

# SCOTTSDALE AIRPARK PLAZA

# PRIME SCOTTSDALE ROAD LOCATION!

13430 N SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85254

## OFFICE SPACE FOR LEASE

\$26/SF FULL SERVICE

(INCLUDES ELECTRIC & JANITORIAL)

**FREE  
COVERED RESERVED  
PARKING**



FOR MORE INFORMATION PLEASE CONTACT JOHN OR SUZANNE



**John Quatrini**  
Associate Broker  
C 602.859.0506

[john@shellcommercial.com](mailto:john@shellcommercial.com)



**Suzanne Enright**  
Senior Associate  
C 602.471.2981

[suzanne@shellcommercial.com](mailto:suzanne@shellcommercial.com)

13430



**SHELL**  
*Commercial Investment Real Estate*

# SCOTTSDALE AIRPARK PLAZA

# AVAILABILITY

13430 N SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85254

	SUITE#	RSF	AS-BUILT	SPEC PLAN
1ST FLOOR	103	±2,188	✓	
	108	±1,600	✓	✓
	110	±1,882	✓	
2ND FLOOR	200	±3,430	✓	
	204	±1,600	✓	✓
	202/204	±7,100	✓	



All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.

# SCOTTSDALE AIRPARK PLAZA

13430 N SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85254

## PROPERTY INFORMATION

### DESCRIPTION

- **LEASE RATES:** \$26/SF FULL SERVICE
- **YEAR BUILT:** 1985; RENOVATED IN 2018
- **FLOORS:** THREE (3) WITH ELEVATORS
- **PARKING:** 2.75/1,000  
(INCLUDES 1/1,000 COVERED RESERVED PARKING SPACES)
- **ZONING:** I-P CITY OF SCOTTSDALE
- **OFFICE SPACE AND EXECUTIVE SUITES AVAILABLE**

### HIGHLIGHTS

- **SCOTTSDALE ROAD FRONTAGE FOR HIGH VISIBILITY**
- **RENOVATED IN 2018 FOR A MODERN, OPEN, CONTEMPORARY FEEL**
- **GLASS & STEEL EXTERIOR PROVIDES LOTS OF NATURAL LIGHT**
- **SYSTEM UPGRADES INCLUDE:**
  - PLUMBING & ELECTRICAL (LED LIGHTING INSIDE & OUT!)
  - FIBER OPTIC CONNECTIVITY
  - 24-HOUR BUILDING ACCESS WITH SECURITY SYSTEM IN PLACE
- **MULTITUDE OF SURROUNDING AMENITIES, INCLUDING CASUAL OR UPGRADE DINING, SHOPPING, LODGING, BANKS, COMMERCE, SCHOOLS, SCOTTSDALE MUNICIPAL AIRPORT**
- **VALLEY METRO SCOTTSDALE PARK-N-RIDE WITHIN WALKING DISTANCE**



