

# CALENDAR STICK BUSINESS PARK

9305 EAST VIA DE VENTURA, SCOTTSDALE, ARIZONA 85258

# FOR LEASE



**MIKE GARLICK, SIOR**  
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2398 East Camelback Road | Suite 950 | Phoenix, Arizona 85016



## PROPERTY FEATURES



**±15,208 SF**  
AVAILABLE  
FIRST FLOOR WITH  
LOBBY EXPOSURE



**5.1/1,000**  
PARKING  
RATIO



**Visibility**  
EXCELLENT  
FREEWAY VISIBILITY



**Loop 101**  
EASY FREEWAY  
ACCESS

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## LOCATED IN THE HEART OF THE CENTRAL SCOTTSDALE SUBMARKET

- **FULL DIAMOND INTERCHANGE AT THE LOOP 101 FREEWAY AND VIA DE VENTURA, GIVING THE PROPERTY GREAT FREEWAY EXPOSURE AND ACCESS.**
- **JUST MINUTES FROM SKY HARBOR AIRPORT AND CLOSE TO GAINNEY RANCH, THE PAVILIONS AND THE SCOTTSDALE AIRPARK RETAIL AS WELL AS MANY RESTAURANTS AND HOTELS.**

 **SCOTTSDALE FIESTA SHOPPING CENTER**



 **SALT RIVER FIELDS AT TALKING STICK**

**TALKING STICK GOLF CLUB** 

 **TOP GOLF ENTERTAINMENT COMPLEX WITH DRIVING RANGE**

 **CASINO ARIZONA AT TALKING STICK RESORT & TALKING STICK RESORT**

 **THE PAVILIONS AT TALKING STICK SHOPPING CENTER**

**LOOP 101 TRAFFIC COUNTS: 153,776 VPD**

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 **Newmark Knight Frank**

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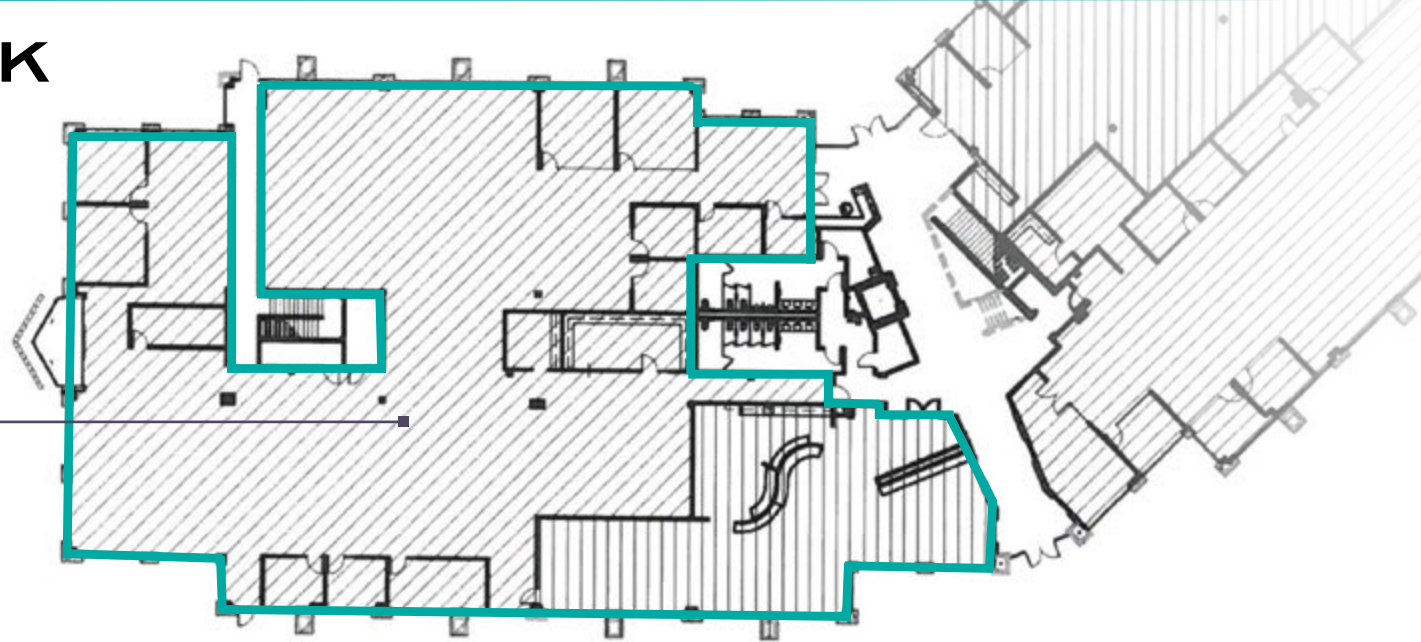


**FIRST FLOOR AVAILABLE: ±15,208 RSF**

## **CALENDAR STICK BUSINESS PARK**

**9305 EAST VIA DE VENTURA,  
SCOTTSDALE, AZ 85258**

**SUITE 100  
15,208 RSF**



### **EXCLUSIVE ADVISORS**

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