

SCOTTSDALE AIRPARK

FOR LEASE

8,073± RSF

THIRD FLOOR CLASS "A" OFFICE SUITE

7345 E ACOMA DRIVE • SUITE 301 • SCOTTSDALE AZ 85260

**NEW REDUCED
3-YEAR RENTAL RATES!
\$25 / \$26 / \$27 PER SQ. FT.
FULL SERVICE**

FULLY FURNISHED



PLUG & PLAY

For additional information or to schedule a tour please contact Randy or Amanda



Randy Shell
Designated Broker
C 480.694.4100
randy@shellcommercial.com



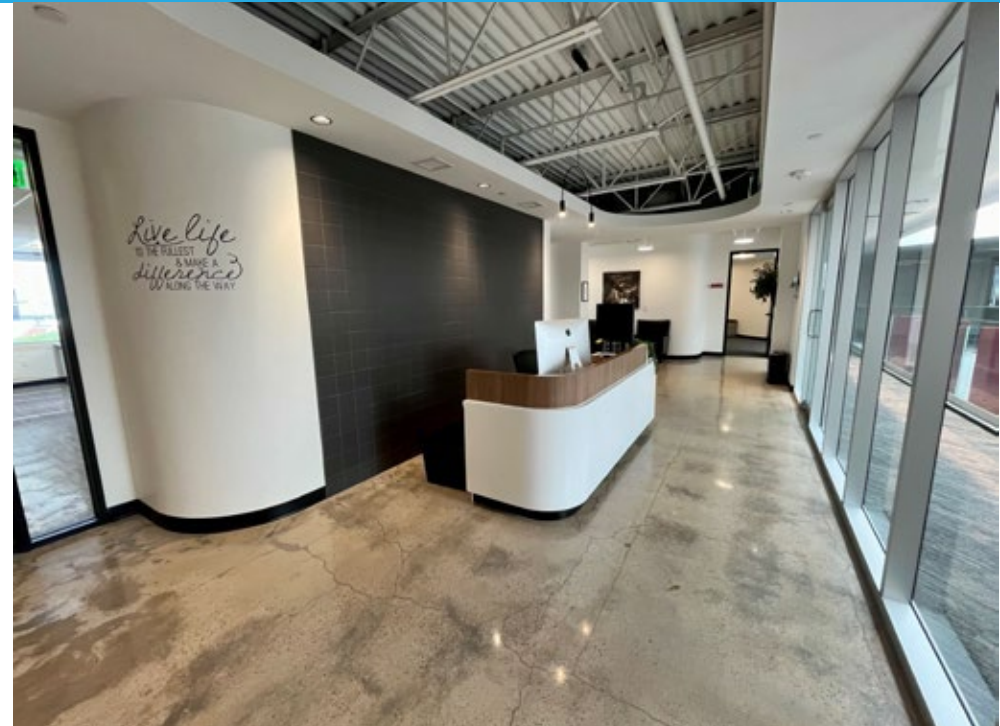
Amanda Wright
Senior Associate
C 480.236.0037
amanda@shellcommercial.com

 **SHELL**
Commercial Investment Real Estate
480.443.3992 • shellcommercial.com
16410 N 91st St | Ste 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.