# SCOTTSDALE AIRPARK PLAZA

# ADDITIONAL INFORMATION

13430 N SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85254



• OPEN CONTEMPORARY BUILDOUTS WITH LOTS OF FLOOR-TO CEILING INTERIOR GLASS

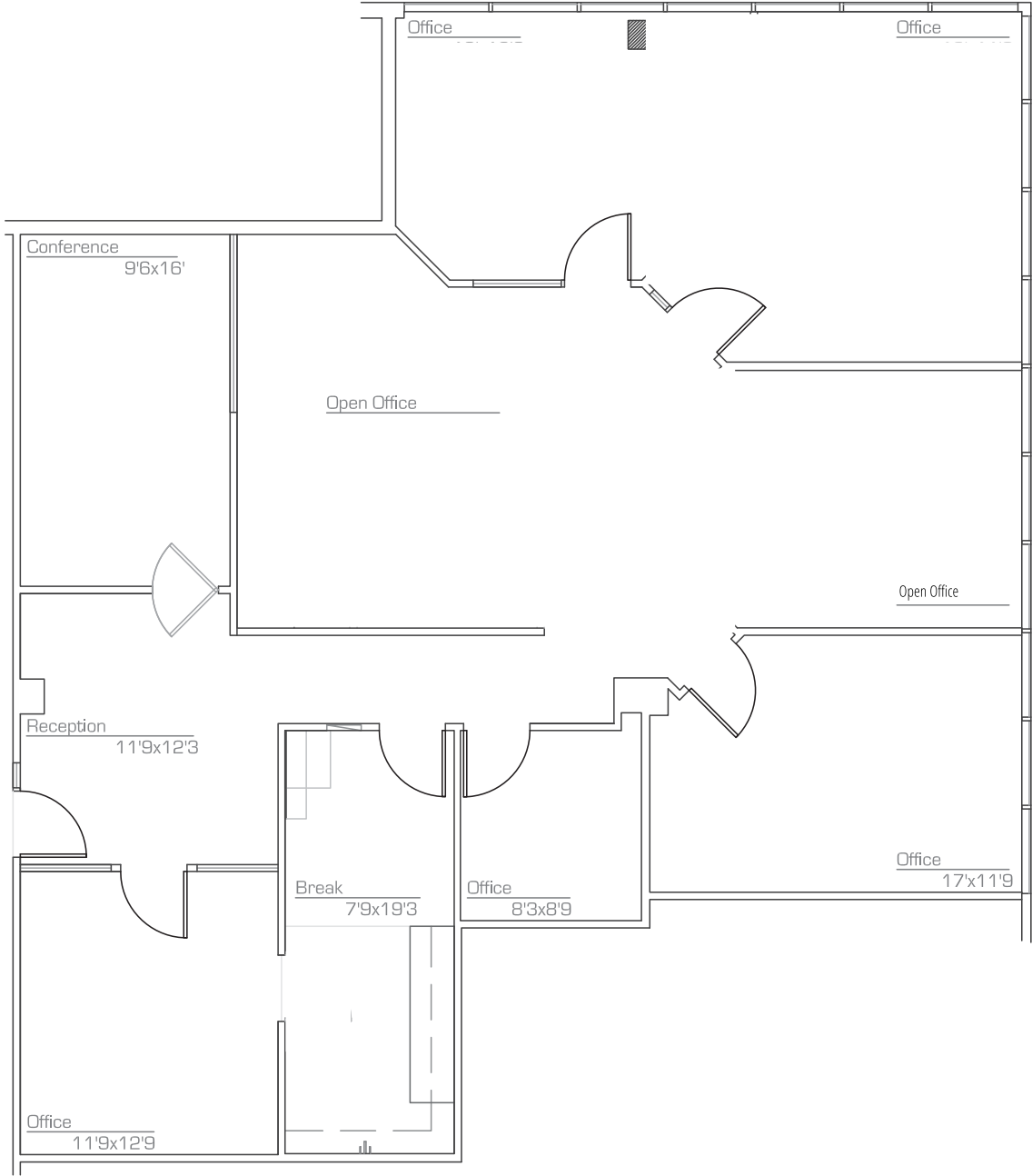
• ARCHITECTURALLY APPEALING GLASS/STEEL BUILDING

