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Asking Price:

**\$22.00**

PSF Full-Service

**FOR LEASE** | 6617 N. Scottsdale Rd. | Suites 103 & 204 | Scottsdale, AZ 85260

## El Dorado Square, Class "A" Building in Scottsdale

- Address: 6617 N. Scottsdale Road (NEC Lincoln and Scottsdale Road)
- Zoning: C-O, City of Scottsdale
- Parking ratio: 4/1000; covered reserved available
- Exclusive North Scottsdale-Paradise Valley location
- Excellent Frontage off Scottsdale Road
- Great parking throughout project
- Beautiful courtyard with water features
- Class "A" office environment, suite(s) ready to occupy!

### Greg Hopley

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# Class "A" Office Environment in Exclusive North Scottsdale-Paradise Valley Location



**Zoning:**  
C-0, City of  
Scottsdale



**Class "A"**  
**Office**  
**Building**



**4/1,000**  
Parking Spaces  
Covered/Reserved  
Available



**2nd Floor**  
of Building



**10 min. drive**  
**to Loop 101**



**15 min. drive**  
**to Scottsdale**  
**Airport**

## THE AREA

Located in exclusive North Scottsdale-Paradise Valley, this class "A" office building is located on the northeast corner of Lincoln and Scottsdale Rd. and offers quick access to both Loop 101 and Scottsdale Airport. Boasting a beautiful courtyard with water features, the buildings suites offer the perfect balcony-views. The property also offers excellent frontage off Scottsdale Rd. and great parking throughout.

SCOTTSDALE RD.



LINCOLN DR.

INDIAN BEND RD.

HAYDEN RD.

PIMA RD.

McDONALD DR.



101





## Suite 204

±1,257 SF

**Suite Features:**

Office with balcony // Conference Room // Private Office // Cubicle Space // Break Room // Private Bathroom with Shower

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## Gallery

Beautiful courtyard with  
water features // Class "A" office  
environment // Ready-to-occupy suite(s)

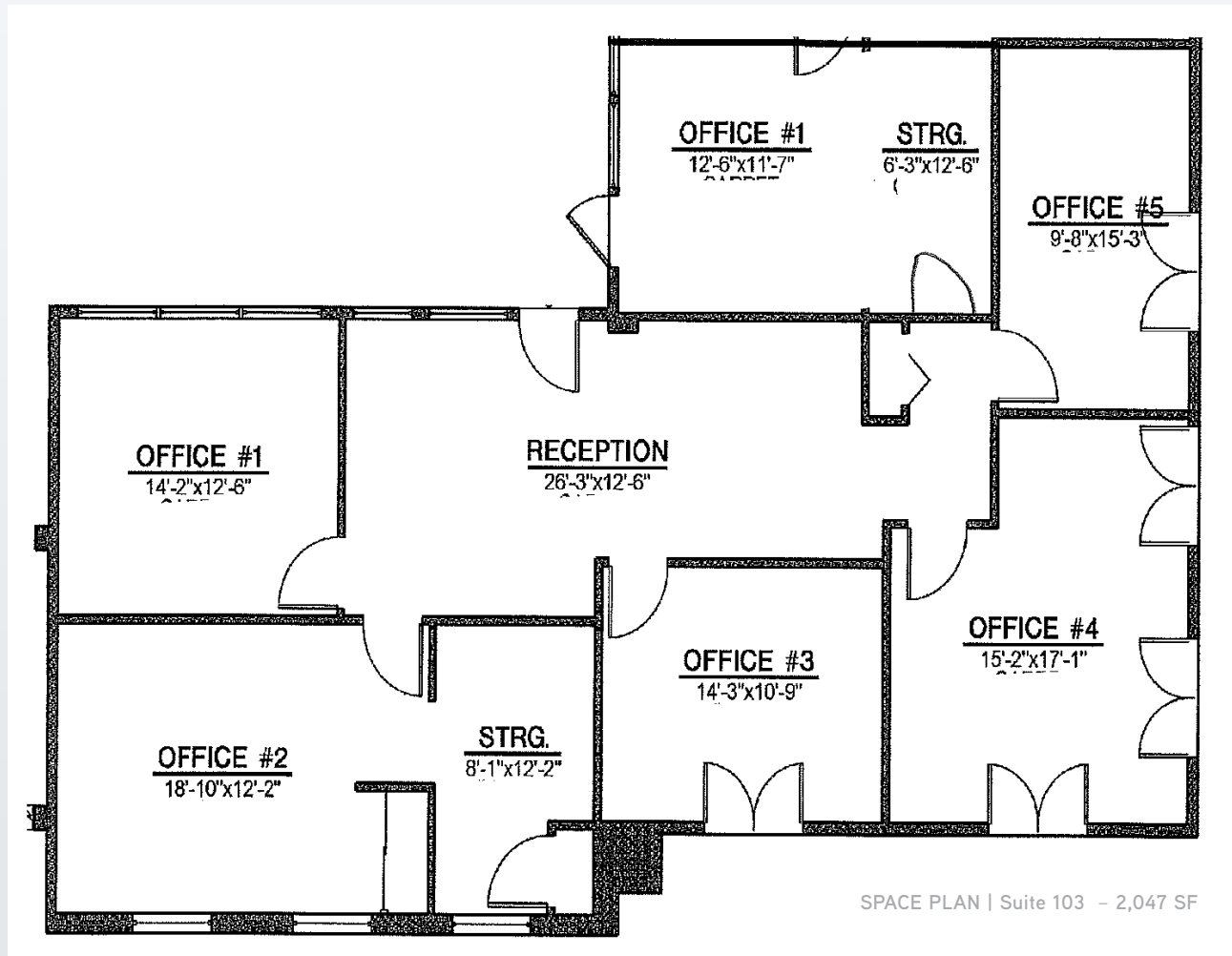
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## Available Space & Costs

