

7645 East Evans Road

Scottsdale, Arizona

±2,171 - ±2,500 SF



**CUSHMAN &
WAKEFIELD**

7645 East Evans Road

Scottsdale, Arizona



Property Features

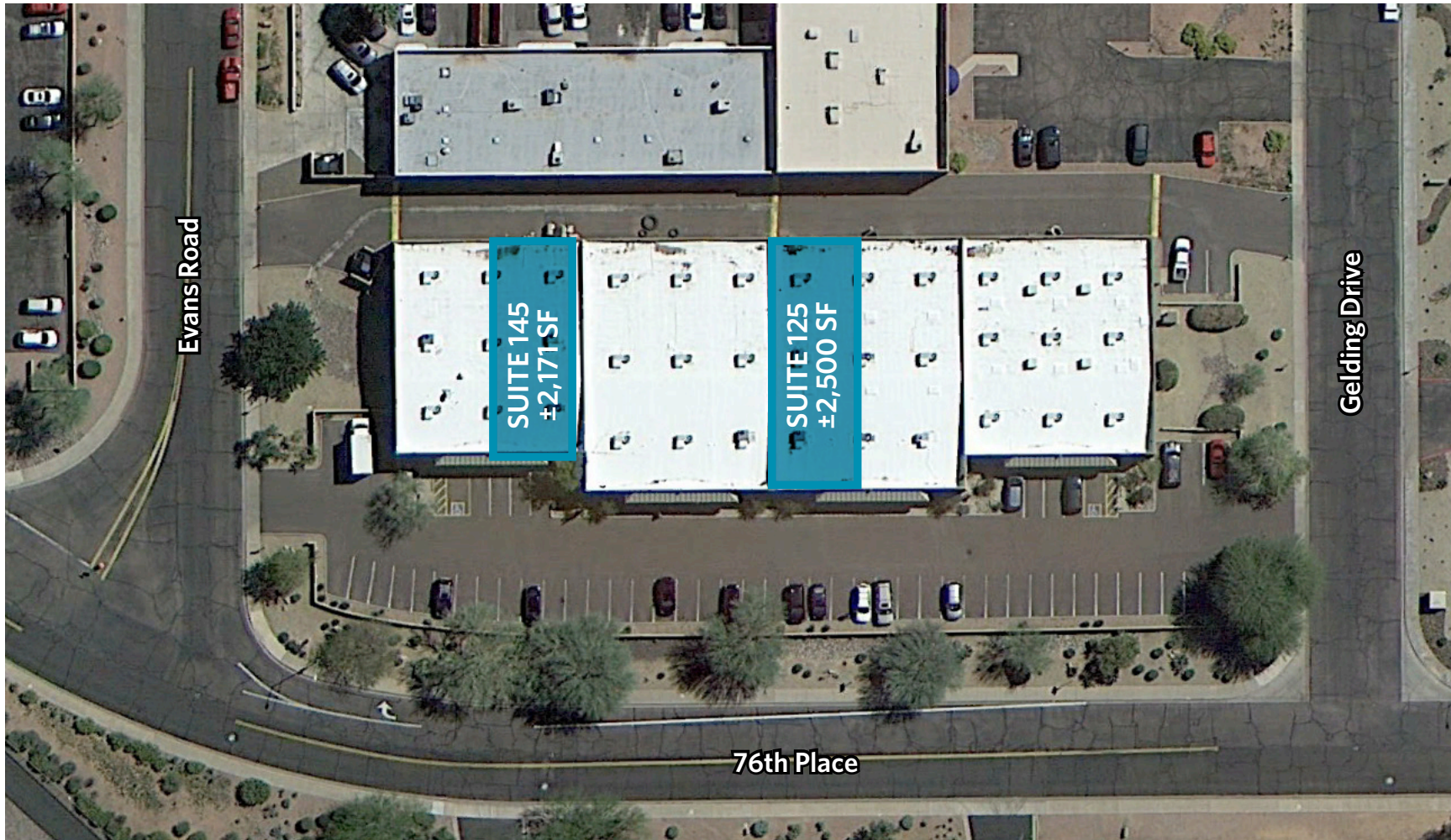
- Project Size: ±23,328 Square Feet
- Parcel Size: ±1.76 Acres (±76,665 Square Feet)
- Year Built: 1984
- Available Suites:
 - Suite 125: ±2,500 Square Feet
 - Suite 145: ±2,171 Square Feet
- Cooling: 100% Air Conditioned
- Zoning: I-1, City of Scottsdale
- Loading: 8x10 roll up doors
- Parking: 2.3/1,000 Square Feet
- **Lease Rate: \$1.10/SF Modified Gross**
- Tenant Improvements: Negotiable
- Building Signage Available
- 76th Place Frontage and Signage

