

# FOR SALE OR LEASE

RARE FREESTANDING OFFICE / FLEX BUILDING

±16,302 SF

SCOTTSDALE AIRPARK SUBMARKET

RENOVATIONS COMPLETED ▪ GORGEOUS SETTING ▪ LOTS OF WINDOWS!

EXTERIOR  
NEWLY PAINTED



Video

CALL FOR PRICING!

14040 N NORTHSIGHT BLVD | SCOTTSDALE, ARIZONA 85260

FOR PRICING OR ADDITIONAL INFORMATION PLEASE CONTACT:



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## PROPERTY INFORMATION



<b>BUILDING SIZE:</b>	±16,302 sf single-story building
<b>TYPE:</b>	Office/flex
<b>LAND SIZE:</b>	±2.134 acres (±92,978 sf)
<b>ZONING:</b>	S-R Service Residential, Scottsdale
<b>APN:</b>	215-53-106
<b>SIGNAGE:</b>	Monument signage available
<b>PARKING:</b>	5.77/1,000 (Ninety-four (94± total) Sixty-eight (68±) covered spaces Twenty-six (26±) open guest spaces
<b>YEAR BUILT:</b>	1990

## FEATURES:

### OPEN FLEX/BULLPEN:

- ±10,458 sf
- Inviting lobby with abundant natural light
- Spacious conference room
- Four (4) private offices/meeting rooms
- Large kitchen/break area
- Expansive flex/bullpen space
- Two (2) multi-stall restrooms
- Fiber optic available

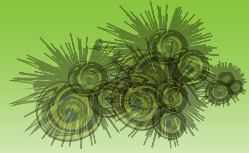
### OPEN/FLEX:

- ±5,844 sf
- Truckwell with one (1) 8'x10' roll up door
- ±11' clear height
- Power: 1,600 amps, 480/277v, 3-phase
- 100% HVAC

## RECENT RENOVATIONS:

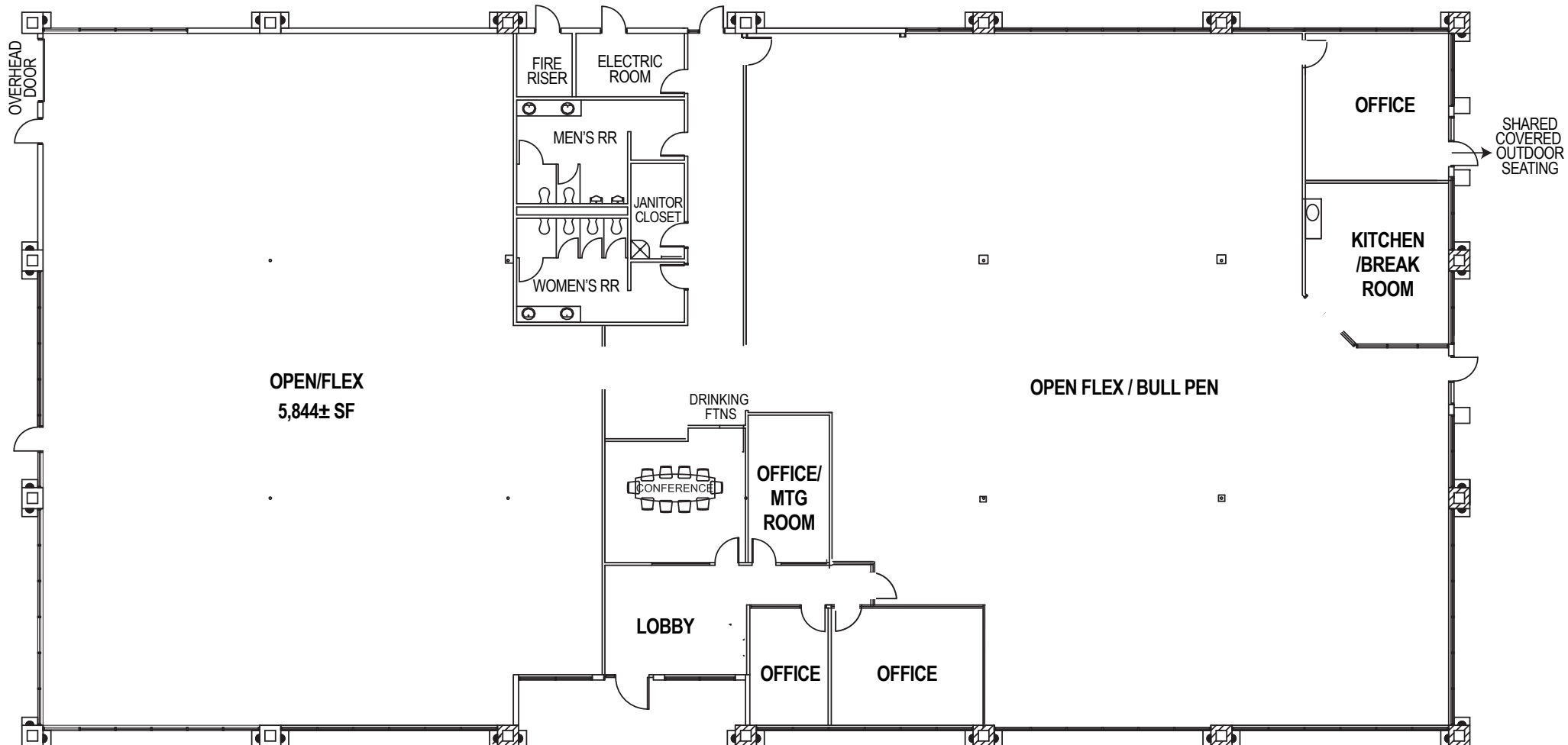
- **BUILDING EXTERIOR & COVERED PARKING STRUCTURES NEWLY PAINTED**
- **PARKING LOT RE-SEALED AND RE-STRIPED**
- **RECOATED ROOF WITH 10-YEAR WARRANTY!**
- **MULTIPLE A/C UNITS REPLACED WITH WARRANTIES IN PLACE!**