• PROPERTY LOCALLY OWNED AND MANAGED

• MATURE AND WELL-MAINTAINED LANDSCAPING

• AS-BUILT FLOOR PLANS WITH SPEC OPTIONS OR UPGRADES AVAILABLE

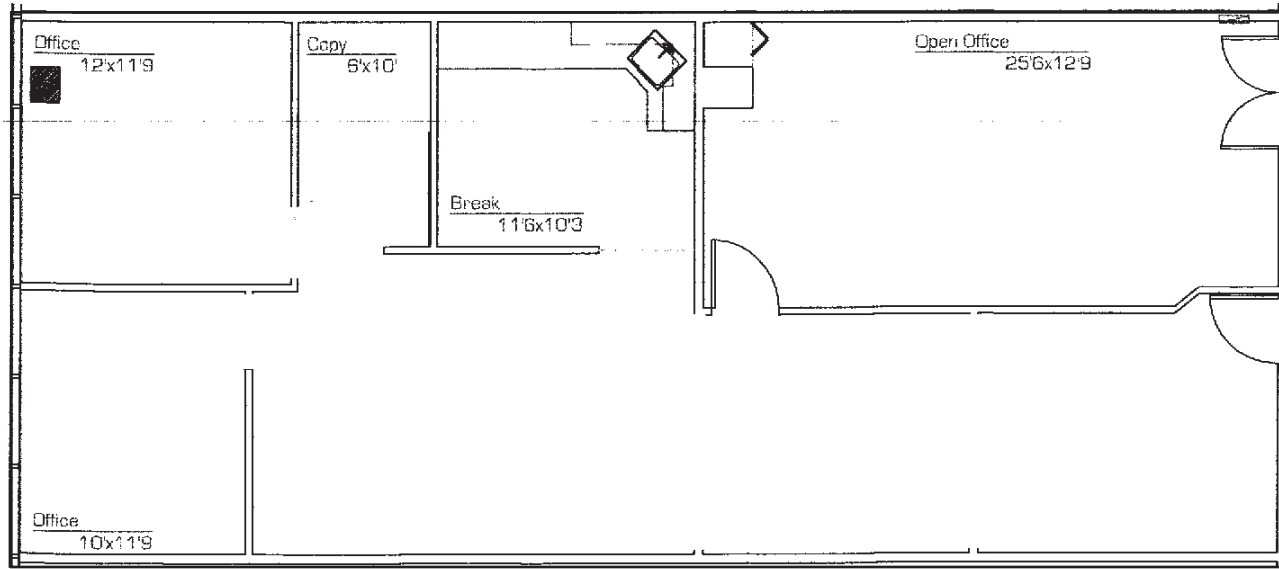
AS-BUILT



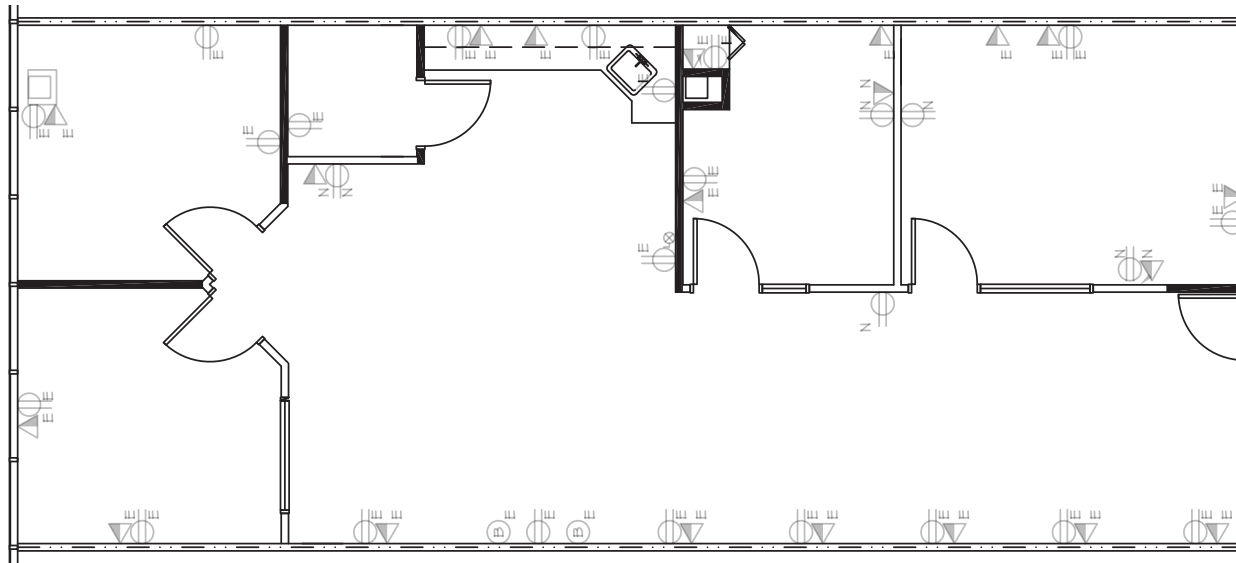
NOT TO SCALE

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.