Net Rent	From \$22.00/SF (Full-Service)
Term	3-5 Years
Available	Immediately
Suite 103	2,047 RSF



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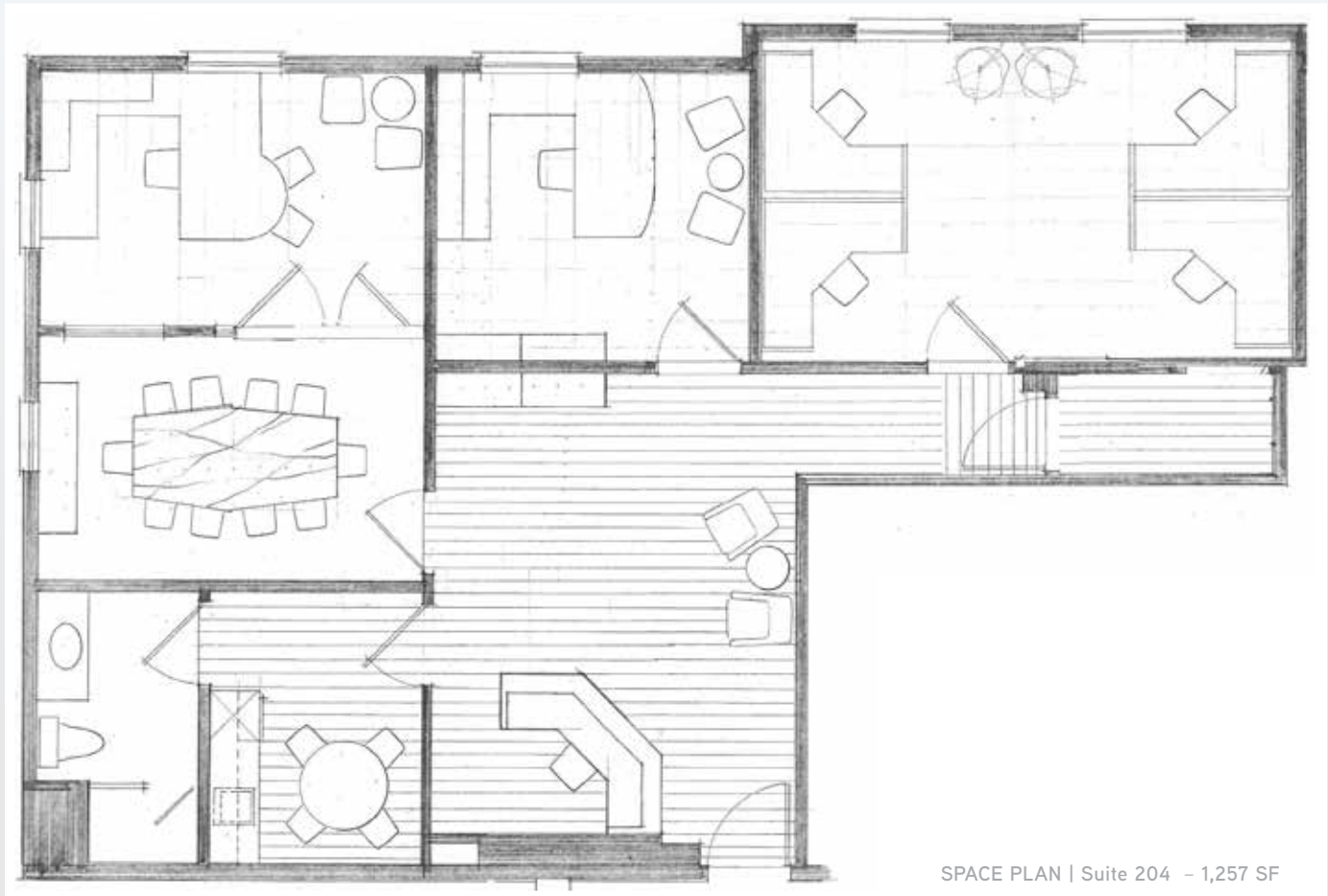
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