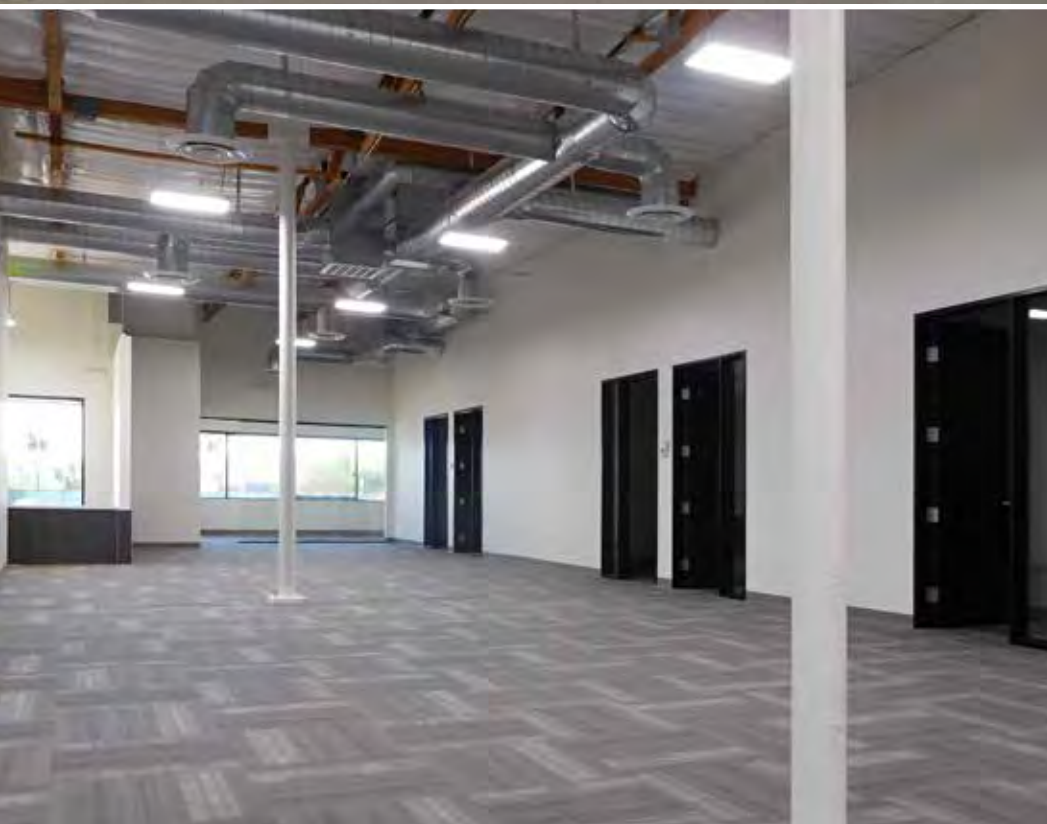
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CUSHMAN &  
WAKEFIELD