AS-BUILT



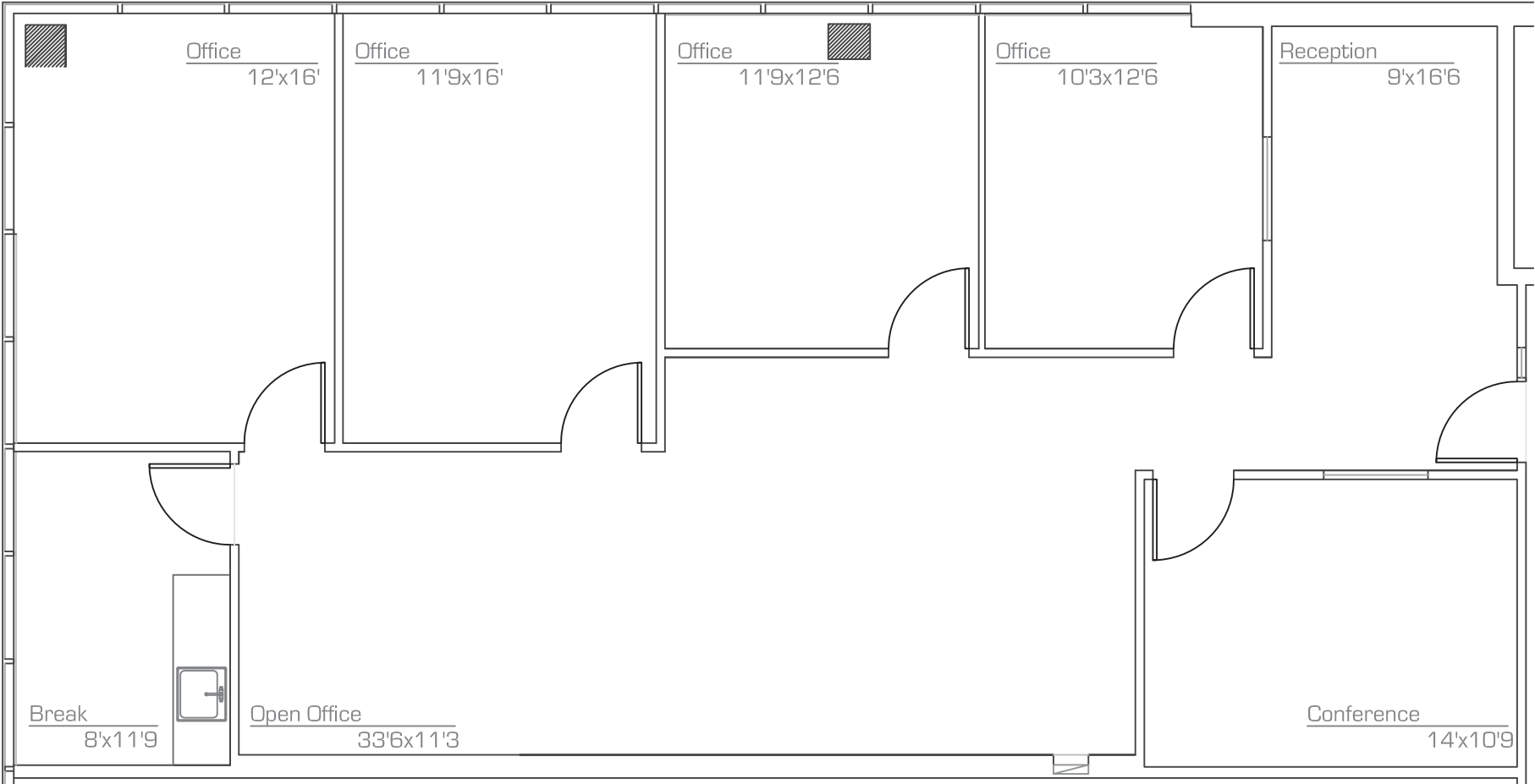
SPEC PLAN



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.