Area Amenities

- Highly visible airpark location
- Can accommodate most uses including office, industrial and showroom
- Close proximity to retail amenities such as:
 - Scottsdale Quarter
 - Kierland Commons
 - Scottsdale Promenade

7645 East Evans Road

Scottsdale, Arizona

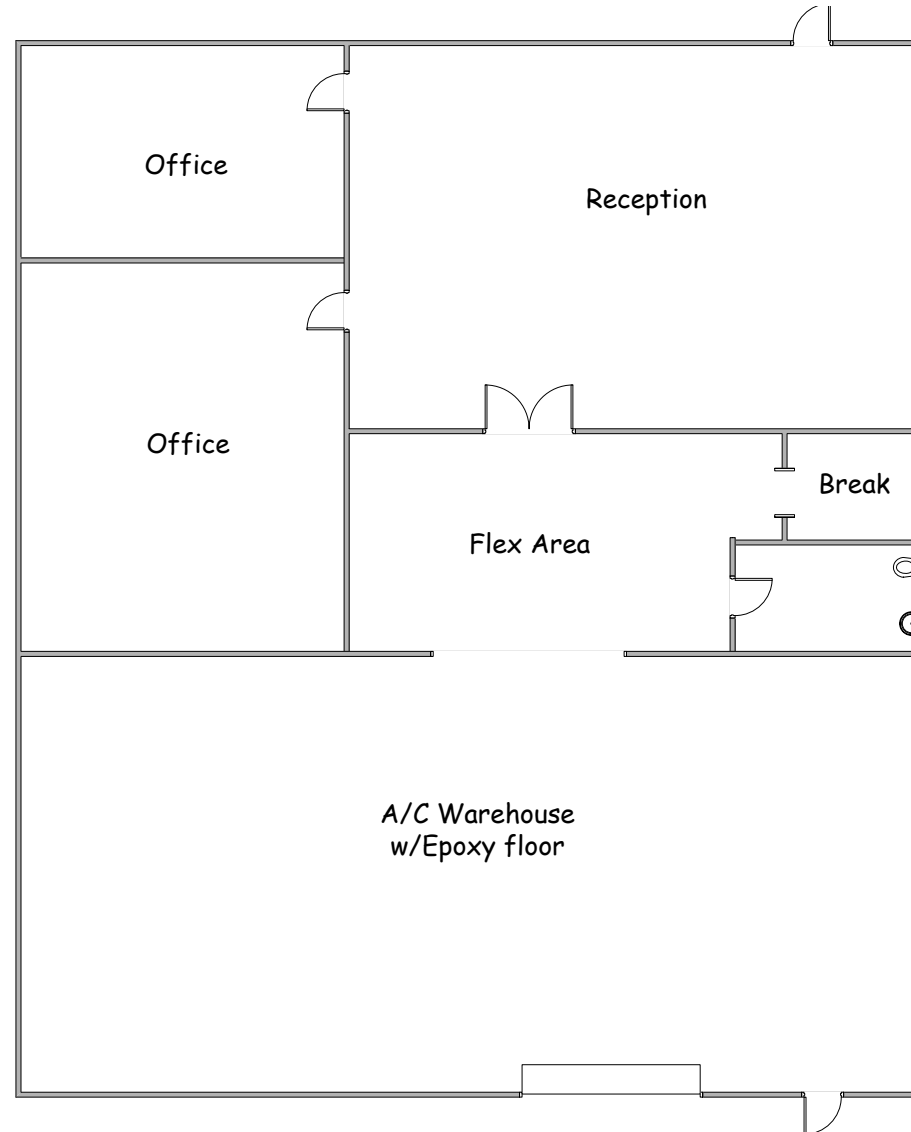


Suite 145
±2,171 SF

Suite 125
±2,500 SF

7645 East Evans Road

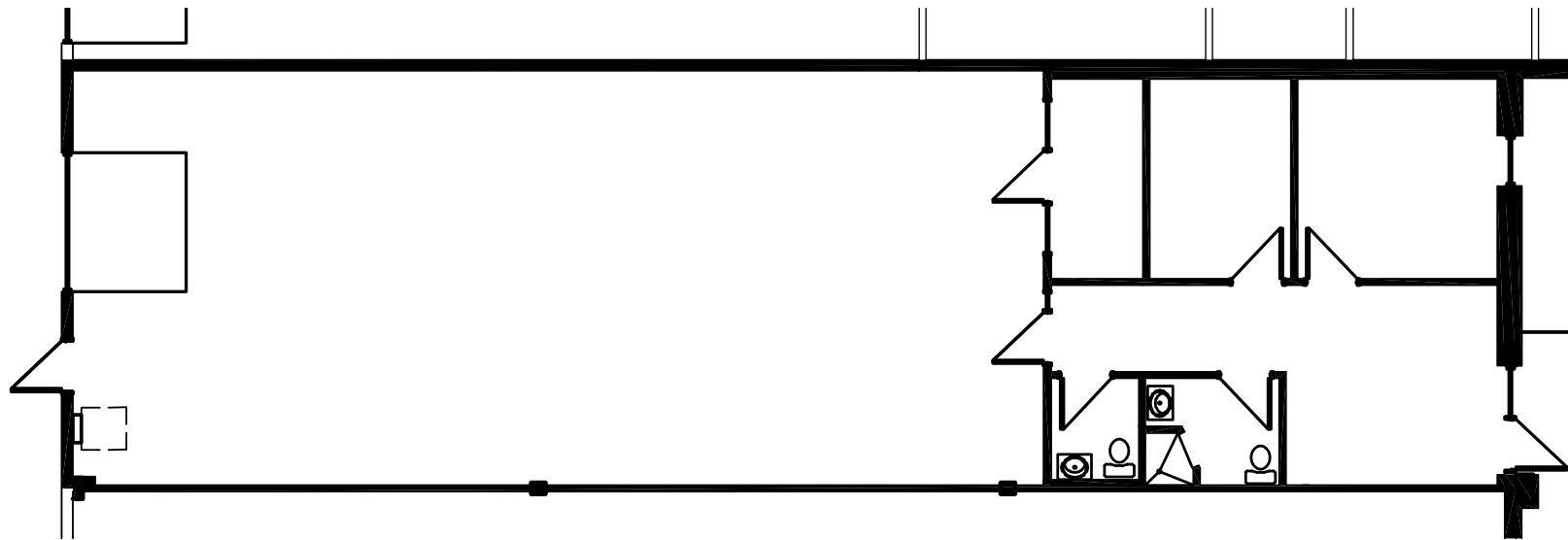