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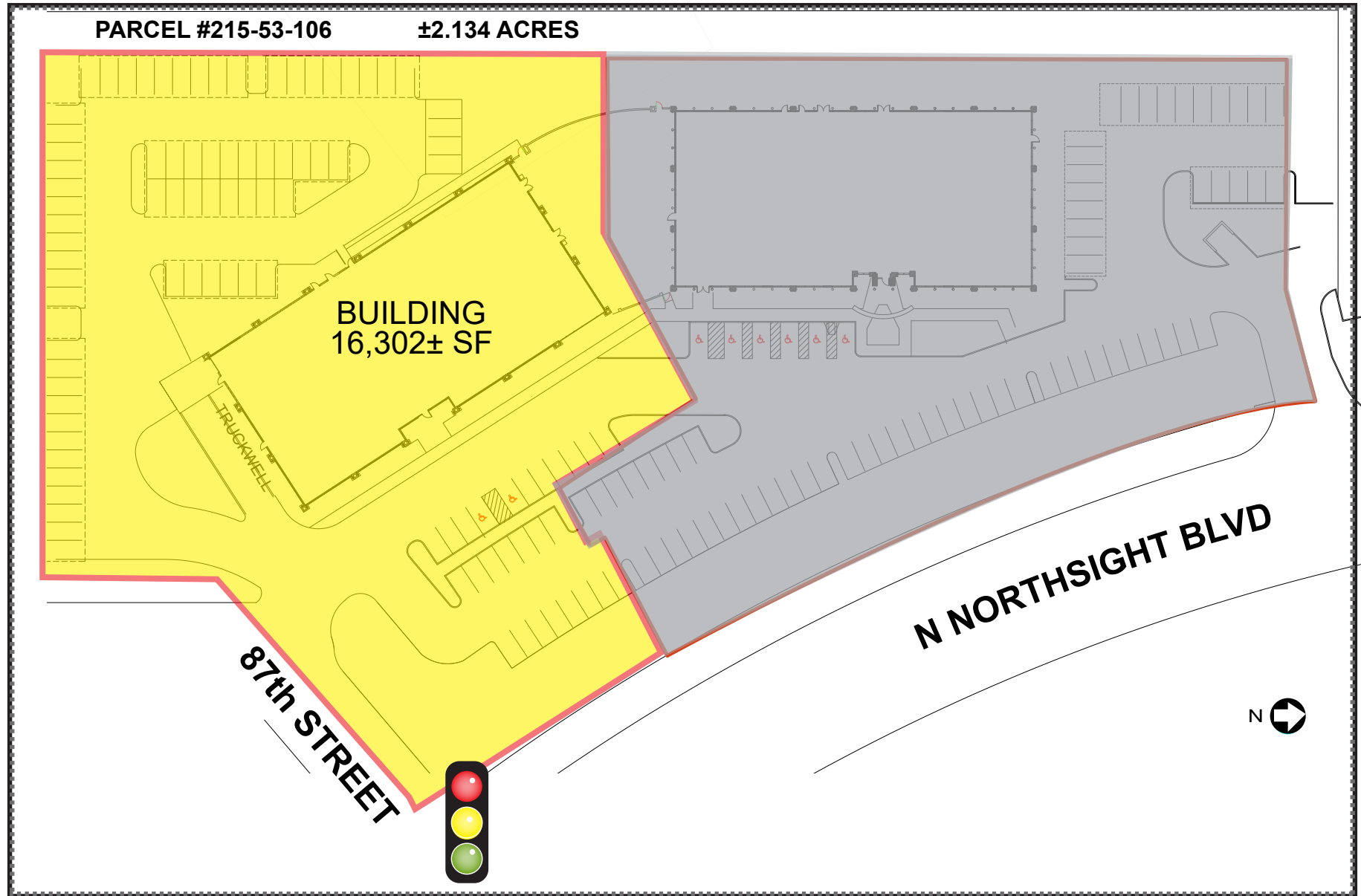
## NORTHSIGHT PARK

16,302± RSF





## SUBJECT



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### **NORTHSIGHT PARK**

- ADJACENT WITH PRIVATE ACCESS TO NORTHSIGHT PARK, FEATURING BASKETBALL, TENNIS AND SAND VOLLEYBALL COURTS, RAMADA, PLAYGROUND, LOTS OF GREENERY!