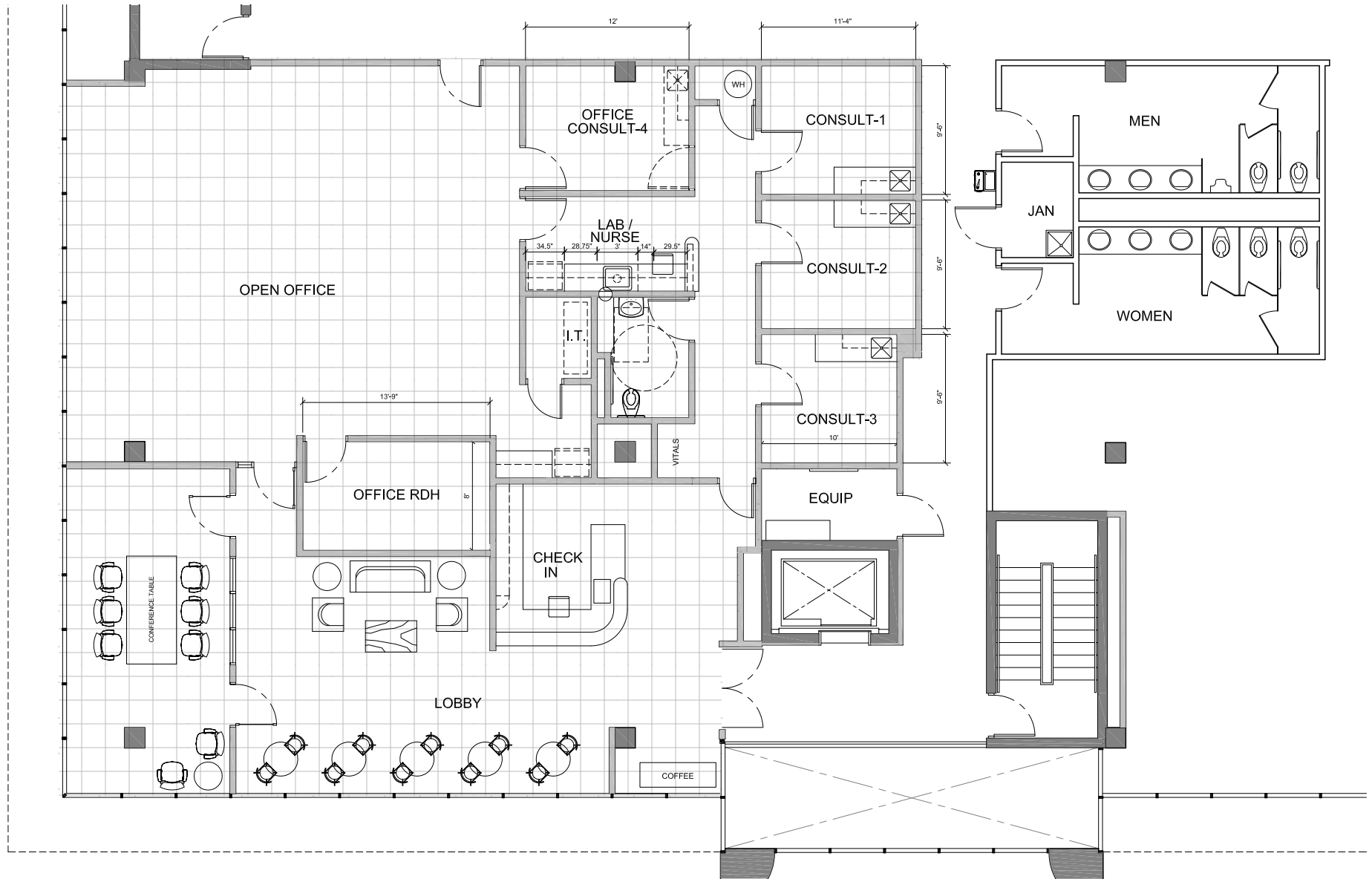
AS-BUILT



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.

AS-BUILT



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.



