

INVESTMENT OPPORTUNITY SCOTTSDALE AIRPARK



15170 N Hayden Road

Scottsdale, Arizona 85260

SUMMARY

INVESTMENT TYPE:	Single story, multi-tenant office building
BUILDING SIZE/LAND AREA:	25,973± sq. ft. / 2.043± acres
ZONING:	I-1; Light Industrial, City of Scottsdale
PARKING:	90 parking stalls, 36 covered and 54 open stalls
YEAR BUILT:	1996; Constructed by LGE
CONSTRUCTION:	Concrete 'tilt-up' panels, plate glass windows in metal frames, 'built-up' foam roof
NOI:	±\$329,000 projected for period 4/1/18 - 3/31/19
PRICE:	\$5,200,000

FEATURES

- 100% leased!
- Rental rate upside potential upon lease turnover
- Very well-maintained and professionally managed
- Located on main thoroughfare (Hayden Road) in the heart of Scottsdale Airpark

For additional information please contact



Randy Shell

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 **SHELL**
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15170 N Hayden Road | Scottsdale, Arizona 85260

DESCRIPTION:

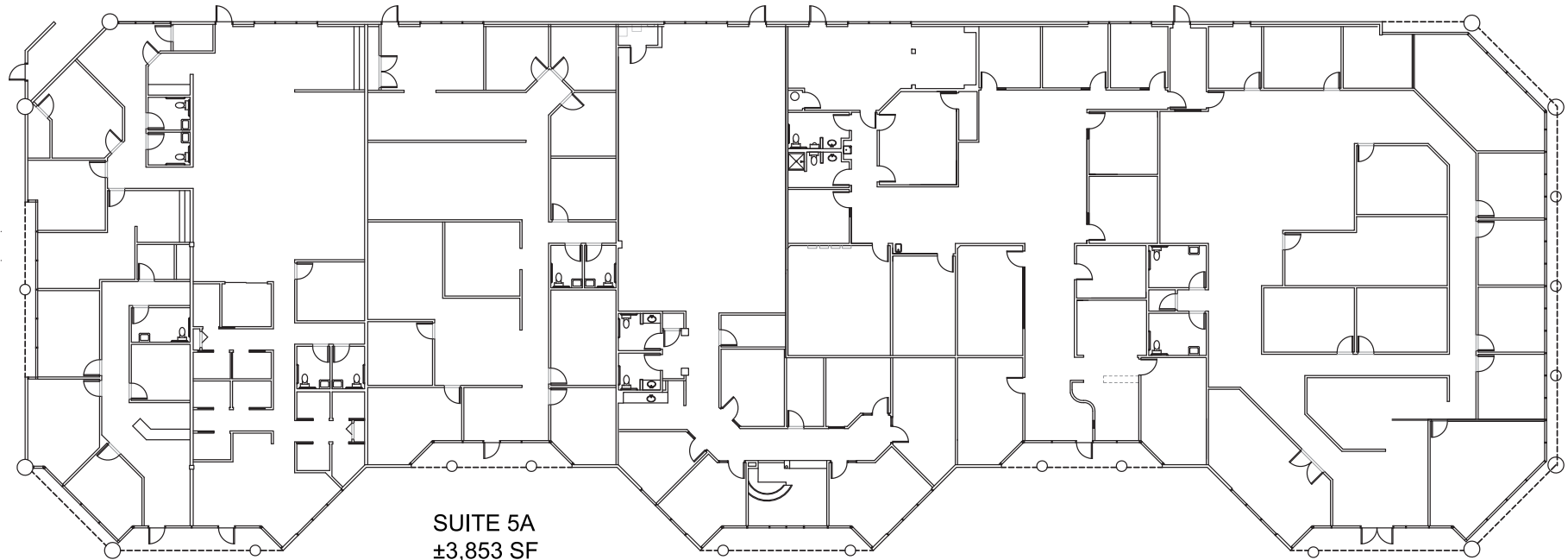
The subject is an attractive, single level, multi-tenant office building with seven (7) suites which have been extensively renovated within the last 3 years. Suites ranging in size from 1,520 to 6,675± square feet, and are fully occupied by four (4) tenants. All suites are separately metered for electric and paid by tenant directly to Arizona Public Service. Janitorial is also the responsibility of tenants.

The office building is located on North Hayden Road, a major north / south arterial travelling through the center of the Scottsdale Airpark. Ingress / egress is from both Hayden Road and 78th Way. The property has convenient access to Loop 101 Freeway.

