



OFFICE FOR LEASE

8436 E SHEA BLVD, SUITE 102 | SCOTTSDALE, AZ | 85260

EXCLUSIVE CONTACT

Chad R. Merwin
D 480.522.2767
M 602.684.7707
cmerwin@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CPPIAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
01 20 20

LEASE RATE
\$21.00 MODIFIED GROSS



± 1,260 SF



3 OFFICES &
CONFERENCE ROOM



MULTI-TENANT CONDO

MULTI-TENANT OFFICE CONDO FOR LEASE

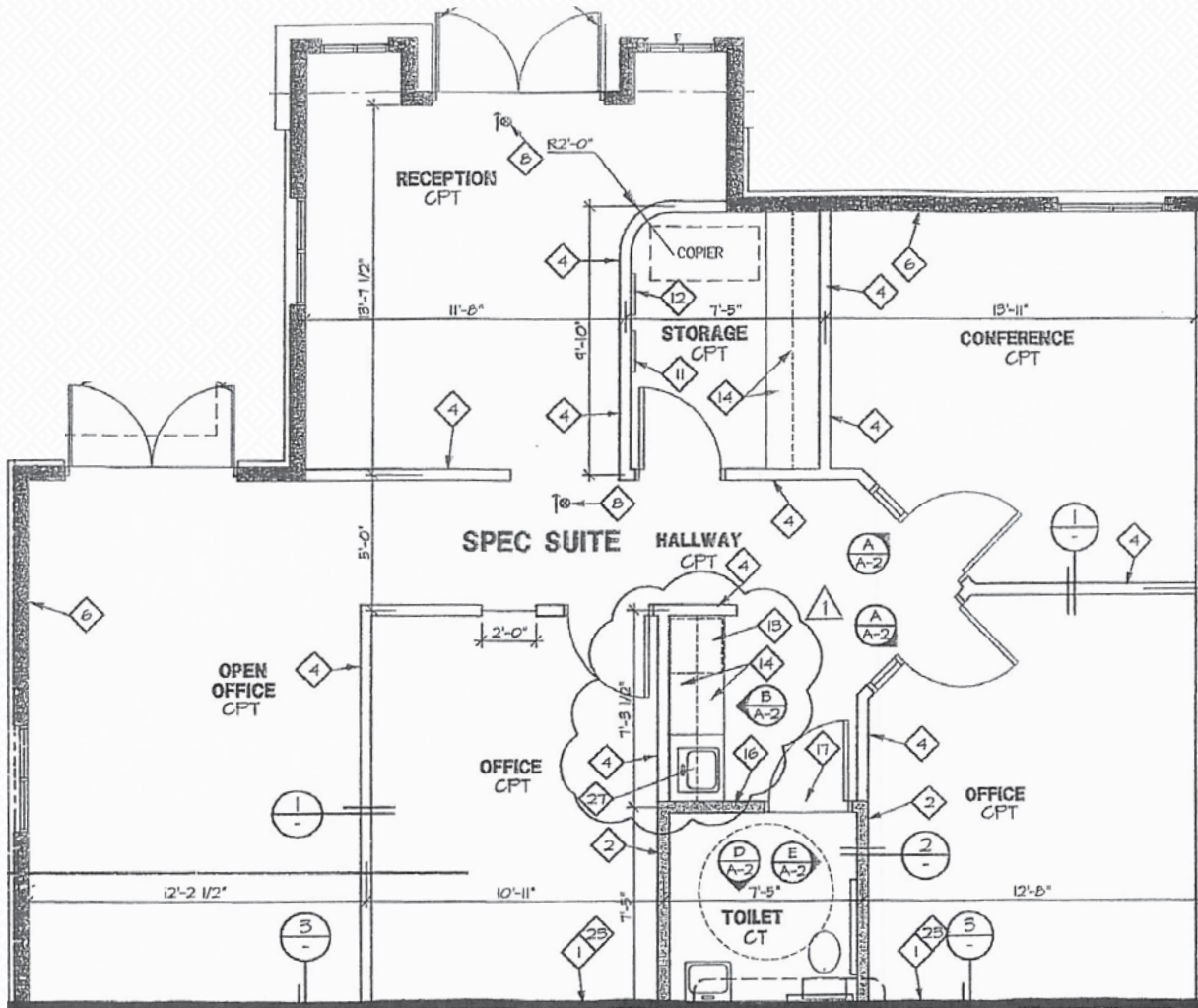
PROPERTY FEATURES

8436 E Shea Blvd, Scottsdale, AZ
85260
±1,260 SF Available
APN: 175-29-106
4/1,000 Parking Ratio

SUITE 102

±1,260 SF | \$21.00 MG