SUITE 120 - 3,655 SF



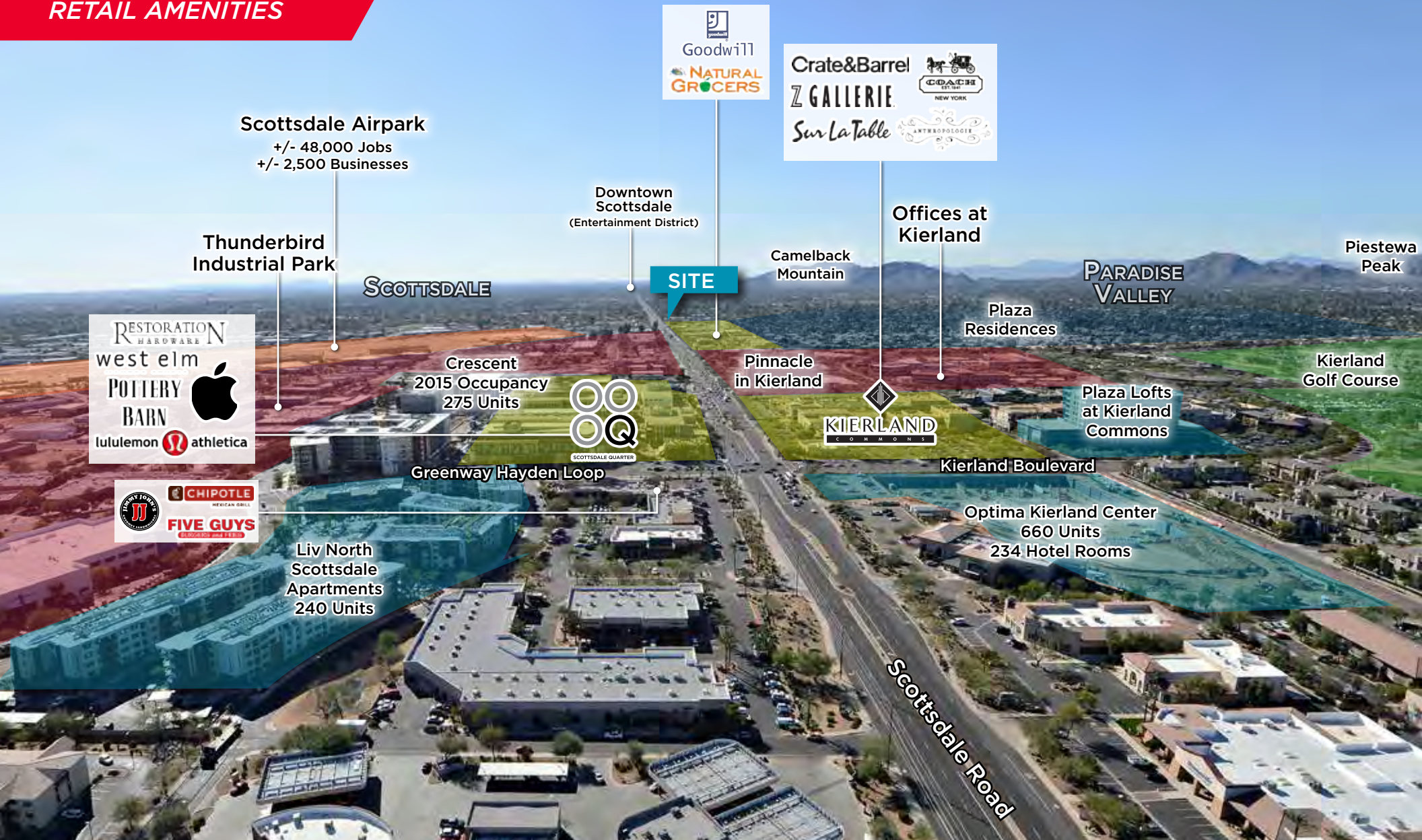


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## RETAIL AMENITIES



**Scottsdale Airpark**  
+/- 48,000 Jobs  
+/- 2,500 Businesses

**Thunderbird Industrial Park**

SCOTTSDALE



**Crescent**  
2015 Occupancy  
275 Units



Greenway Hayden Loop

**Liv North Scottsdale Apartments**  
240 Units



**Downtown Scottsdale**  
(Entertainment District)

**SITE**

Camelback Mountain

**Pinnacle in Kierland**



**Offices at Kierland**

Kierland Boulevard

**Optima Kierland Center**  
660 Units  
234 Hotel Rooms

Plaza Residences

PARADISE VALLEY

Plaza Lofts at Kierland Commons

Kierland Golf Course

Piestewa Peak

Scottsdale Road

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## AVAILABLE SUITES

SUITE	SQUARE FOOTAGE	RATE	COMMENTS
<b>103</b> <b>LEASED</b>	±1,058	\$17.00 NNN	Existing executive suite with two offices and a reception room.
<b>125</b> <b>LEASED</b>	±1,996	\$22.00 NNN	White shell condition with vaulted ceilings. Can accommodate any retail, office or medical tenants with Scottsdale Road front and signage.
<b>130</b> <b>LEASED</b>	±2,729	\$22.00 NNN	White shell condition with vaulted ceilings. Can accommodate any retail, office or medical tenants with Scottsdale Road front and signage.
<b>120</b> <b>AVAILABLE</b>	±3,655	\$22.00 NNN	White shell condition with vaulted ceilings. Can accommodate any retail, office or medical tenants with Scottsdale Road front and signage.

SUITE	SQUARE FOOTAGE	RATE	COMMENTS
<b>185</b> <b>AVAILABLE</b>	±5,703 (Divisible)	\$16.00 NNN	End cap spec suite. Move-in ready. Reception, 6 office, training room, conference room, cubicle farm, Open kitchen with multiple outdoor patios.
<b>150</b> <b>LEASED</b>	±7,439 (Divisible)	\$18.00 NNN	White shell condition with 16 foot clear height and one (1) roll-up door. Can accommodate all industrial, retail or office/medical tenants.
<b>191/195</b> <b>LEASED</b>	±8,731	\$17.00 NNN	75% office, 25% warehouse suite with 16' foot clear height.



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