

Office Space for LEASE

14901 N Scottsdale Road | Scottsdale, Arizona

UNDER NEW MANAGEMENT/OWNERSHIP

**UNDER
RENOVATION!**

RENDERING

Walking Distance to Scottsdale Quarter & Kierland Commons | Excellent Scottsdale Road Signage Visibility | High Traffic Count

Presented by



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Another Project by

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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Fact Sheet

14901 N Scottsdale Road | Scottsdale, Arizona



Before Renovation



After (Conceptual)

Features

- Prime Scottsdale Road location with tremendous visibility and signage opportunities!
- 19,343± Total Square Feet on 3-stories:
 - First Floor: 6,683± Sq. Ft.
 - Second Floor: 6,330± Sq. Ft.
 - Third Floor: 6,330± Sq. Ft.
- All floors are being demolished and 'built to suit' interiors available; Common restrooms and lobby areas to be completely renovated
- Exterior renovation to include: Building pop-outs and new stucco, entry canopy, new landscape, parking lot renovations, and new paint
- North and Southbound Scottsdale Road accessibility

Premier Location

14901 N Scottsdale Road | Scottsdale, Arizona



Highlights

- Within walking distance to exceptional shopping and dining venues in Kierland Commons and Scottsdale Quarter
- Terrific visibility from Scottsdale Road and Butherus Drive with traffic count of $\pm 47,600$ cars per day
- Located near the Scottsdale Airport, allowing for easy access to a world-class private airplane runway
- Just 2 \pm miles to access Loop 101