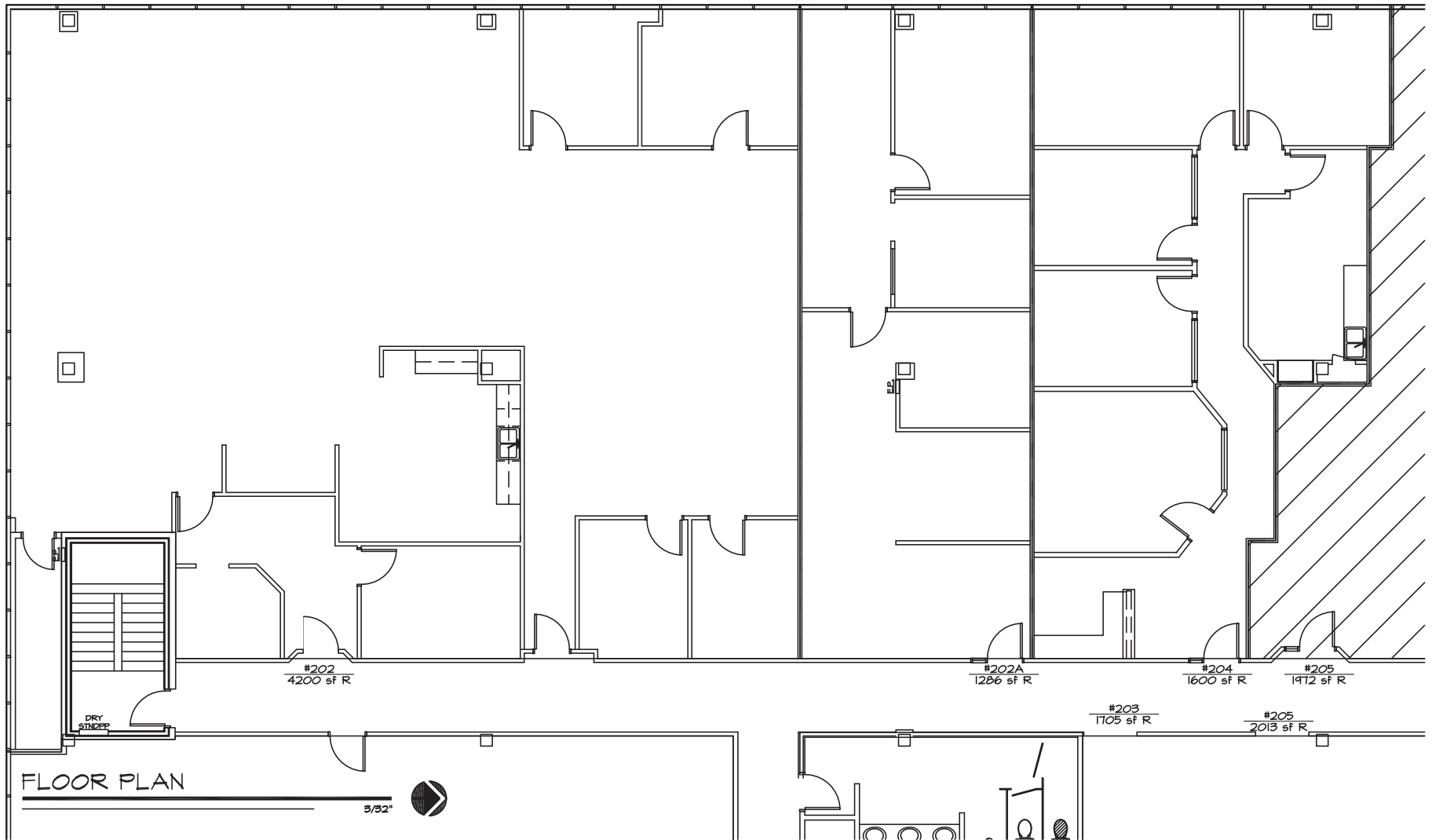
AS-BUILT

TDI 3778.13 U (= 11.16%)  
#202  
4200 sf R

TDI 1125.97 U (=14.21%)  
#202A  
1286 sf R

