

INVESTMENT OPPORTUNITY 34,896± SF CONTEMPORARY THREE-STORY MULTI-TENANT OFFICE BUILDING SCOTTSDALE AIRPARK

**\$1,000,000
PRICE REDUCTION!!!**

**100% OCCUPIED
±6.41 CAP
(PROFORMA)**



PRIME SCOTTSDALE ROAD LOCATION WITH TREMENDOUS FRONTAGE VISIBILITY AND PROMINENT MONUMENT SIGNAGE

14555 N Scottsdale Road | Scottsdale, Arizona 85254

FOR MORE INFORMATION PLEASE CONTACT:



RANDY SHELL
Designated Broker
randy@shellcommercial.com
C 480.694.4100



AMANDA WRIGHT
Associate
amanda@shellcommercial.com
C 480.236.0037

Office Phone:
480.443.3992
shellcommercial.com

 **SHELL**
Commercial Investment Real Estate
16410 N 91st St | Suite 112
Scottsdale, AZ 85260

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.

- Purchase Price: • ~~\$10,500,000~~ **\$9,500,000** (±6.41 PROFORMA CAP)
- Projected NOI: • \$608,985
(7/2023 - 06/2024)
- Occupancy: • 100%
- Size: • ±34,896 sf freestanding three-story office building
 - First Floor: ± 8,762 sf
 - Second Floor: ±13,170 sf
 - Third Floor: ±12,964 sf
- Land: • ±2.25 Acre Lot (±97,836 sf)
- Ample Parking: • ±140 parking spaces including handicap and ±50 covered
- Features: • Constructed in 1985
- Over \$1 million in exterior and interior renovations since 2016, including:
 - Brand new contemporary common restrooms on each floor
 - New exterior paint May 2023 (in progress)
 - Contemporary building address numbers
 - Re-paved/re-striped parking lot
 - Exquisite natural landscaping, new irrigation, and metal sculptures
 - Beautiful open-concept atrium courtyard featuring:
 - Large tranquil fountain
 - Plenty of natural lighting
 - Two (2) elevators, drinking fountain, park benches
- Parcel#: • 215-56-015B
- 2022 Taxes: • \$78,979 (\$2.26/sf)
- Zoning: • I-1, City of Scottsdale



EXTERIOR RENOVATIONS SINCE 2016

- New exterior paint May 2023 (in progress)
- Roof recoated in 2021
- Parking lot repaired, re-sealed, restriped
- New landscaping & irrigation throughout
- 42 total HVAC units with large portion (25-30) replaced
- Monument signage installed
- Building signage updated

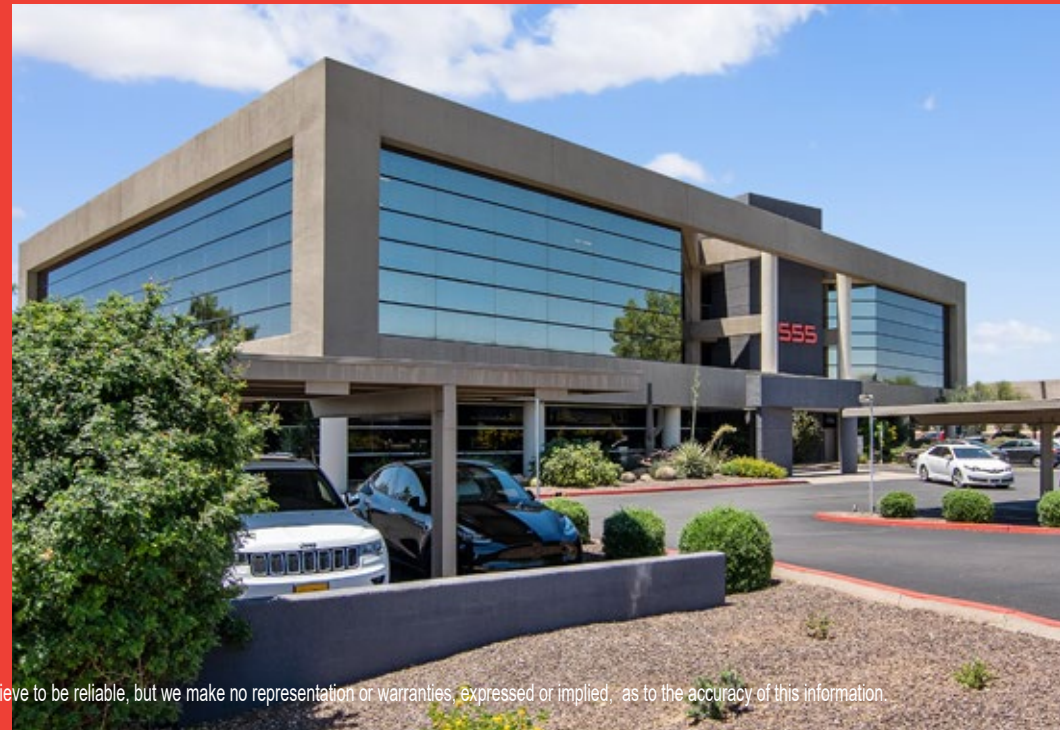
INTERIOR RENOVATIONS SINCE 2016

- Extensive renovation to 85% of the units
- Two (2) common restrooms per level (6 total), newly renovated
- Elevators serviced with redecorated interior
- Courtyard directory signage
- New canvas awning installed over courtyard
- Larger unit renovations made at average cost of \$30-\$35/sf
- Smaller unit renovations made at average cost of \$10-\$15/sf



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ADDITIONAL PROPERTY PHOTOS



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- Atrium courtyard with unique fountain for tranquil atmosphere
- Stone benches and rockscaped planters surrounding fountain
- Courtyard features two (2) elevators to all levels, two (2) restrooms per level, & drinking fountain
- Offices with lots of natural light offer an uplifting work environment



- Interior textures, colors, and finishes of renovated suites create a unique, contemporary feel
- Tenant directory and monument signage
- Onsite property management
- The building is a familiar Scottsdale Road corporate landmark!



LOCATED ON THE EAST SIDE OF SCOTTSDALE ROAD, JUST SOUTH OF ACOMA DRIVE

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LOCATION MAP



- Across from Scottsdale Towne Square, which features casual eateries such as Sauce, Mad Greens, Kasai Asian Grill, and shopping, including Natural Grocers
- Close proximity to exceptional shopping and dining venues in Kierland Commons, Scottsdale Quarter and Scottsdale Promenade
- Located near the Scottsdale Airport, allowing easy access to a world-class private aviation facility
- Just ± 2 miles from Loop 101 access

