



8350 E. EVANS RD | EVANS CORPORATE PARK

±3,445 SF Available | Scottsdale, AZ 85260

JAMES LIEBERTHAL, SIOR

Associate Broker | 602.386.1229 (D) | 480.529.6400 (Mobile/Text)
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CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
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AVAILABILITY



PROPERTY HIGHLIGHTS

- HIGHLY DESIRABLE PROPERTY LOCATION
- EASY ACCESS TO 101 FREEWAY
- A/C WAREHOUSE
- MONUMENT & BUILDING SIGNAGE OPPORTUNITY
- CLEAR CEILING HEIGHT ±14' TO ±16'
- TENANT FRIENDLY OWNERSHIP
- NEARBY AMENITIES: WESTWORLD, POST OFFICE, SCOTTSDALE RESTAURANTS AND SHOPPING

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SPACES	LEASE RATE (MODIFIED GROSS)	± SPACE SIZE
SUITE C-1	\$1.10 SF/month	3,445 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,176	69,297	203,676
Total Population	5,113	158,479	477,657
Average HH Income	\$131,712	\$115,905	\$105,983

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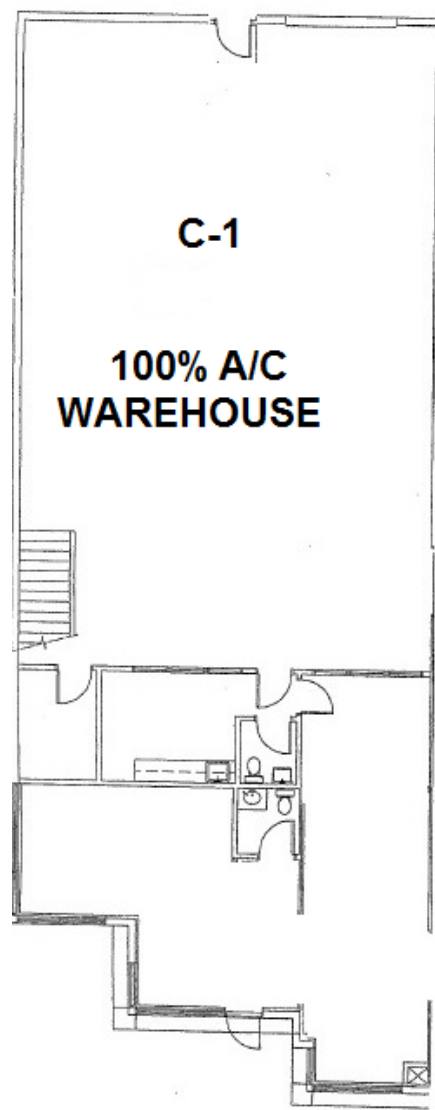
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FLOOR PLAN



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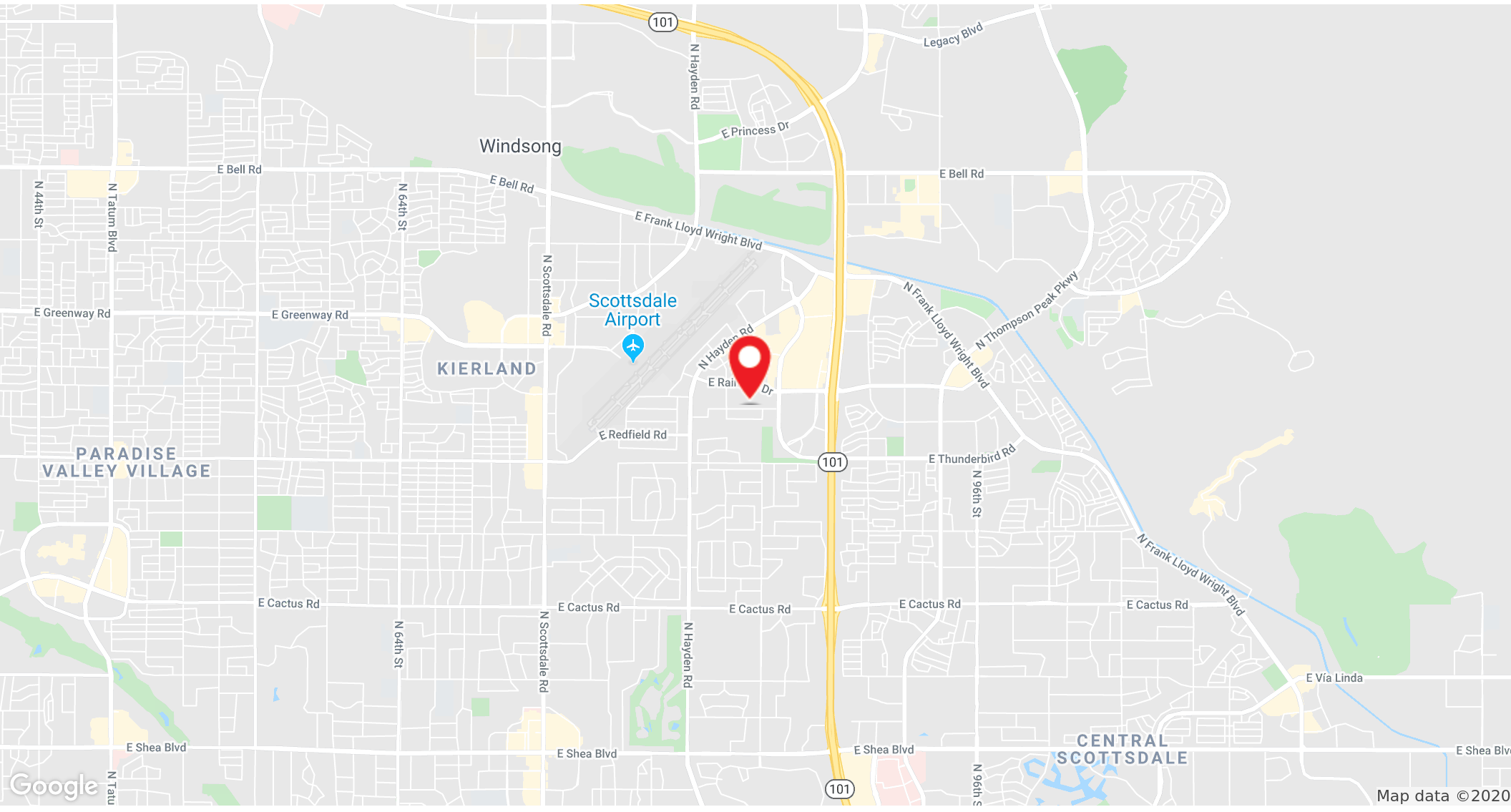
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LOCATION MAP



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