The building height is ±21' with dimensions of ±290' x ±85'. New foam roof installed May of 2013, with ten (10) year warranty. Tax Parcel Assessor's #215-55-069A



APPROXIMATE FLOOR PLAN



SUITE 6A
±1,520 SF

SUITE 6
±4,417 SF

SUITE 5A
±3,853 SF

SUITE 4
±3,993 SF

SUITE 1 - 3
±12,190 SF

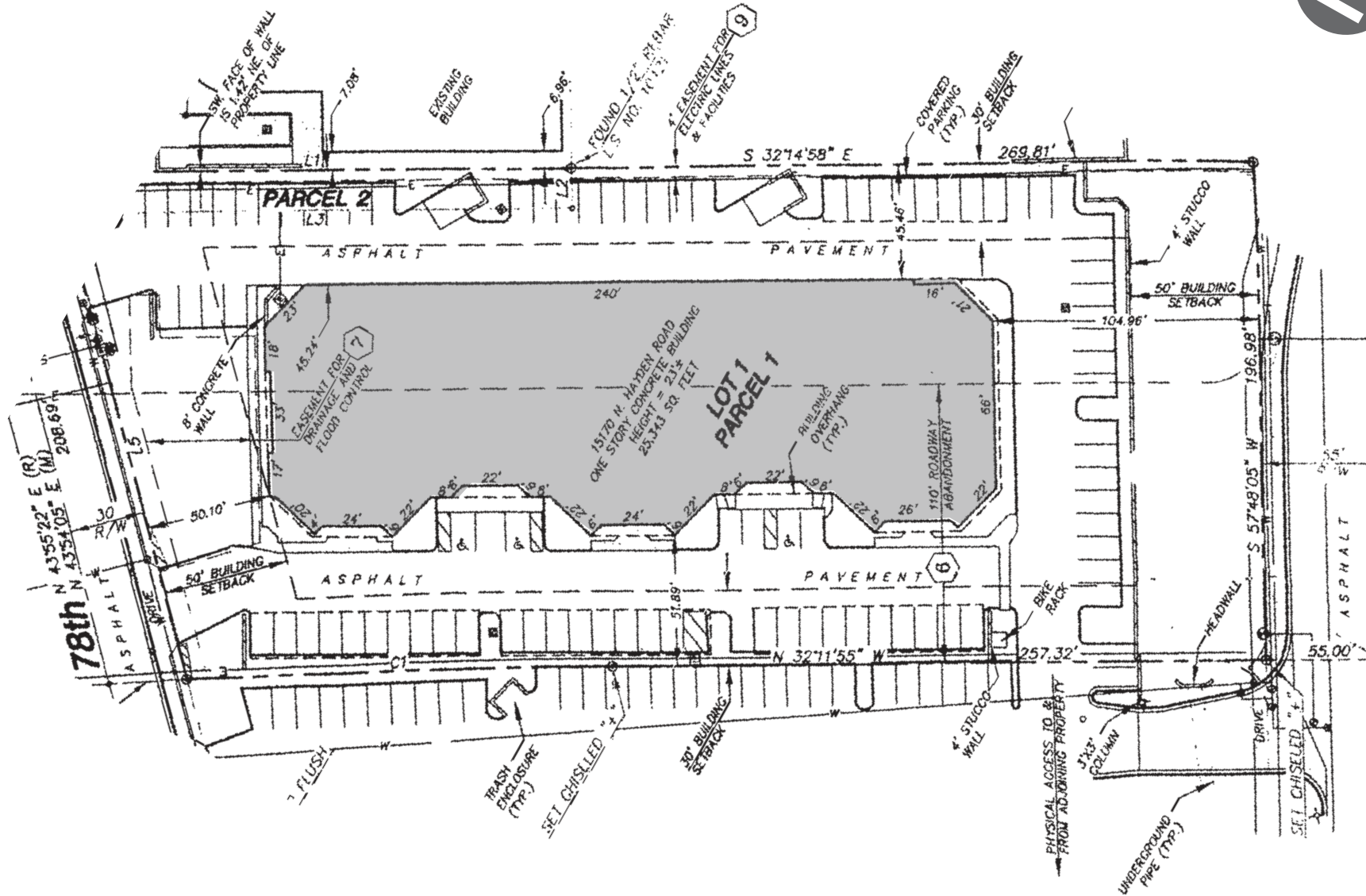
FLOOR PLAN
15170 N. HAYDEN RD.

