

**7900 EAST GREENWAY ROAD | SCOTTSDALE**  
FOR SALE



**OFFERING MEMORANDUM**



**CUTLER COMMERCIAL**  
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PHOENIX, ARIZONA 85016  
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*Prepared By:*

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**CONDITIONS OF OFFERING**

***THIS IS A CONFIDENTIAL MEMORANDUM*** intended solely for your own limited use in considering whether to pursue negotiations to acquire 7900 E. Greenway Road, Scottsdale, Arizona.

*This confidential memorandum contains brief, selected information pertaining to the property, and has been prepared by Cutler Commercial from information supplied by the Owner(s) and other sources. Although this confidential memorandum has been reviewed by representatives of the Owner(s), it does not purport to be all-inclusive or to contain all of the information, which a prospective purchase may desire. Neither the Owner(s), nor Cutler Commercial or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or to be implied with respect hereto.*

*The property is being offered in an “as is” basis and the Buyer will be provided information, as may be available, for Buyer to complete a thorough independent evaluation. The Owner(s) make no representations as to the physical condition of the property.*

*This confidential memorandum shall not be deemed a representation of the state of affairs of the property, or constitute an indication that there has been no change in the business or affairs of the property since the date of this memorandum.*



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*Exclusively Presented By:*

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# EXECUTIVE SUMMARY



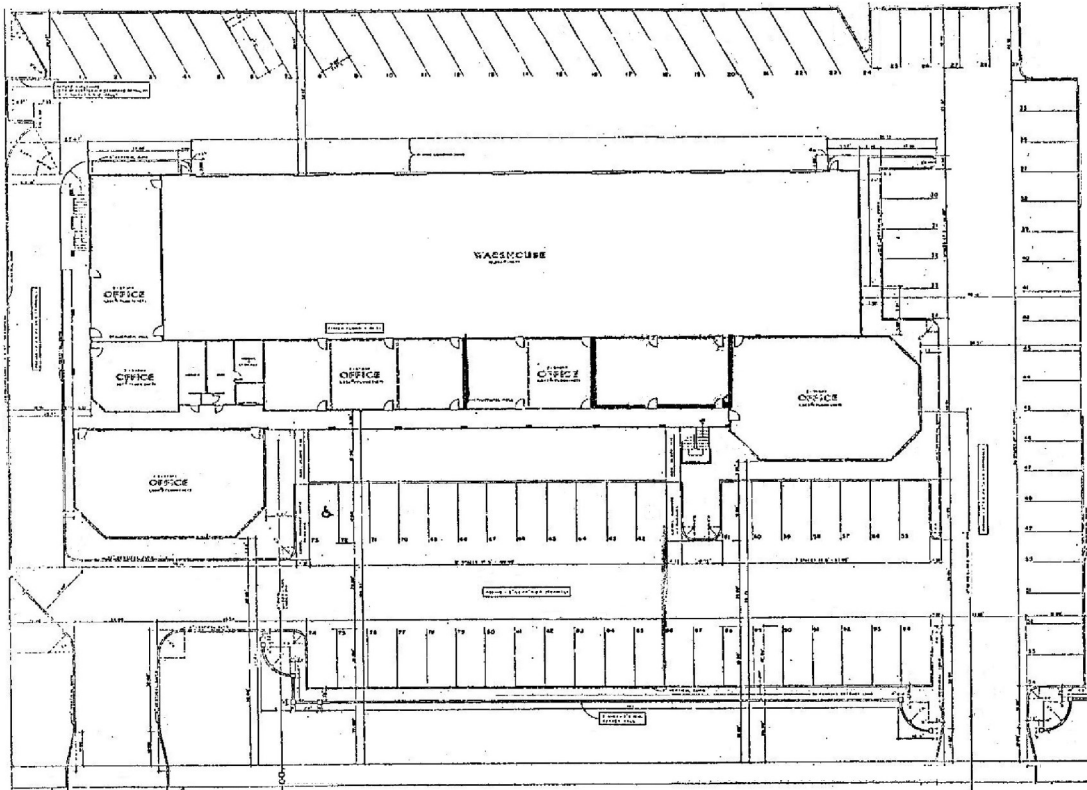
## 7900 E. GREENWAY RD. | SCOTTSDALE, AZ

*A Multi-Tenant Scottsdale Industrial & Office Complex completely renovated in 2019*

Address:	7900 East Greenway Road Scottsdale, Arizona 85260
Location:	7900 East Greenway Road is centrally located with easy access to the Loop 101 and blocks away from the prestigious Scottsdale Quarter, Westin Kierland Resort and Spa, Kierland Commons and the Promenade as well as other premier retail & restaurants. The surrounding amenities make this an ideal environment for office, service and distribution businesses.
Parcel #'s:	215-47-006 and 215-47-007
Property Size:	± 29,000 SF Total (± 16,002 SF Multi-Tenant Office/Warehouse) (± 12,998 SF Multi-Tenant Office) This property boasts an assortment of high demand small office suites ranging from ±300 to ±2,176 SF and Office/Warehouse suites from ±1,661 to ±4,137 SF.
Site Size:	1.50 Acres (± 65,340 SF)
Parking	95 +/- Parking Spaces: Approximately 1:300 Ratio
Zoning:	I-1, Scottsdale
Loading:	Grade Level with Ring Circulation Ingress & Egress
Fire Sprinklers:	Yes
Construction:	Masonry
Age:	1982
Electric:	The property offers 120/208V electrical 3-Phase power provided by APS.
Clear Height:	±16' Warehouse Clear Height
Projected 2020 NOI:	\$309,890 Per Year
Sales Price:	\$4,795,000 (±\$165 Per SF)
Cap Rate:	\$6.46%