SCOTTSDALE QUARTER



SCOTTSDALE AIRPORT



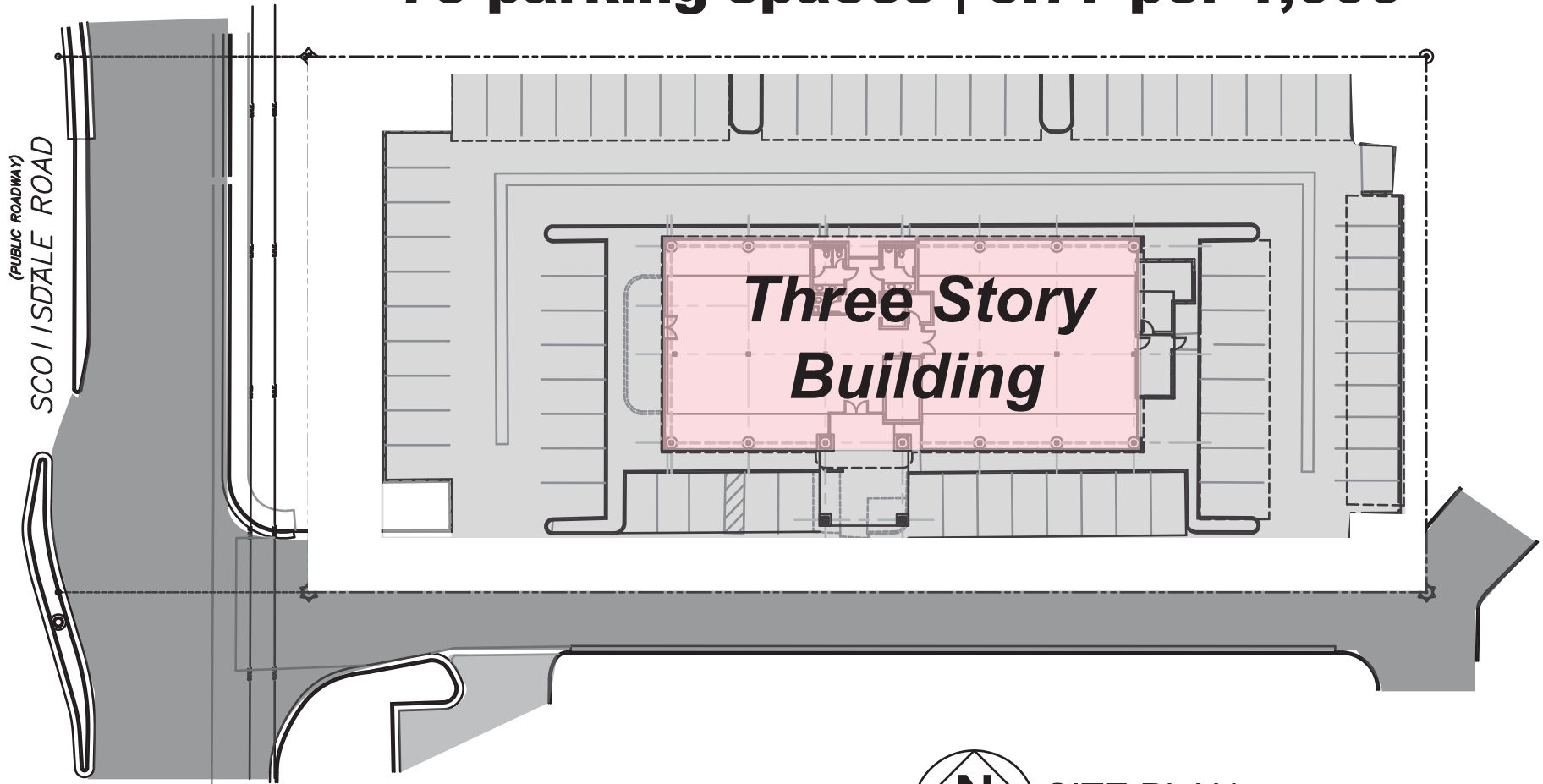
KIERLAND COMMONS



Site Plan

14901 N Scottsdale Road | Scottsdale, AZ 85254

73 parking spaces | 3.77 per 1,000

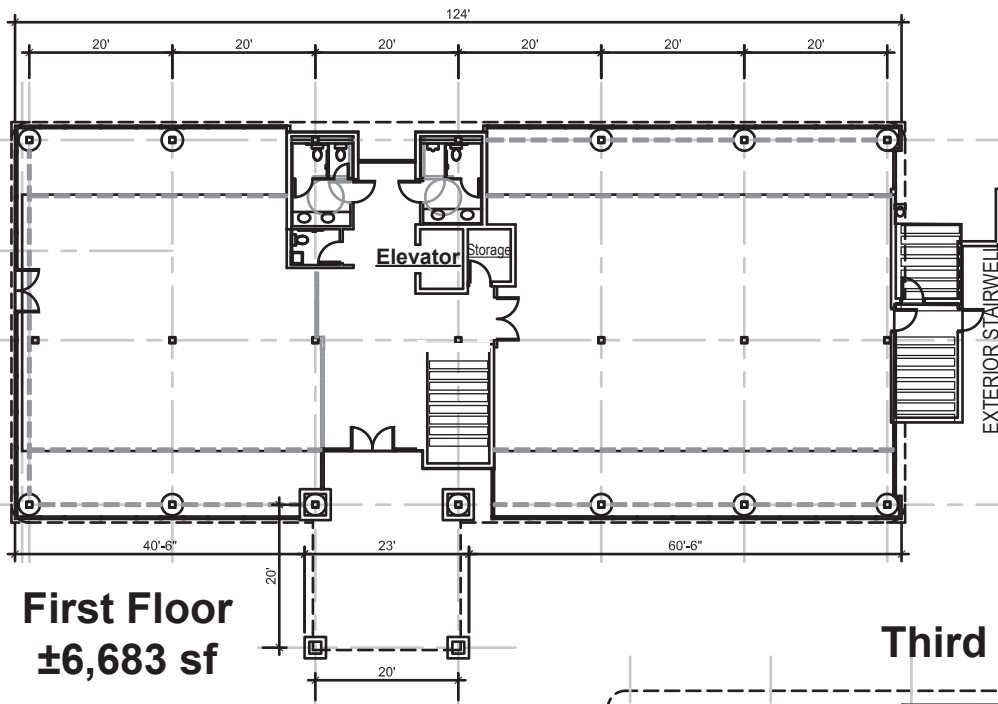


NOT TO SCALE

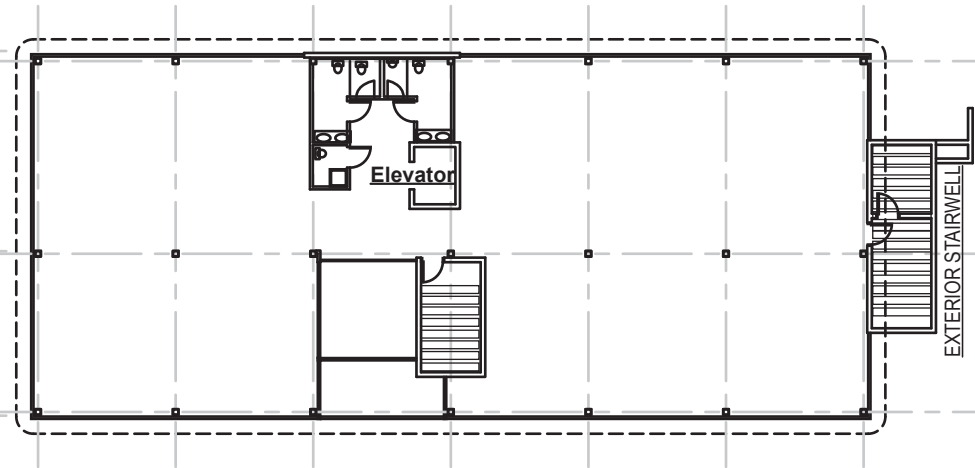
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Floor Plans

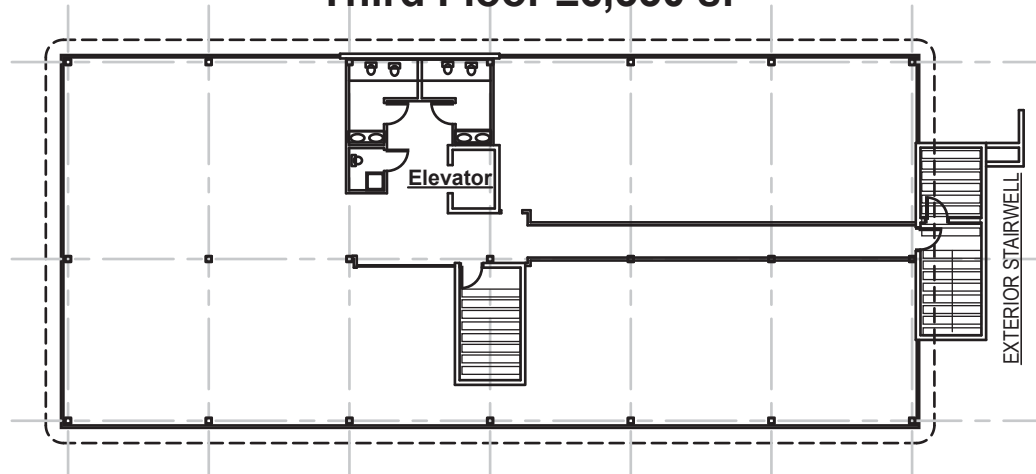
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Second Floor
±6,330 sf



Third Floor ±6,330 sf



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