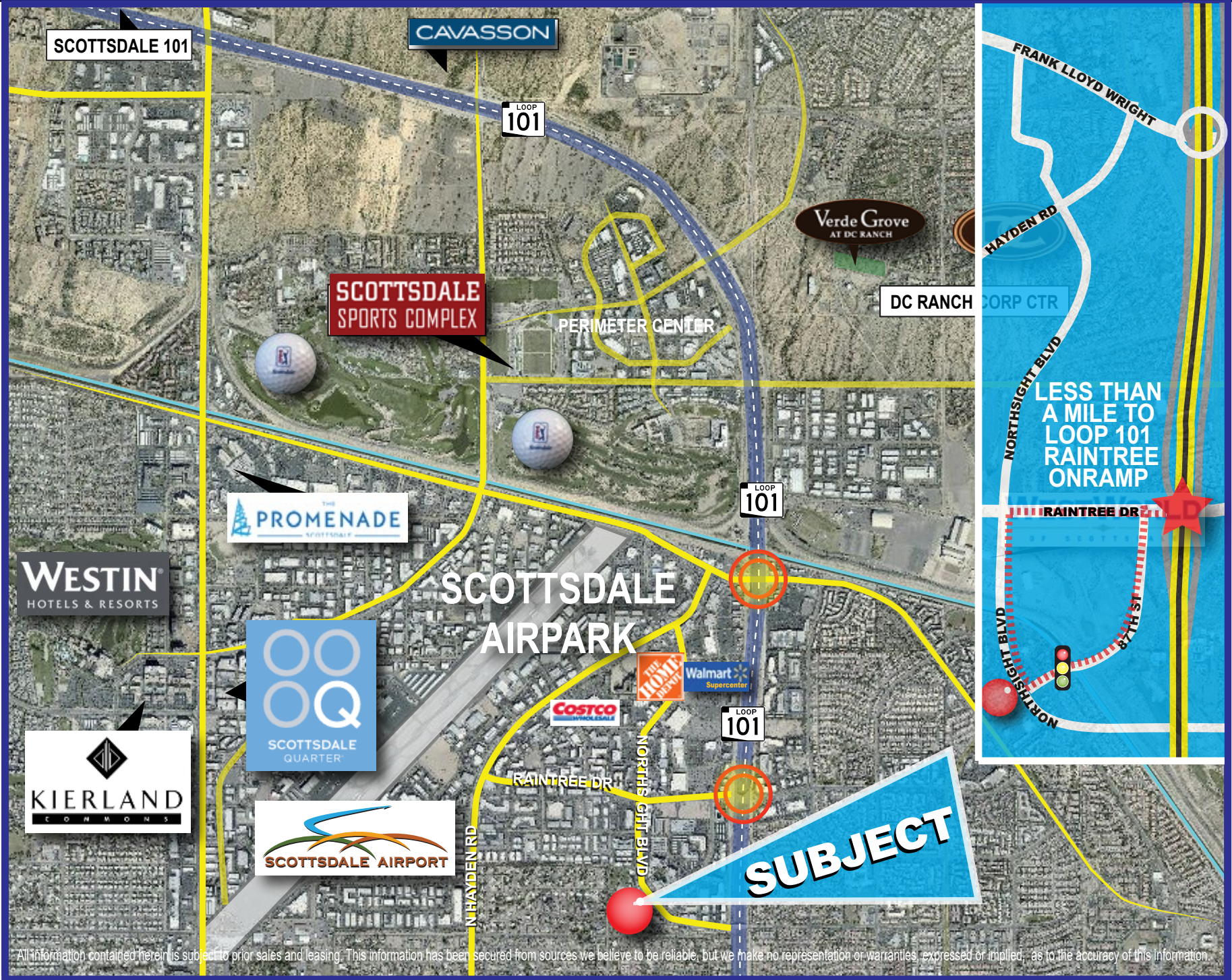
### **NORTHSIGHT BOULEVARD**

- LOCATED AT SIGNAL LIGHT AT 87TH ST & NORTHSIGHT INTERSECTION
- EASY ACCESS TO LOOP 101 FREEWAY ±.08 MILES AWAY!



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LOCATION MAP



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