Conceptual and final plan may have changed and needs to be verified

NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

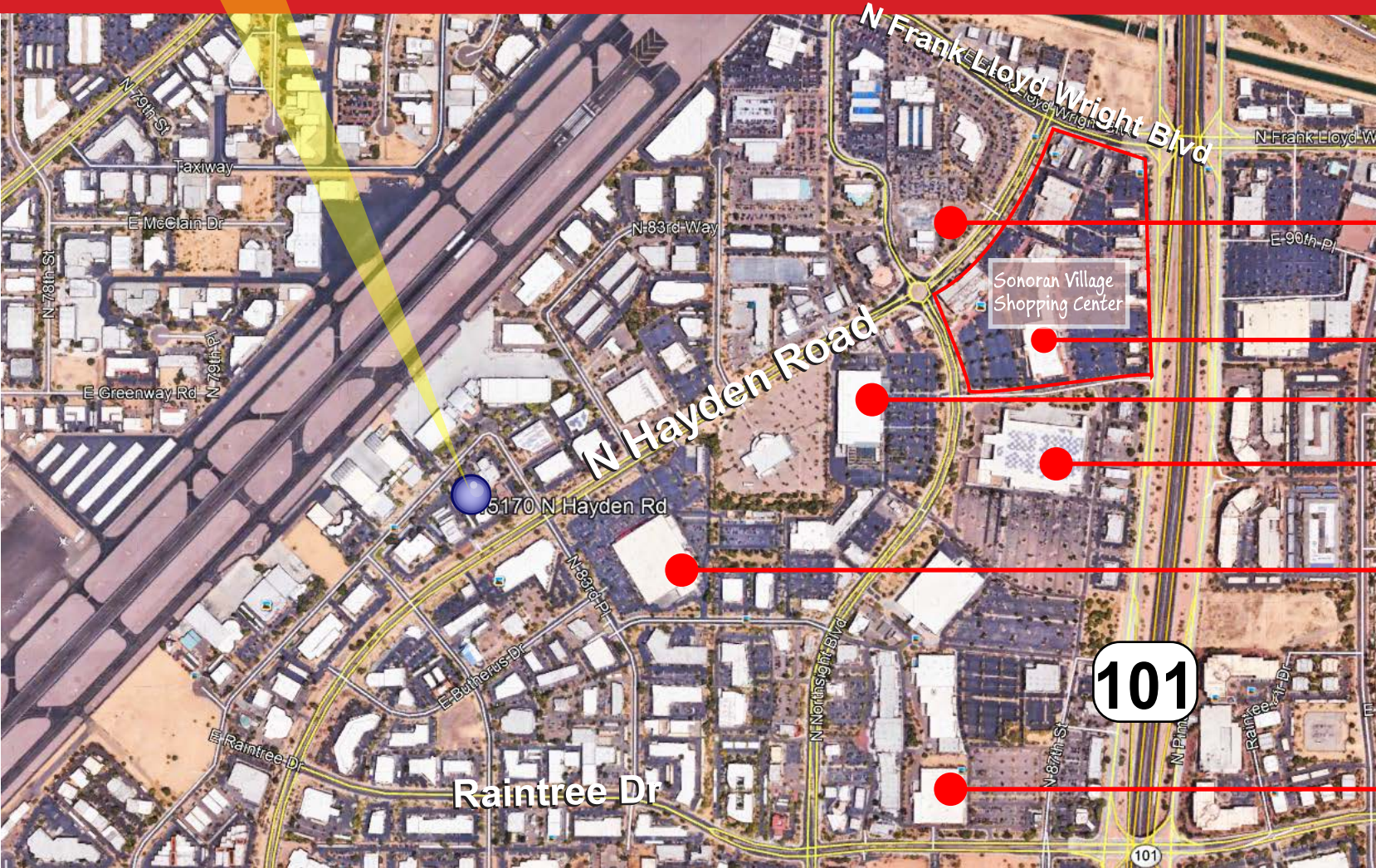
SITE PLAN



HAYDEN ROAD



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PROFORMA

	Proforma NOI	\$/sf±
Revenues		
Rental Income	\$422,615	\$16.17
Reimbursements	\$5,537	\$0.21
Subtotal	<u>\$428,152</u>	<u>\$16.38</u>
Expenses		
Repairs & Maintenance	\$5,427	\$0.21
Landscaping	\$7,000	\$0.27
Trash/Fire Safety	\$2,940	\$0.11
Utilities	\$9,420	\$0.36
Property Management	\$16,760	\$0.65
RE Taxes	\$52,968	\$2.04
Building Insurance	\$4,261	\$0.16
Subtotal	<u>\$98,776</u>	<u>\$3.80</u>
Net Operating Income	<u><u>\$329,376</u></u>	<u><u>\$12.58</u></u>

<u>Tenancy</u>	<u>Sq. Ft.</u>	<u>Lease Expiration</u>
MC Companies	12,190±	March 2020
Desert Cove Recovery	7,846±	September 2019
Blood Systems, Inc.	4,417±	September 2023
Am Ctr of Natural Medicine	<u>1,520±</u>	August 2019
Total	25,973±	