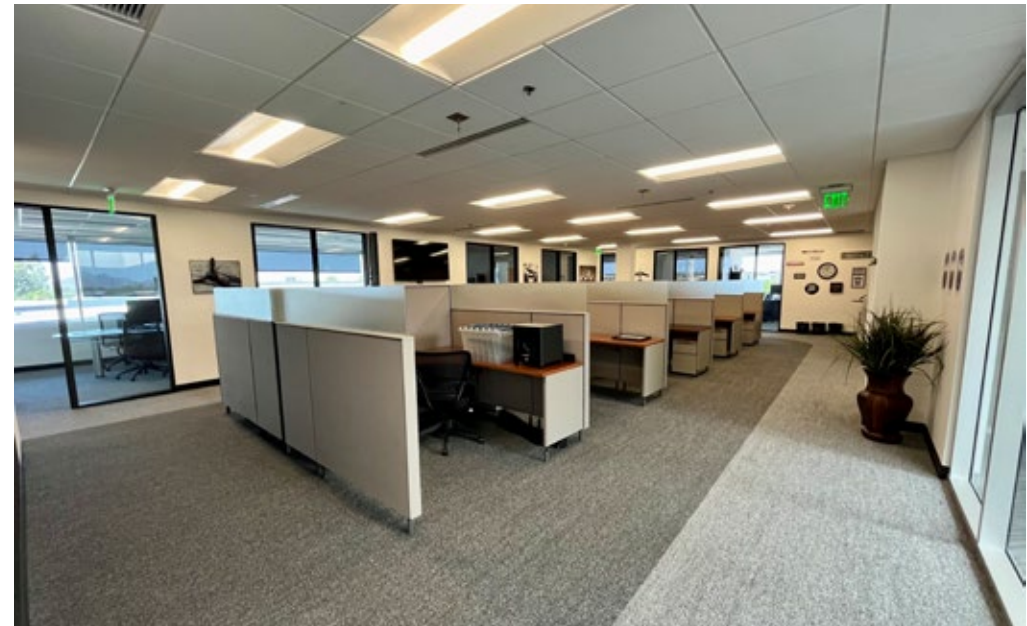
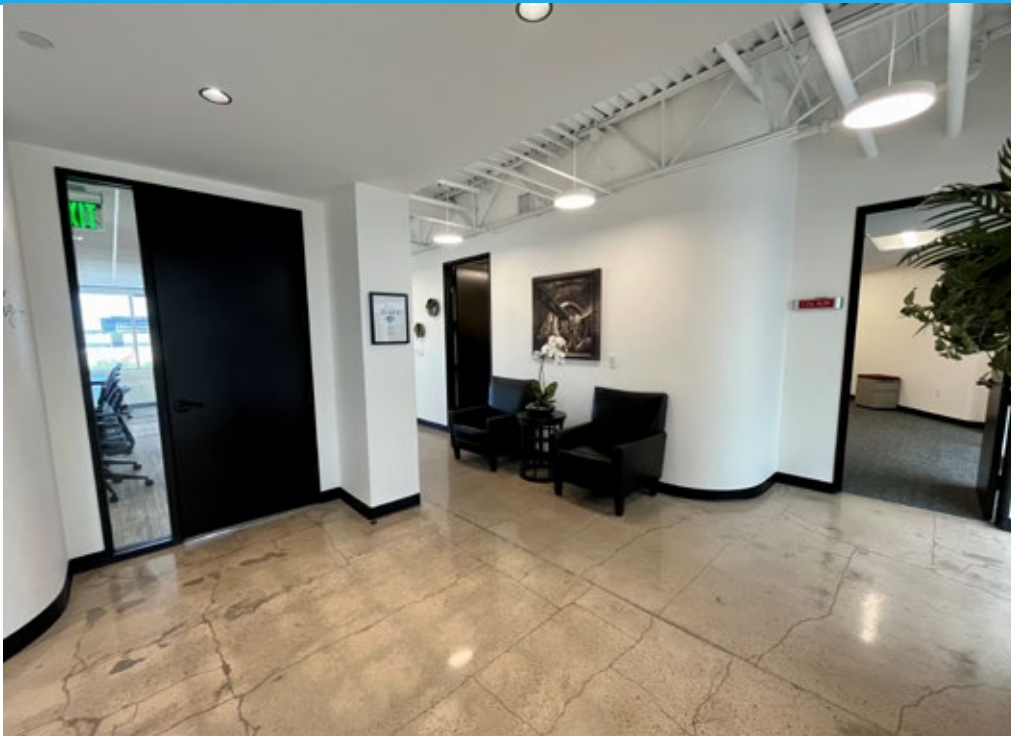
SUITE FEATURES:**FULLY FURNISHED****PLUG & PLAY**

- ±8,073 RSF
- New professionally designed “Class “A” contemporary office build-out with finishes sure to impress!
- Third floor/top floor unit
- Expansive windows throughout
- Beautiful entry reception area
- Large training /flex room featuring sliding glass doors that lead to large adjacent kitchen/break space.
- Kitchen features large island for seating, refrigerator, sink, space for dishwasher & ample contemporary cabinetry, tile and stone work
- Nine (9) to Ten (10) private perimeter offices with great views
- Podcast/flex room or additional office
- Lounge room with sink & space for sub counter fridge or additional office
- Three (3) storage rooms
- Two (2) huddle/closing rooms
- Corner space conference room with built-in cabinetry and views!
- Large open bullpen space with ten (10) workstations

