

SCOTTSDALE AIRPARK

FOR SUBLEASE 11,199± SF

CONTEMPORARY SINGLE-STORY OFFICE/WAREHOUSE BUILDING



**BEAUTIFUL CONTEMPORARY
INTERIOR!**

15354 N 83rd Way | Scottsdale, Arizona 85260

FOR MORE INFORMATION PLEASE CONTACT:



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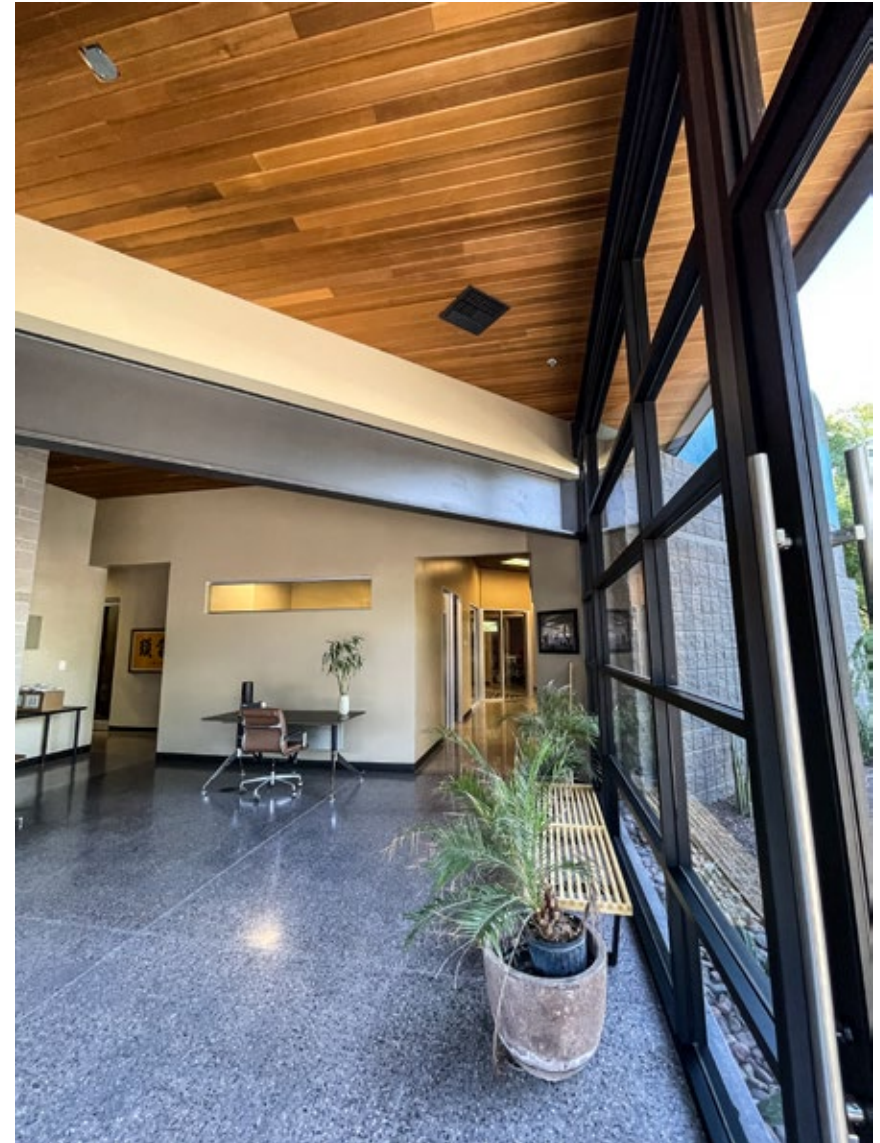
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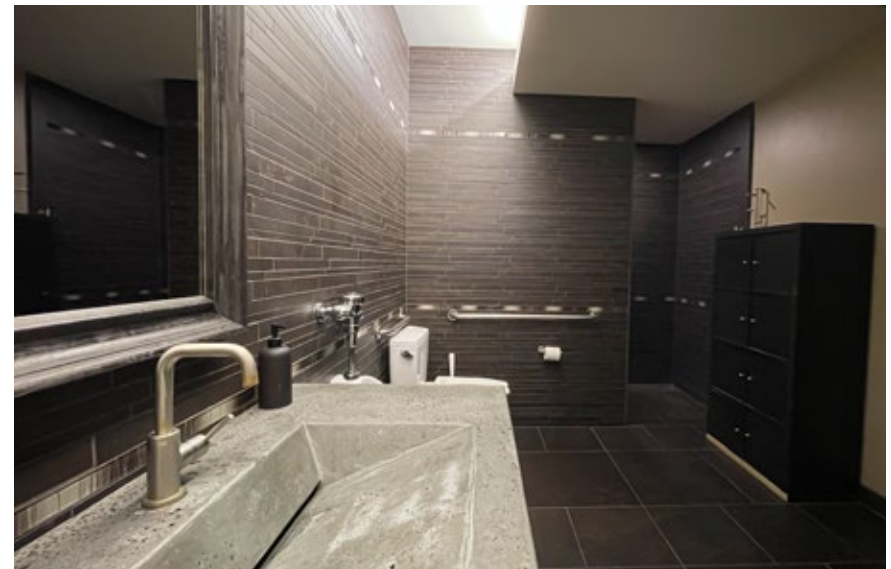
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- Size:** ±11,199 sf single story office warehouse building
(approximately ±5,289sf office/±5,910sf warehouse)
(SEE EXISTING AS-BUILT & SPEC FLOOR PLANS)
- Rate:** \$1.60/sf/month NNN (Call for full rental schedule)
- Availability:** January 1, 2024
- Sublease:** Through March 31, 2027
- Zoning:** I-1, City of Scottsdale
- Features:**
- Built 2000
 - Stunning renovations completed December 2017 with contemporary upgraded finishes throughout
 - Lobby with floor to ceiling glass
 - Multiple private offices
 - Multiple restrooms Including one (1) shower
 - Three (3) conference rooms
 - Kitchen and break room area
 - Fully sprinklered
 - Fully air-conditioned warehouses
 - Masonry construction
 - Two (2) 12'x14' rollup garage doors
 - One (1) 12'x10" rollup garage door
 - ±17' ceiling height in warehouses
- Power:** · 3-phase - 1200 amps - 208Y/120V