# SITE PLAN

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# BUILDING PHOTOS



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# INCOME/EXPENSE ANALYSIS



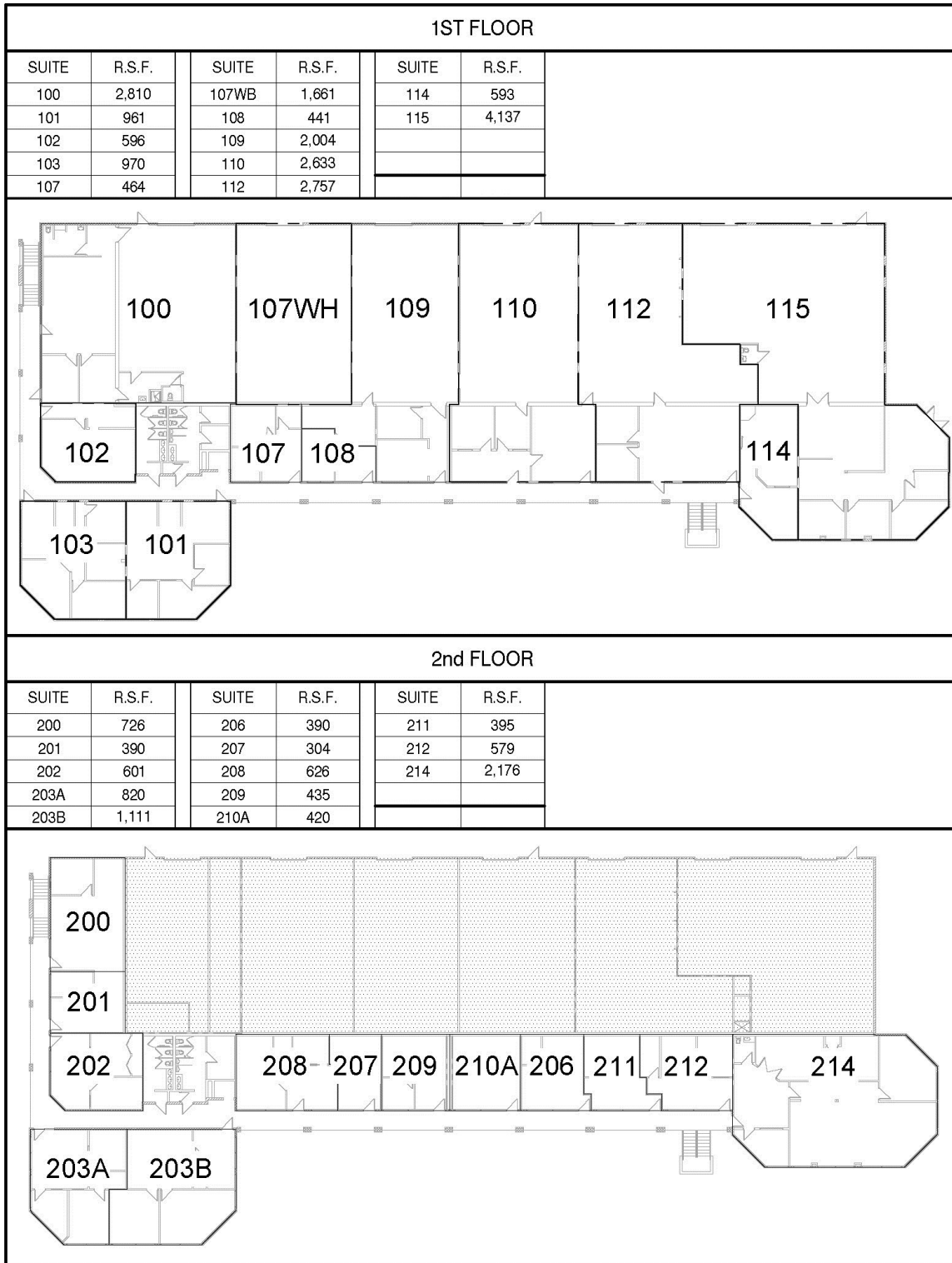
7900 E. GREENWAY RD. | SCOTTSDALE, AZ

**7900 EAST GREENWAY ROAD  
SCOTTSDALE, ARIZONA**

2020 Estimated Gross Scheduled Income:	\$460,902
Less 5% Vacancy Reserve:	(\$23,045)
Expense Recaptures:	\$1,644
Adjusted Gross Income:	\$439,501
Less Estimated Expenses:	
Property Taxes (2019):	(\$33,820)
Insurance:	(\$3,146)
Management:	(\$15,620)
Electric:	(\$41,018)
Phone:	(\$612)
Water/Sewer:	(\$3,136)
Trash:	(\$4,990)
Janitorial & Supplies:	(\$5,772)
Pest Control:	(\$250)
Elevator Contract:	(\$1,560)
Repairs/Maintenance & Common Area:	(\$14,000)
Misc. Expenses:	(\$375)
Landscaping:	(\$4,500)
Fire Protection & Monitoring:	(\$812)
Total Estimated Expenses:	(\$129,611)
Net Operating Income:	\$309,890

# FLOOR PLANS

7900 E. GREENWAY RD. | SCOTTSDALE, AZ



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The release of the Property Rent Roll Requires a Signed Non-Disclosure Agreement (NDA) from the Prospective Buyer. Please contact the Listing Brokers below to obtain the NDA.

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