TDI 1443.74 U (=10.82%)  
#204  
1600 sf R

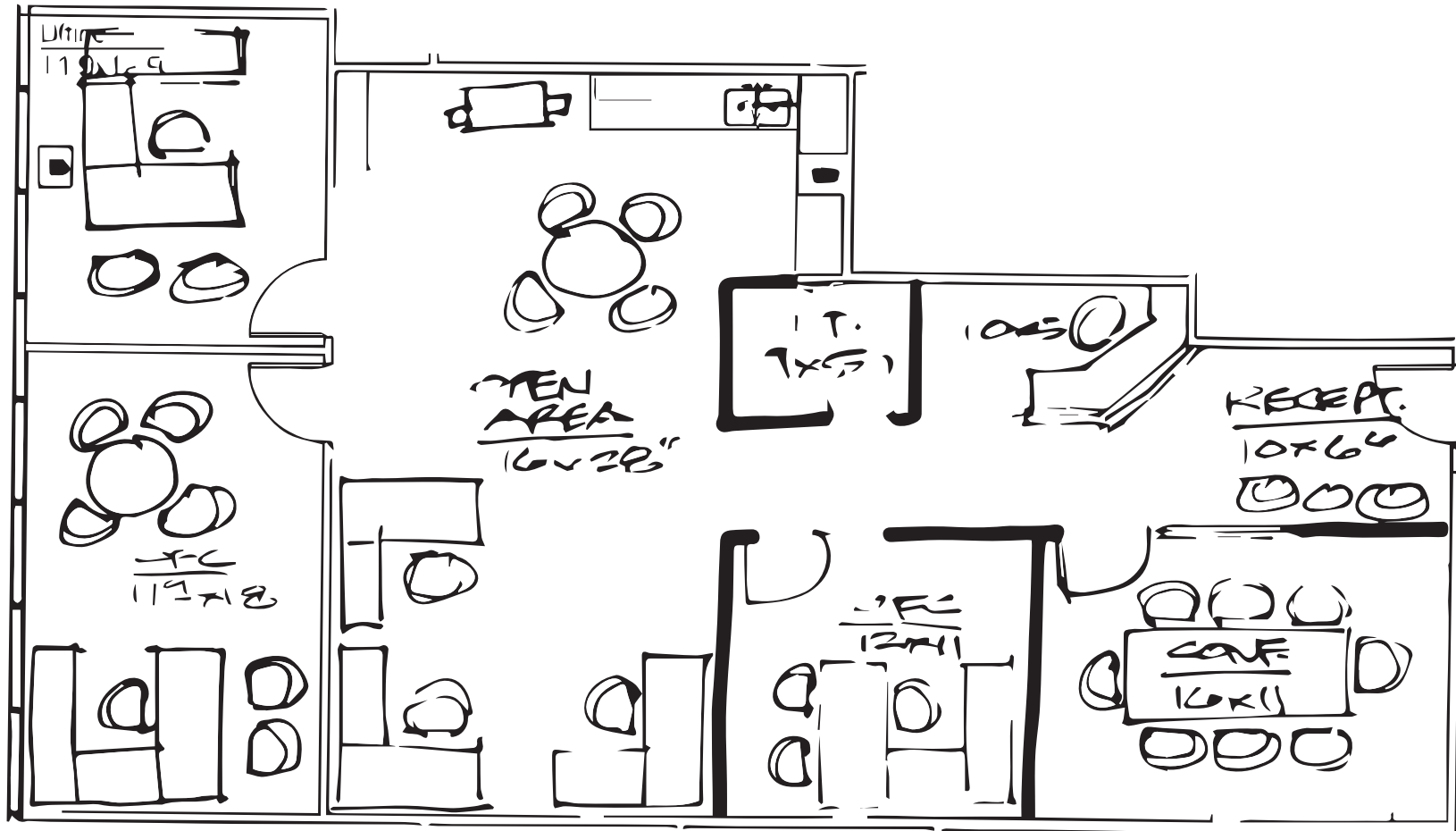
T



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.