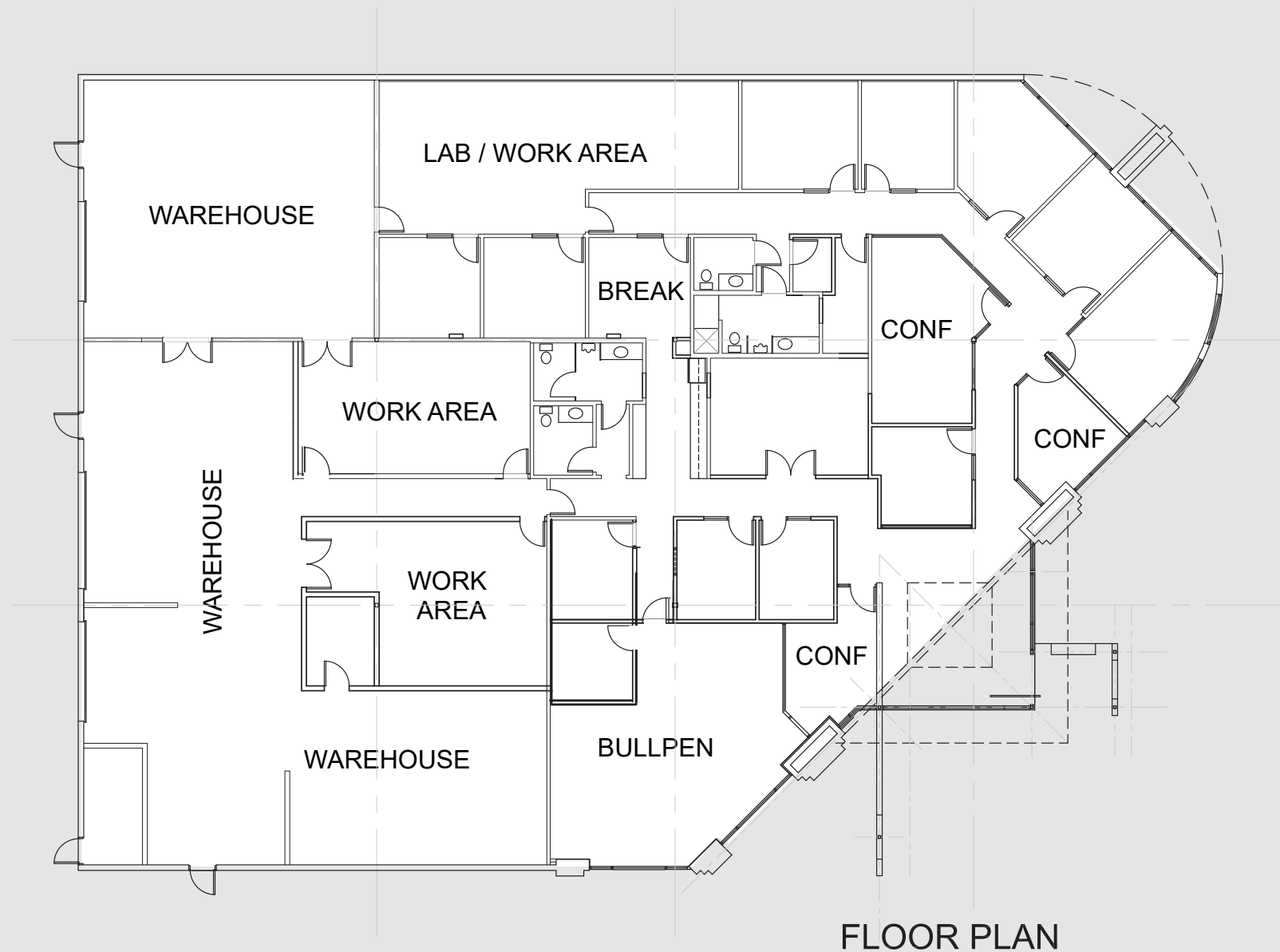


Prime location in the heart of the Scottsdale Airpark!



