

FOR LEASE OR SALE > SCOTTSDALE OFFICE | ±7,202 SF



PARKBREAK OFFICE PLAZA

14080 N. Northsight Blvd. | Scottsdale, AZ 85260



LEASE RATE: \$22.00/SF MG

PURCHASE PRICE: \$2,140,000

READY FOR OCCUPANCY!!

LOCATION FEATURES

- > Located in the Scottsdale Airpark, 2 blocks west of the Loop 101 freeway
- > Adjacent to Northsight Park (tennis courts and sand volleyball)
- > Five-minute drive to Scottsdale Quarter, Kierland Commons and an abundance of restaurants and hotels only blocks away
- > Good Ingress/Egress

SITE FEATURES

- > Class "A" Office Build-out
- > Stand-alone building
- > Entire west window lines look onto the grassy Northsight Park
- > Exterior Signage Available
- > Parking: 27 spaces, including 17 covered
- > Zoning: S-R PCD
- > Excellent views and demographics

TENANT IMPROVEMENTS

- > Open bull pen (31 cubicles)
- > Three conference rooms
- > Three to four private offices
- > Full kitchen and break area
- > Completely wired with CAT-5, Fiberoptics and Cox Communications
- > Solar power throughout
- > Excellent storage throughout

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Disclaimer: James P. Keeley is a partner in this property and is a licensed real estate broker in the State of Arizona.

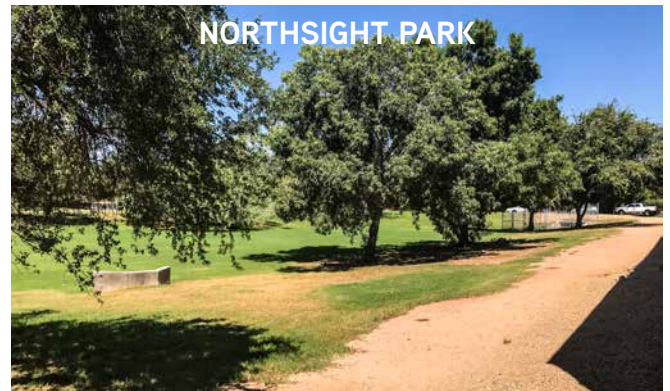
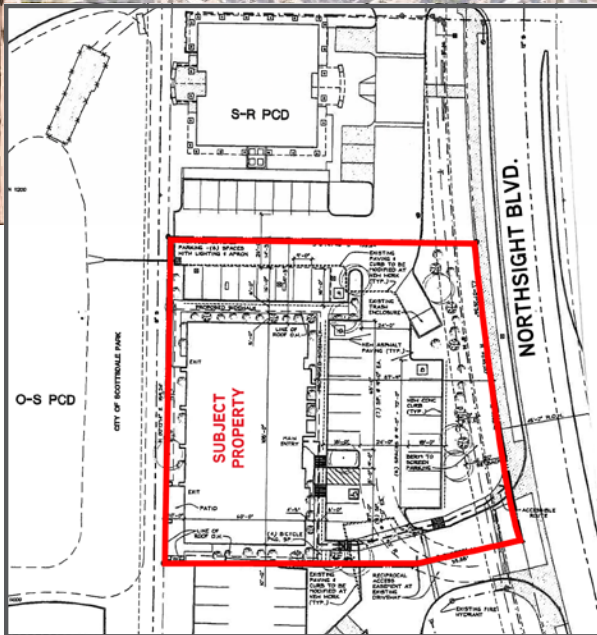
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CURRENT SITE PLAN - SCOTTSDALE AIRPARK CLASS "A LOCATION!!



