

NEWLY REMODELED | OWNER/USER OPPORTUNITY | SCOTTSDALE AIRPARK

8080 E Gelding Drive | Suite D108 | Scottsdale, Arizona

2,417± sf

\$601,833
(\$249/sf)

FEATURES

- Park-like setting with frontage along both Hayden Road and Gelding Drive
- Newly remodeled with Class "A" interior finishes
- Ideal Owner/User opportunity
- Modern high-function interior with tenant improvements
- Two (2) covered parking spaces included with sale
- I-1 Zoning, City of Scottsdale

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A SHOWING
PLEASE CALL OR EMAIL:



John Quatrini
Associate Broker
C 602.859.0506
jq@shellcommercial.com



Suzanne Enright
Senior Associate
C 602.471.2981
suzanne@shellcommercial.com



480.443.3992

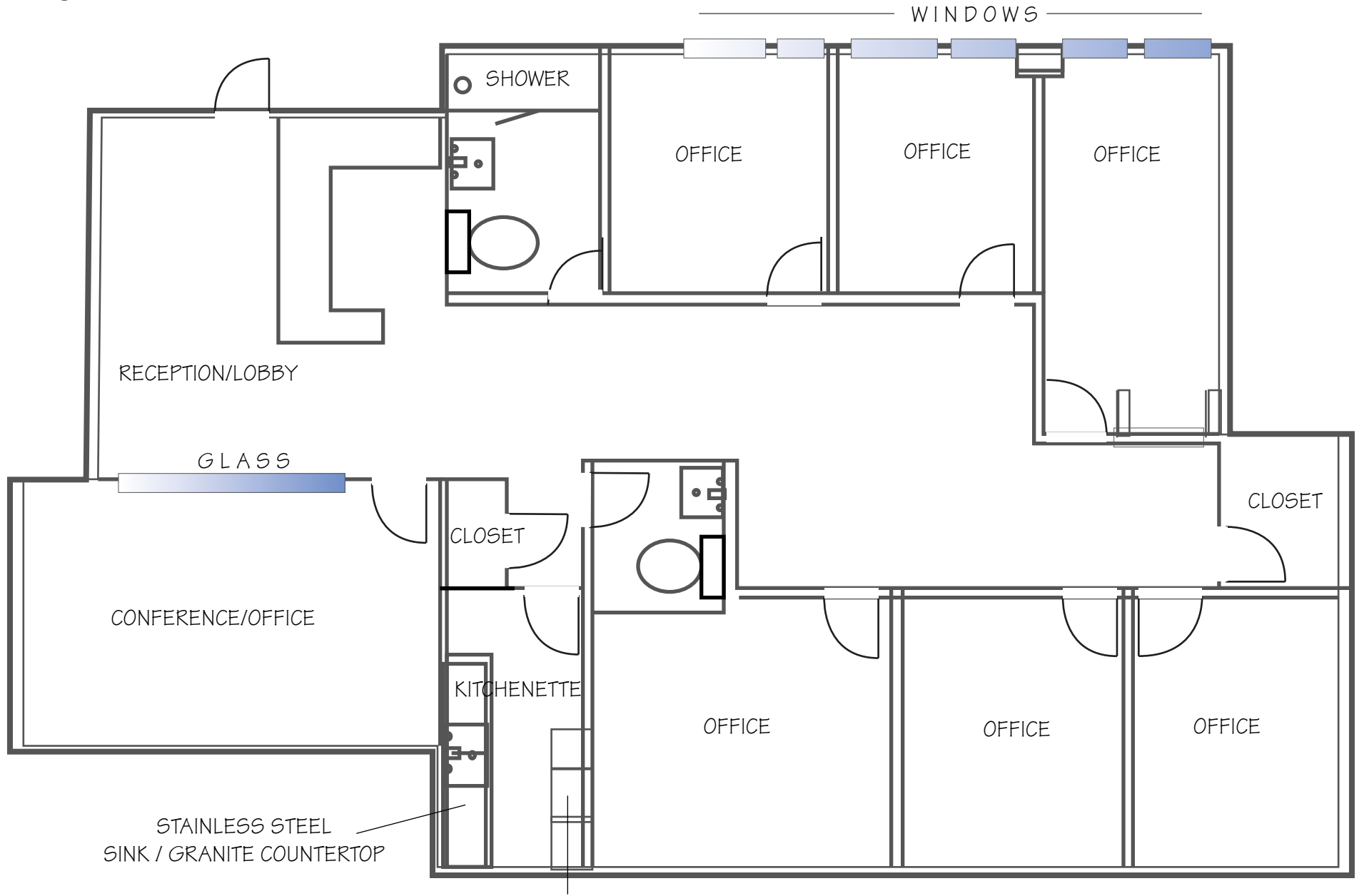
shellcommercial.com

16410 N 91st St | Ste 112 | Scottsdale, AZ 85260

HAYDEN CROSSING OFFICE PARK

8080 E Gelding Drive | Suite 108 | Scottsdale, AZ 85260

2,417± sf



NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.



HAYDEN CROSSING OFFICE PARK

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AREA AMENITIES



Scottsdale Quarter

Ideally situated at the northeast corner of Scottsdale Road and Greenway-Hayden Loop in the Greater Scottsdale Airpark. First-class 28-acre, ±450,000 square foot retail, restaurants and entertainment district in an open-air lifestyle center offering destination retailers including iPic Gold Class Theaters, Apple Store, Armani AX, H & M, Narcisse, Nike, Pottery Barn, West Elm, Brio, Stingray Sushi and True Food Kitchen. Amid elegant, diverse architecture and lush landscape, hotel and residential components are developed as well, independently from the retail and office space. This area has been referred to as "the Beverly Hills of the Desert". (www.scottsdalequarter.com)



Kierland Commons

Kierland Commons incorporates retail, restaurant, office and residential components within the 730-acre Kierland master-planned community, dispersed throughout the Commons in one-, two- and three-story buildings fronting Main Street and interior roadways. With a highly admired, innovative environment, Kierland Commons is a 324,018 gross leasable square foot destination with retailers including the Apple Store, Morton's of Chicago, Crate & Barrel, Anthropologie, BCBG Max Azaria, Chico's, Coldwater Creek, Coach, J Crew, J.Jill, Lucy, Sur la Table, Tommy Bahama's Tropical Café and Emporium and Z Gallerie. (www.kierlandcommons.com)

Scottsdale Quarter and Kierland Commons are among the variety of upscale amenities within and around the Greater Scottsdale Airpark area. TPC Golf Course and the Princess Resort are just a hop, skip and jump north of the Airpark in the prestigious Perimeter Center. **Acoma Business Center** is minutes from the Scottsdale Promenade, McDowell Mountain Business Park, and of course the Scottsdale Municipal Airport. Easy access to Loop 101 makes **Acoma Business Center** the ideal location and environment for any new, growing, or established business or corporation.

