



# MCDOWELL MOUNTAIN BUSINESS PARK

± 2,224 SF Available | 16410 N. 91st Street, Scottsdale, AZ 85260

**JAMES LIEBERTHAL, SIOR**

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**CUTLER COMMERCIAL**

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016  
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## Property Summary



### PROPERTY HIGHLIGHTS

- HARD TO FIND FLEX SPACE
- APPROXIMATELY  $\pm 60\%$  OFFICE AND  $\pm 40\%$  EVAP WAREHOUSE
- HIGHLY DESIRABLE LOCATION
- CLOSE TO LOOP 101
- BUILDING AND WINDOW SIGNAGE OPPORTUNITY
- CLOSE TO UPSCALE RETAIL, RESTAURANTS, SCOTTSDALE QUARTER R& GOLFING

### OFFERING SUMMARY

Lease Rate:	\$3,000/MONTH   MODIFIED GROSS (PLUS ELECTRIC)
Suite	103
Available SF:	$\pm 2,224$ SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,893	24,325	57,590
Total Population	8,634	53,000	129,345
Average HH Income	\$103,682	\$115,362	\$118,003

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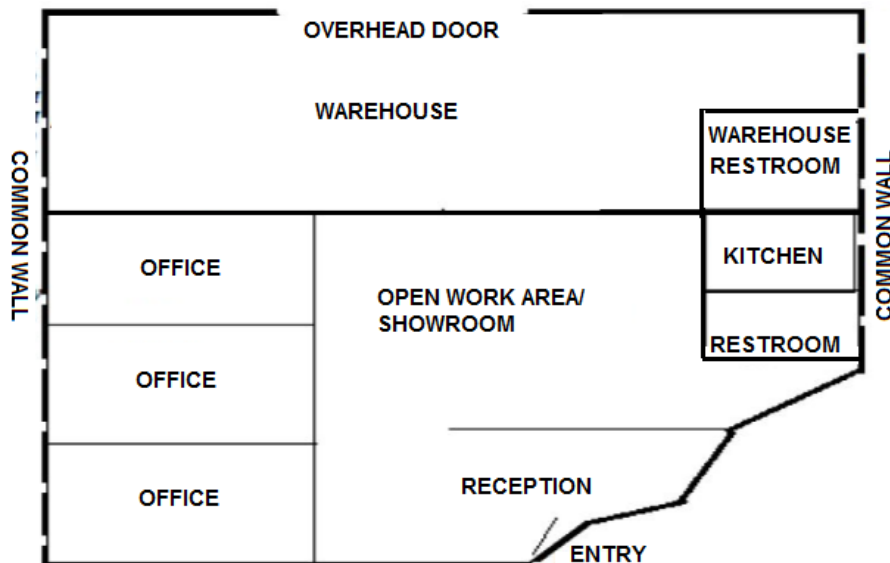
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## FLOOR PLAN



- ◆ OPEN WORK AREA/SHOWROOM
- ◆ RECEPTION
- ◆ 3 OFFICES
- ◆ KITCHEN
- ◆ 2 BATHROOMS WITH SHOWER
- ◆ EVAP WAREHOUSE
- ◆ PARKING UP TO 7 SPACES

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## Additional Photos



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