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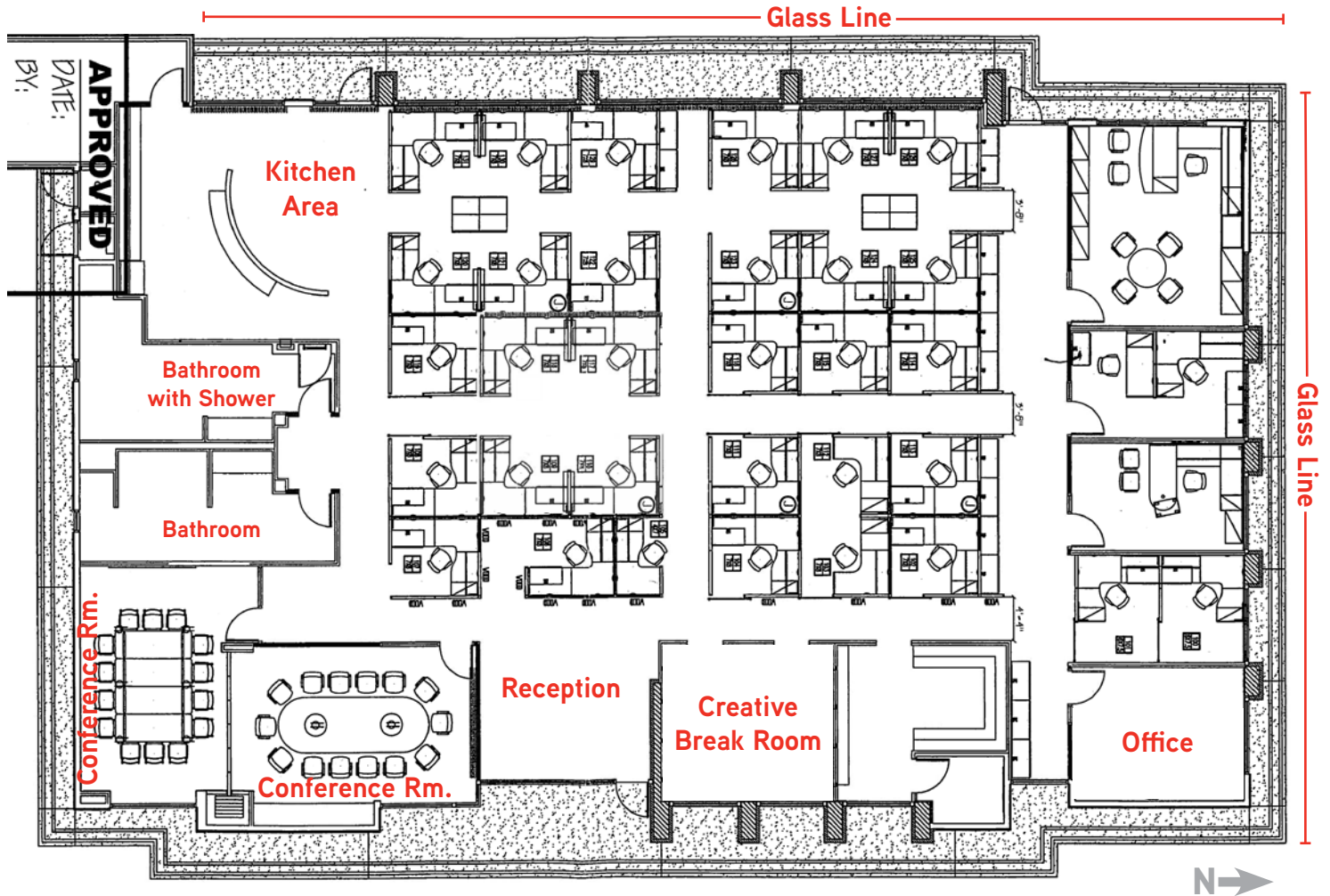
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CURRENT CUBICLE PLAN - FULLY FURNISHED



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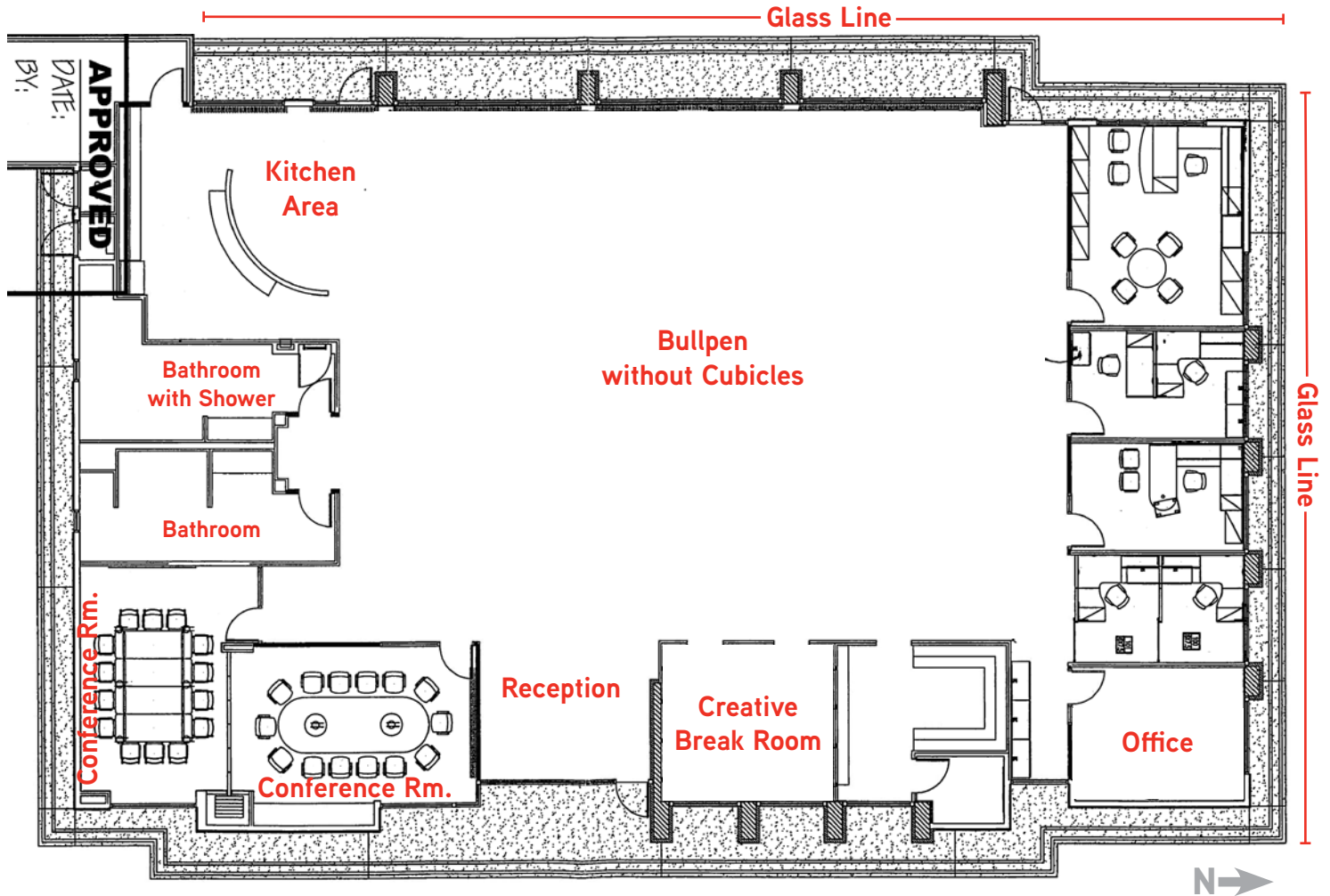
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CURRENT CUBICLE PLAN - UNFURNISHED