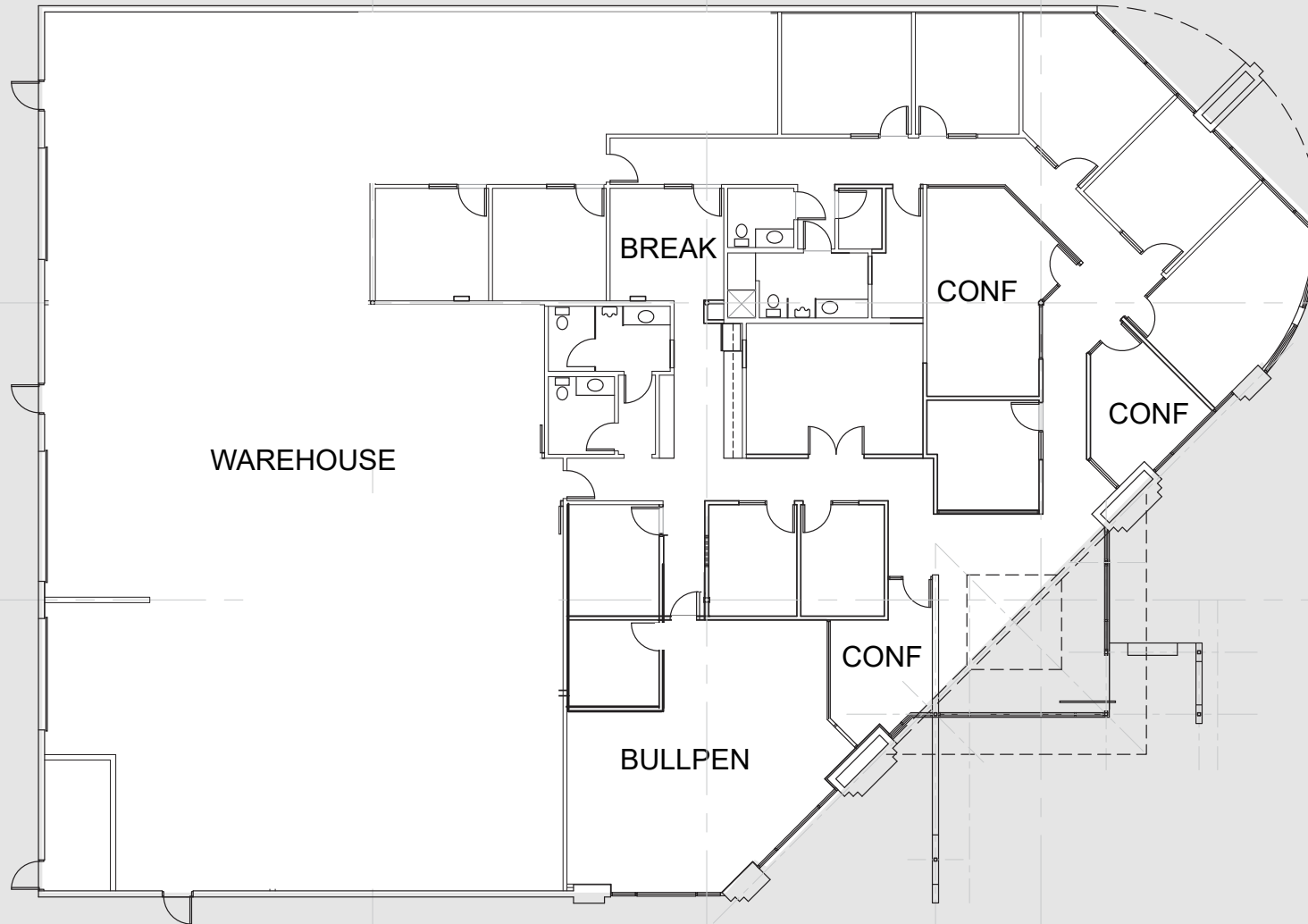


AS-BUILT FLOOR PLAN



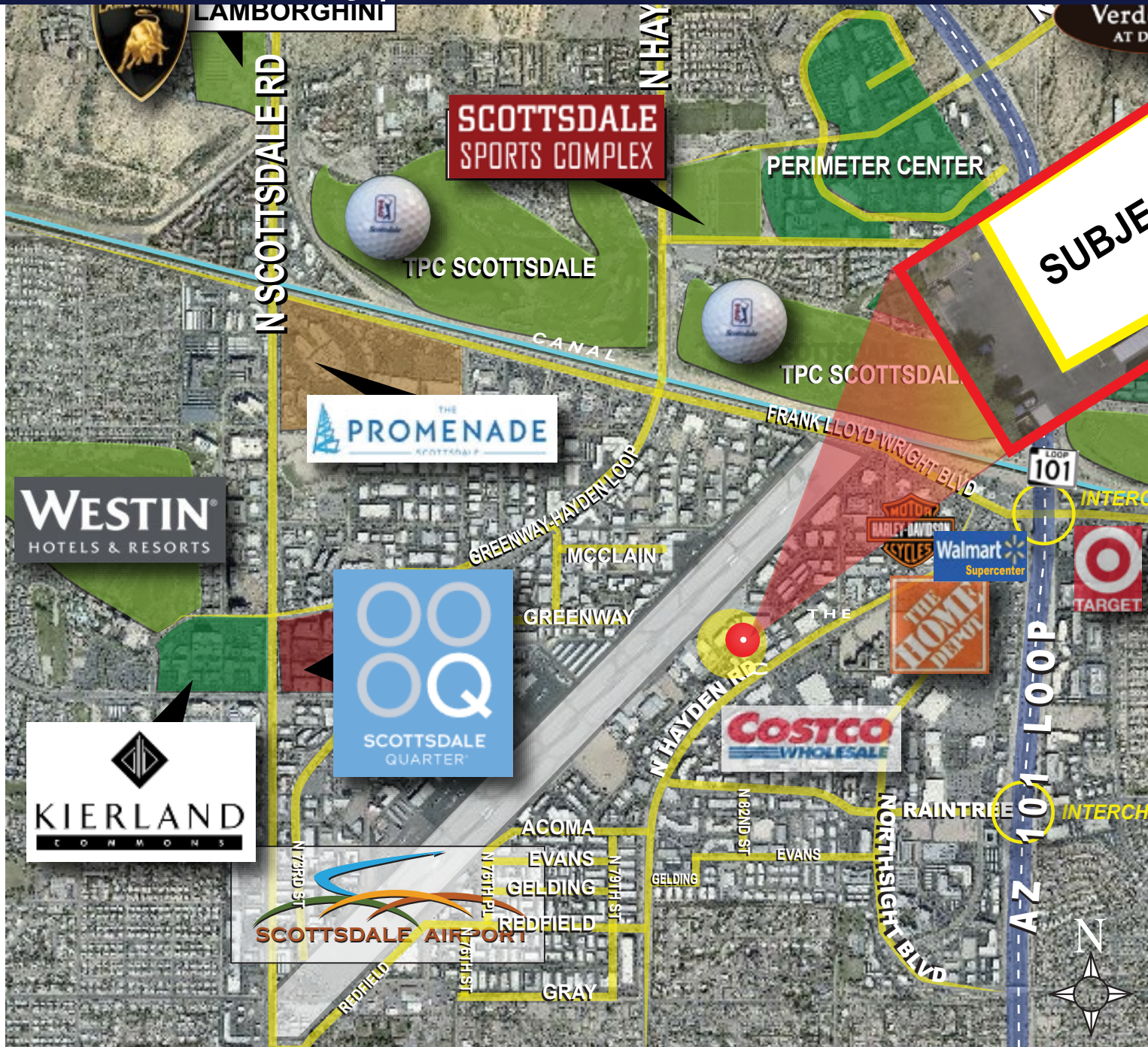
FLOOR PLAN

SPEC FLOOR PLAN



FLOOR PLAN

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SUBJECT

- Easy access to Loop 101 Freeway on-ramp/off-ramp at Raintree Drive
- Surrounded by North Scottsdale's finest amenities and shopping destinations, including Scottsdale Quarter, Kierland Commons, and the Scottsdale