Scottsdale, Arizona



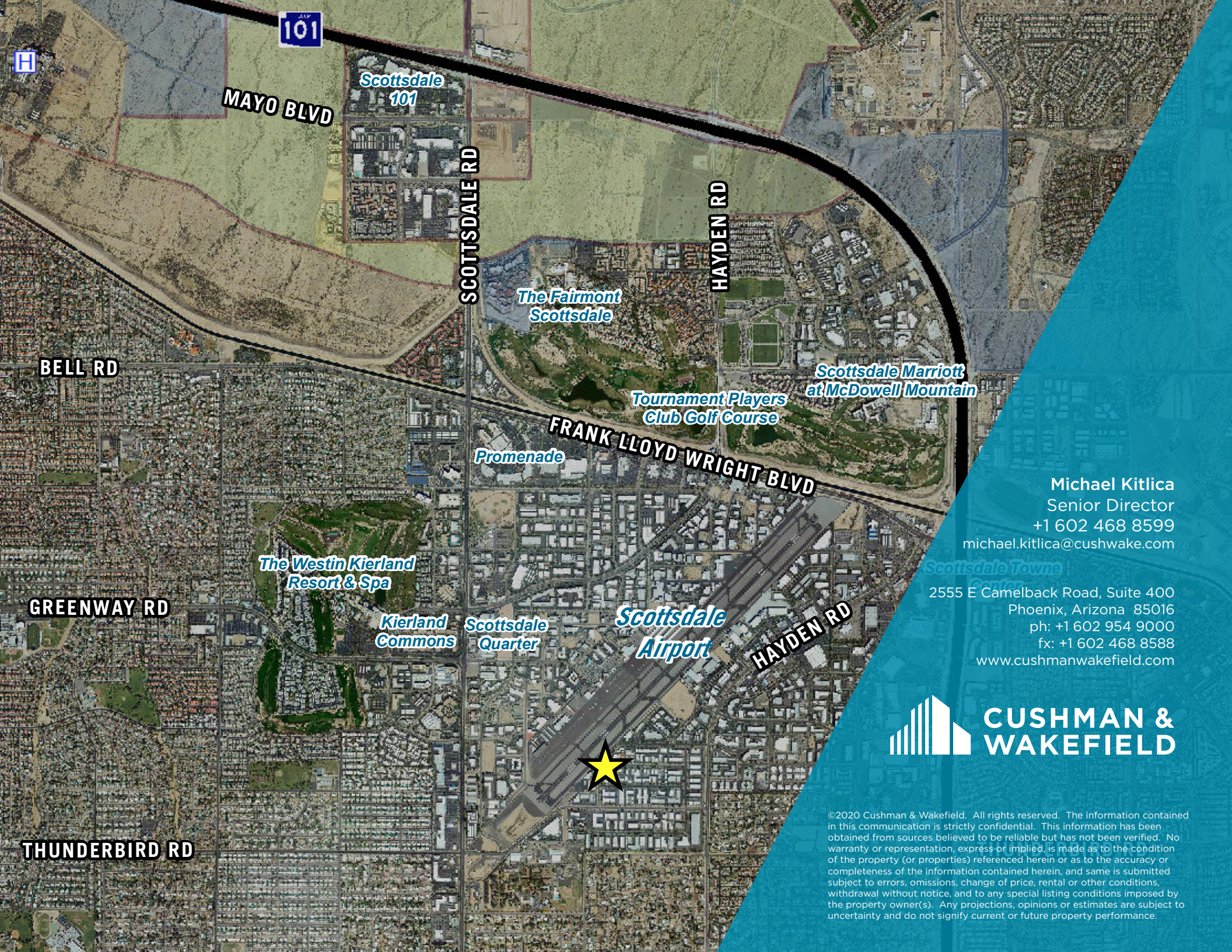
Suite 125
±2,500 SF

7645 East Evans Road

Scottsdale, Arizona



Suite 145
±2,171 SF



101

H

MAYO BLVD

Scottsdale
101

SCOTTSDALE RD

HAYDEN RD

The Fairmont
Scottsdale

Scottsdale Marriott
at McDowell Mountain

Tournament Players
Club Golf Course

Promenade

FRANK LLOYD WRIGHT BLVD

The Westin Kierland
Resort & Spa

Kierland
Commons

Scottsdale
Quarter

Scottsdale
Airport

HAYDEN RD



BELL RD

GREENWAY RD

THUNDERBIRD RD

Michael Kitlica
Senior Director
+1 602 468 8599
michael.kitlica@cushwake.com

Scottsdale Towne
Center

2555 E Camelback Road, Suite 400
Phoenix, Arizona 85016
ph: +1 602 954 9000
fx: +1 602 468 8588
www.cushmanwakefield.com



CUSHMAN &
WAKEFIELD

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.