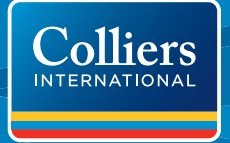


FOR LEASE > OFFICE SPACE

Scottsdale Executive Square

13951 N SCOTTSDALE RD., SCOTTSDALE, AZ 85254



BUILDING SIZE: ±30,500 SF

SUITE 123: ±1,624 SF

SUITE 225: ±742 SF

LEASE RATE: \$20.00/SF Full Service

ZONING: I-1, City of Scottsdale

YEAR BUILT: 1983 - Renovated 2016

PARKING: Ratio: 4.00/1,000
Covered: 1.00/1,000
(\$35.00/space/mo)

BUILDING FEATURES

- > Move-in ready suites available
- > Beautifully landscaped courtyard
- > Common area restrooms
- > Recently refurbished to modernize environment
- > North Scottsdale Road signage available

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Scottsdale Executive Square > 13951 N. Scottsdale Rd. | Scottsdale, Arizona

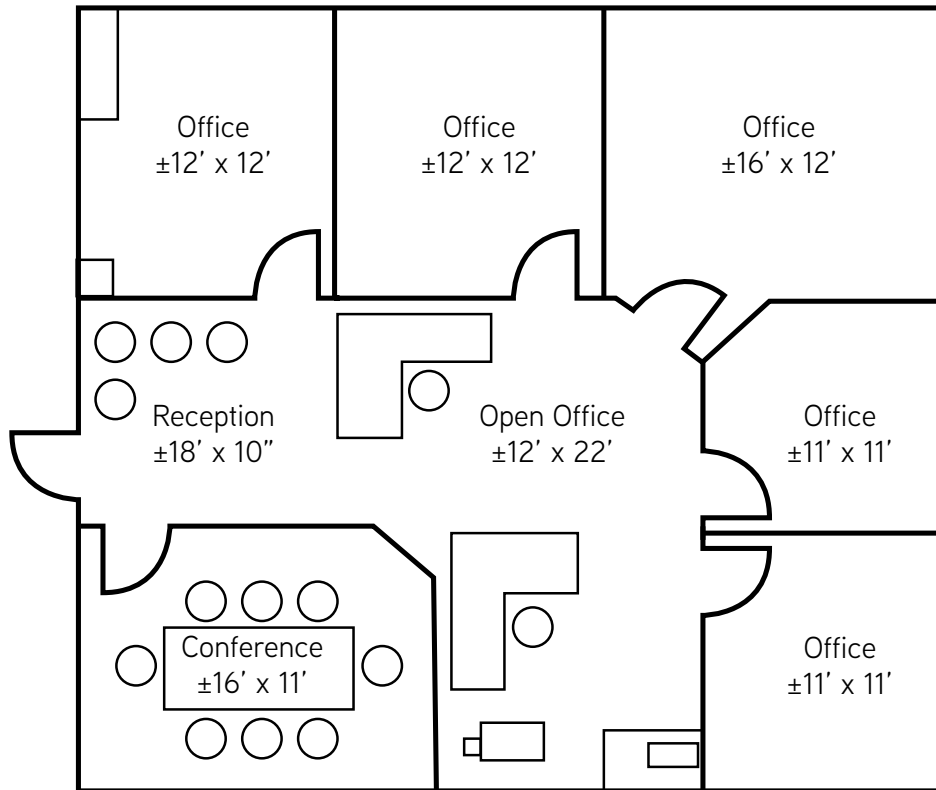
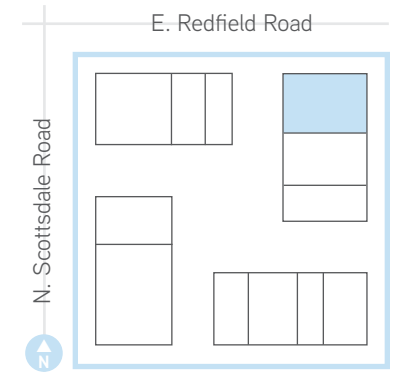


Location

The site is just north of Thunderbird Road, with traffic counts of 59,300 vehicles per day off North Scottsdale Road and East Thunderbird Road. There is a good concentration of commercial uses surrounding the area including 200,000 SF of retail amenities at Kierland Commons and Scottsdale Quarter shopping centers.

