

**FOR
LEASE**

**TWO-STORY
OFFICE BUILDING**

North Scottsdale Gateway

17015 N. SCOTTSDALE RD. | SCOTTSDALE, AZ 85225

BUILDING FEATURES & ON-SITE AMENITIES

- Beautiful two-story office building on one of the city's most-desirable corners – Scottsdale Road and Frank Lloyd Wright Boulevard
- Two-story atrium lobby and second floor mezzanine
- On-site amenities include a Residence Inn by Marriott and 25,000 SF of retail anchored by FedEx Office Print and Ship Center, Carrabba's Italian Grill and Sushi Brokers

PROJECT SIZE	±80,979 SF
AVAILABLE	Suite 245 ±4,884 SF
LEASE RATE	\$25.00 PSF/Full-Service
YEAR BUILT	2001
PARKING RATIO	6.0/1,000
Monument signage available	
Covered/reserved parking available	

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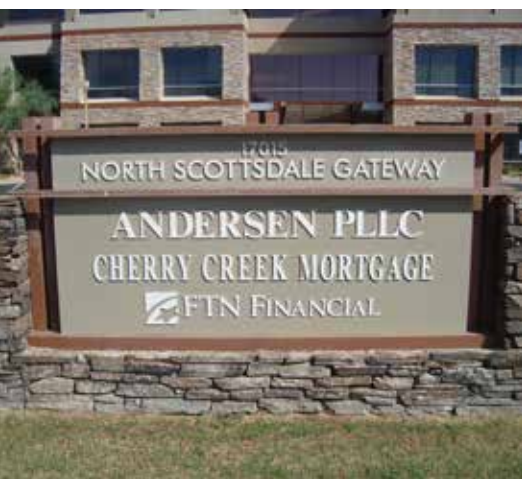
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FOR LEASE > NORTH SCOTTSDALE GATEWAY

SPACE PLAN & PHOTOS | Suite 245 | ±4,884 SF



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AREA AMENITIES & DEMOGRAPHICS



AREA AMENITIES

- > Adjacent to the Scottsdale TPC Stadium and the Fairmont Scottsdale Princess Resort
- > Views of the McDowell Mountains and Camelback Mountain
- > Convenient access to Loop 101 and SR 51 and only minutes away from the Scottsdale airport
- > Upscale retail, dining and entertainment along Scottsdale Road includes Kierland

Commons, Scottsdale Quarter, Promenade and Scottsdale 101

- > Close to premier auto dealers including: Porsche North Scottsdale, BMW North Scottsdale, Audi North Scottsdale, Land Rover North Scottsdale, Scottsdale Ferrari, Suchmacher Mercedes and Bell Lexus North Scottsdale



POPULATION

6,431
within 1 mile

60,630
within 3 miles



DAILY TRAFFIC
COUNTS

183,132
within 5 miles

106,007 VPD
at Frank Lloyd Wright Blvd.
and Scottsdale Rd.



30 minute
drive to Phoenix
Sky Harbor
International Airport

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