Office Suite Available For Lease



EXCLUSIVE CONTACT

Chad R. Merwin
D 480.522.2767
M 602.684.7707
cmerwin@cpiaz.com



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
01 20 20

MULTI-TENANT OFFICE CONDO FOR LEASE

DEMOGRAPHICS



POPULATION

1M: 8,258
3M: 70,475
5M: 164,698



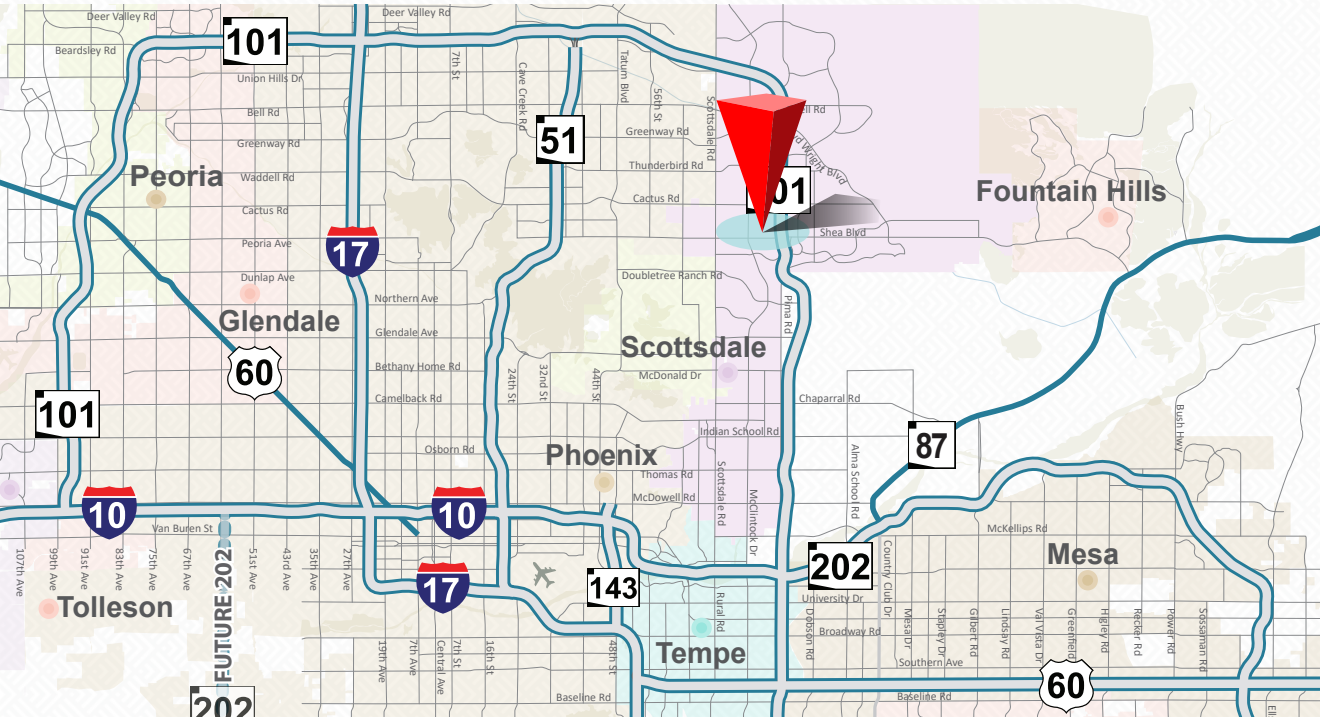
HOUSEHOLDS

1M: 3,828
3M: 32,721
5M: 74,327



AVG HH INCOME

1M: \$138,766
3M: \$142,388
5M: \$141,625



EXCLUSIVE CONTACT

Chad R. Merwin
D 480.522.2767
M 602.684.7707
cmerwin@cpiaz.com



TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
01 20 20