

MIRAGE CROSSING OFFICE CONDO | IMMEDIATE OCCUPANCY

10565 NORTH 114TH STREET, SUITE 109 | SCOTTSDALE, AZ 85259

FOR LEASE



PROPERTY HIGHLIGHTS

- » Newly Renovated Office Suite
- » Upgraded Finishes
- » Ample Open and Covered Parking
- » Excellent Frontage Along Shea Boulevard
- » Near Retail and Restaurants
- » Convenient Access to Loop 101 Freeway

Mirage Crossing is comprised of four one-story buildings totaling 80,000 sq. ft. This relaxing, spacious environment of productive offices is set on a pristine 10+ acre site with a 5/1,000 parking ratio. Enjoy McDowell Mountains View, pedestrian/equestrian trails and a relaxed suburban office environment.

Mirage Crossing also boasts an ideal location, with signalized access allowing for convenient ingress and egress. The property has frontage on Shea Blvd at Frank Lloyd Wright (114th St.). Shea carries heavy vehicular traffic with great visibility. Additional traffic and ease of access come from the close proximity to the Loop-101. The office park is surrounded by popular retail and affluent residential neighborhoods. Mayo Clinic is east of and within close proximity to the property.

LEASE RATE	\$18.12/SF (MG)
AVAILABLE SF	1,983 SF
BUILDING SIZE	21,135 SF
YEAR BUILT	2005
PARKING RATIO	5/1,000
ZONING	S-R Scottsdale, Service Residential
CROSS STREETS	FLW (114th St) & Shea Blvd
TRAFFIC COUNT	+/- 39,000 VPD (Shea Blvd)

FOR MORE INFORMATION, CONTACT:

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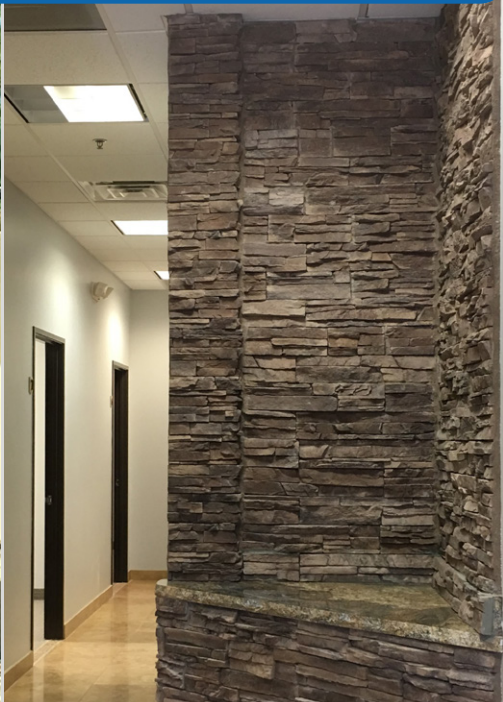
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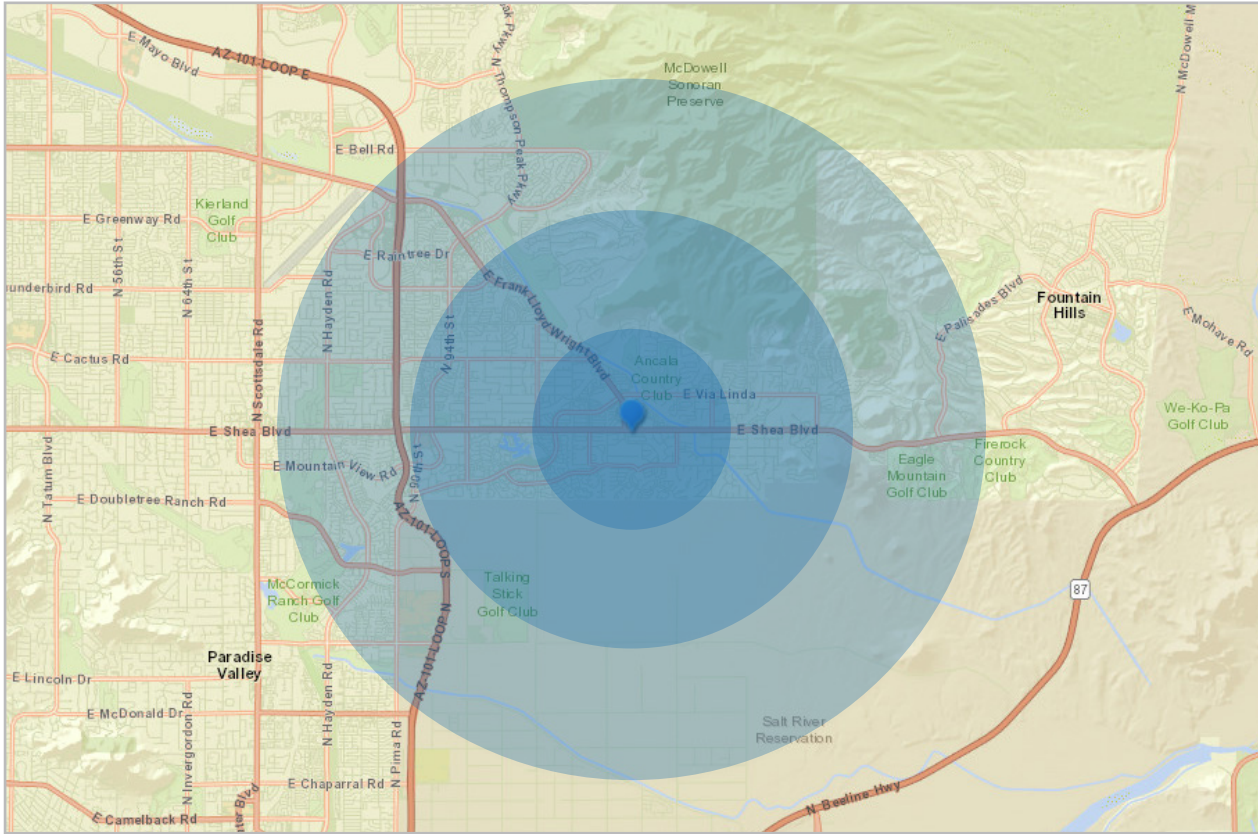
PROPERTY PHOTOS



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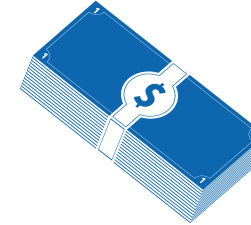
DEMOGRAPHICS



DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
175,248
*5 Mile Radius



AVERAGE HOUSEHOLD INCOME
\$150,660
*3 Mile Radius



MEDIAN AGE
46.9
*1 Mile Radius

2018 SUMMARY	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	13,406	62,168	175,248
POPULATION	9,694	39,929	95,621
AVG HOUSEHOLD SIZE	2.09	2.25	2.19
AVG HOUSEHOLD INCOME	\$119,583	\$150,660	\$138,446
MEDIAN AGE	46.9	50.3	49.1

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