SPEC SUITE

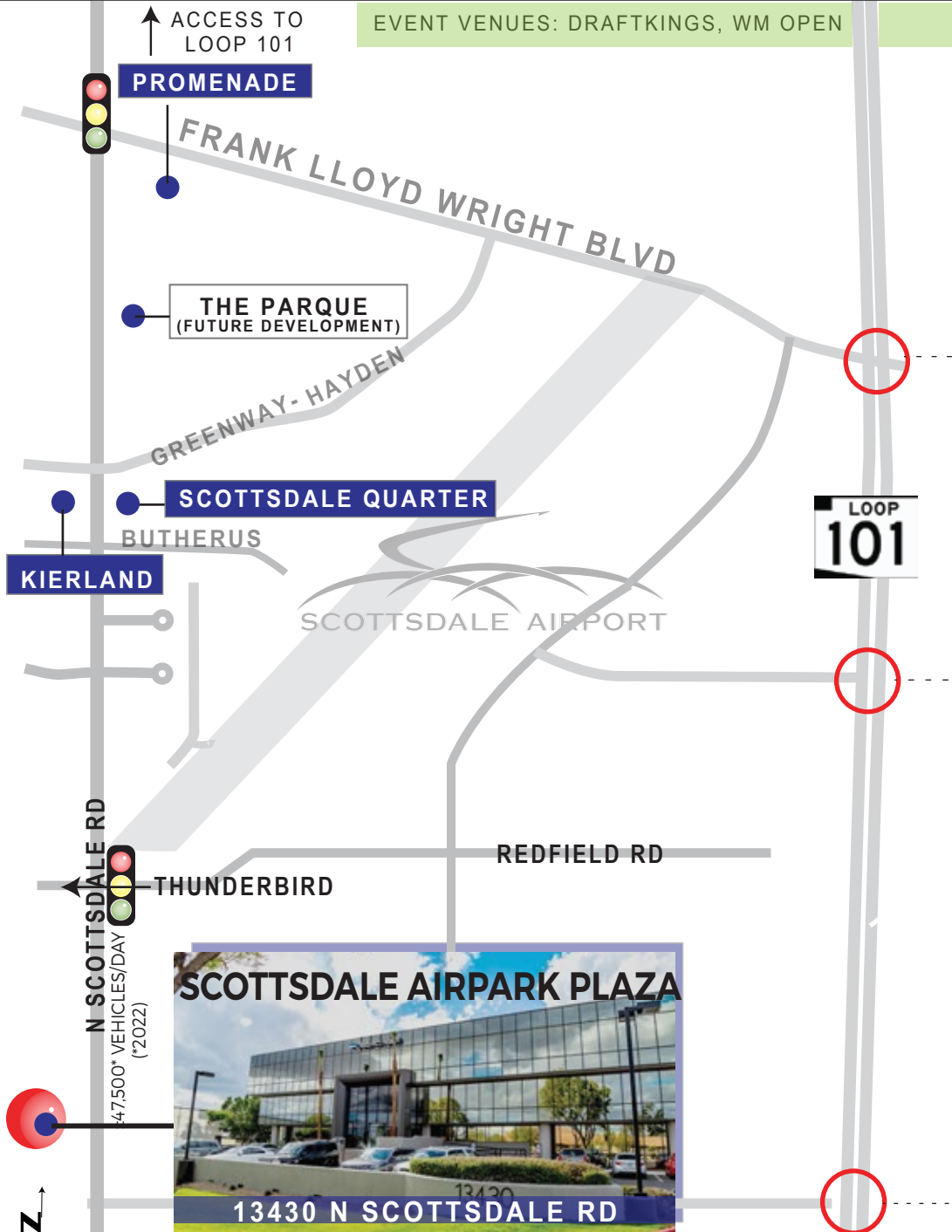


NOT TO SCALE

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.

# LOCAL AMENITIES

13430 N SCOTTSDALE ROAD • SCOTTSDALE, ARIZONA 85254



EVENT VENUES: DRAFTKINGS, WM OPEN

BARRETT-JACKSON AT WESTWORLD

MINUTES FROM SCOTTSDALE AIRPARK'S FINEST SHOPPING AND DINING DESTINATIONS!

CONVENIENT ACCESS TO AZ LOOP 101 FWY N/B AND S/B INTERCHANGES



SCOTTSDALE QUARTER



KIERLAND SCOTTSDALE



SCOTTSDALE PROMENADE