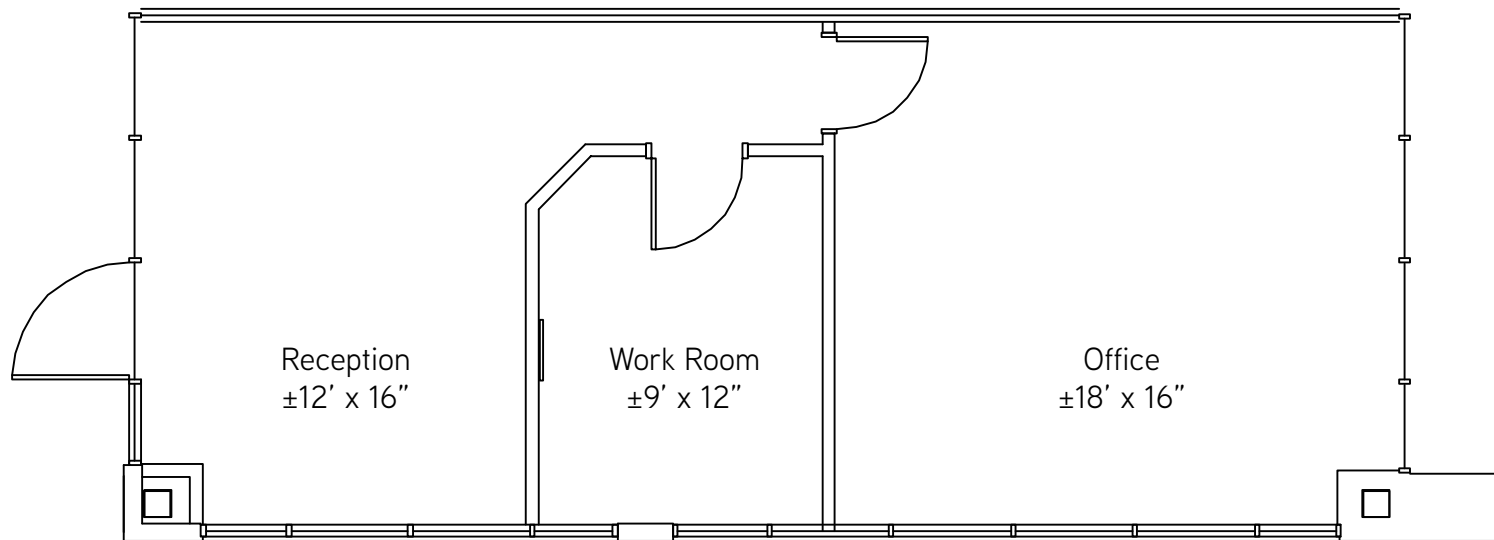
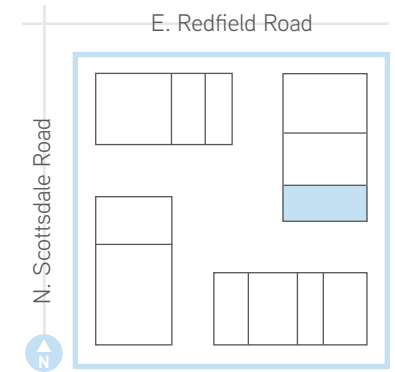
Scottsdale Executive Square > 13951 N. Scottsdale Rd. | Scottsdale, Arizona

First Floor | Suite 123 | ±1,624 SF



Scottsdale Executive Square > 13951 N. Scottsdale Rd. | Scottsdale, Arizona

Second Floor | Suite 225 | ±742 SF



Scottsdale Executive Square > 13951 N. Scottsdale Rd. | Scottsdale, Arizona



POPULATION

5,883
within 1 mile

73,258
within 3 miles

198,573
within 5 miles



DAILY TRAFFIC
COUNTS

59,300 VPD
at Scottsdale Road and
Thunderbird Road



30 minute
drive to Phoenix
Sky Harbor
International Airport

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