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AREA MAP - EXCELLENT LOCATION!!



Scottsdale Promenade

Lowe's Home Improvement, Nordstrom Rack, Living Spaces of Scottsdale, Urban Exchange, Michael's, Stein Mart, Pier 1 Imports, Cost Plus World Market, T-Mobile, The Coffee Bean & Tea Leaf, Benihana, Carter's, Verizon, Jos. A. Bank, Yume Sushi Grill, The Capital Grille, Buffalo Wild Wings, In-N-Out Burger, Flo's Asian Kitchen, Someburros, Men's Warehouse

Scottsdale Shops

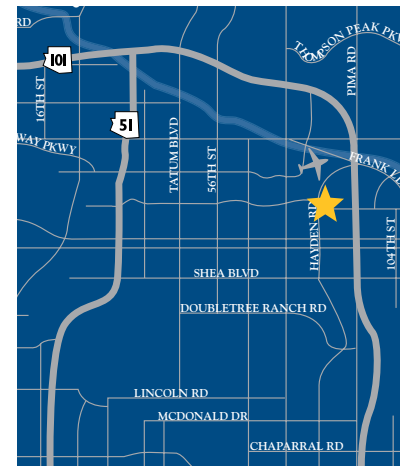
Walmart Supercenter, Sam's Club, Best Buy, Studio Movie Grill, Sonora Village, Chic-Fil-A, Twin Peaks, Discount Tire, Aaron Brother's Art & Framing, OHSO Distillery, Skeptical Chymist, Wildflower Bread Company, Staples, Thai House, Sally Beauty Supply, Starbucks, Gamestop, Redbox, Big 5 Sporting Goods, The UPS Store, Shelly, Subway, Pei Wei, Kohl's North Scottsdale

Kierland Commons

Tommy Bahama Restaurant, Bar & Store, Mastro's Ocean Club, Michael Kors, The Cheesecake Factory, Athleta, ROCK STAR Gallery, Lucy Activewear, Starbucks, P.F. Chang's, Oils & Olives, TD Ameritrade, North Italia, Banana Republic, Ann Taylor, Peek Kids, Soma, Talbots, Bar NoRTH, Zinc Bistro, The Greene House, J. Crew, Teavana, Lather, Eileen Fisher, Cloe's Corner

Scottsdale Quarter

SOL Cocina, Eddie V's Prime Seafood, Brio Tuscan Grille, West Elm, Paper Source, Pandora, Express, Gap, Pottery Barn, Najla's, Zinburger Wine & Burger Bar, True Food Kitchen, IT'SUGAR, Apple Store, H&M, SEPHORA, Domnick's Steakhouse, Grimaldi's Pizzeria, Drybar Scottsdale, Urban Outfitters, Kendra Scott, The Dr. Marten's Store, Nike, Buckle, Kitty



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