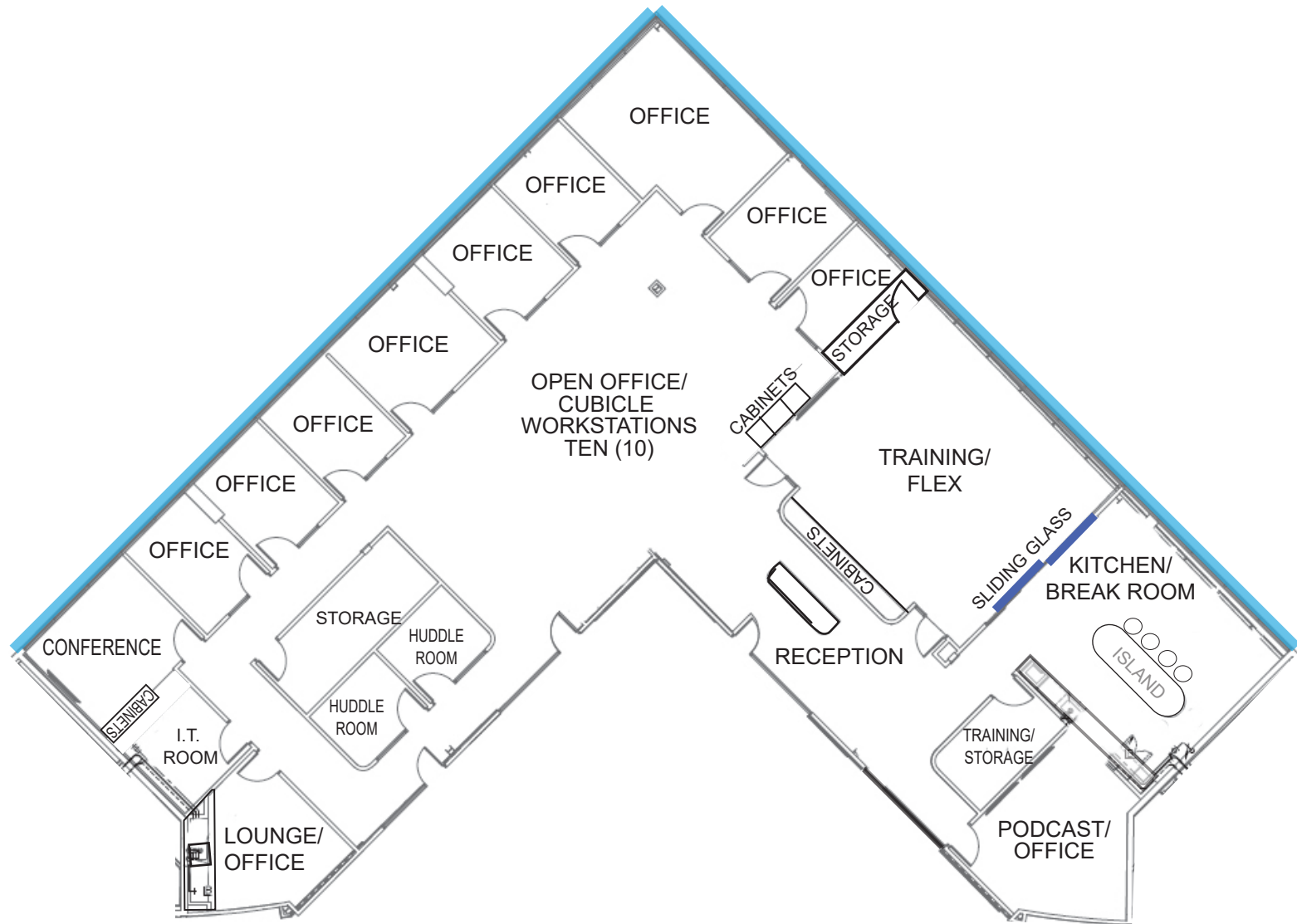


SUITE PHOTOS

7345 E ACOMA DRIVE • SUITE 301 • SCOTTSDALE AZ 85260



±8,073 RSF

**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.

BUILDING FEATURES:

- Three Story Class “A” Office / Hangar building adjacent to airport taxiway
- Beautiful contemporary lobby area with waiting areas and seating for guests
- Common conference room located off the lobby for tenant’s use
- Tenant directory in lobby entry area
- Secure Access Control throughout building in common areas
- Common restrooms on each floor
- Three story office portion of building has open atrium-like setting w/ great natural light and seating area on ground floor
- Elevator
- Great views from the offices
- Convenient impressive drive-up front entrance w/parking for guests
- Covered parking available
- Amazing location near high-end restaurants and amenities such as Kierland, Scottsdale Quarter, The Promenade Scottsdale and future new major development, The Parque
- Direct northbound/southbound access from Scottsdale Road with signal light at Scottsdale Road and Acoma Drive
- I-1 Zoning, City of Scottsdale



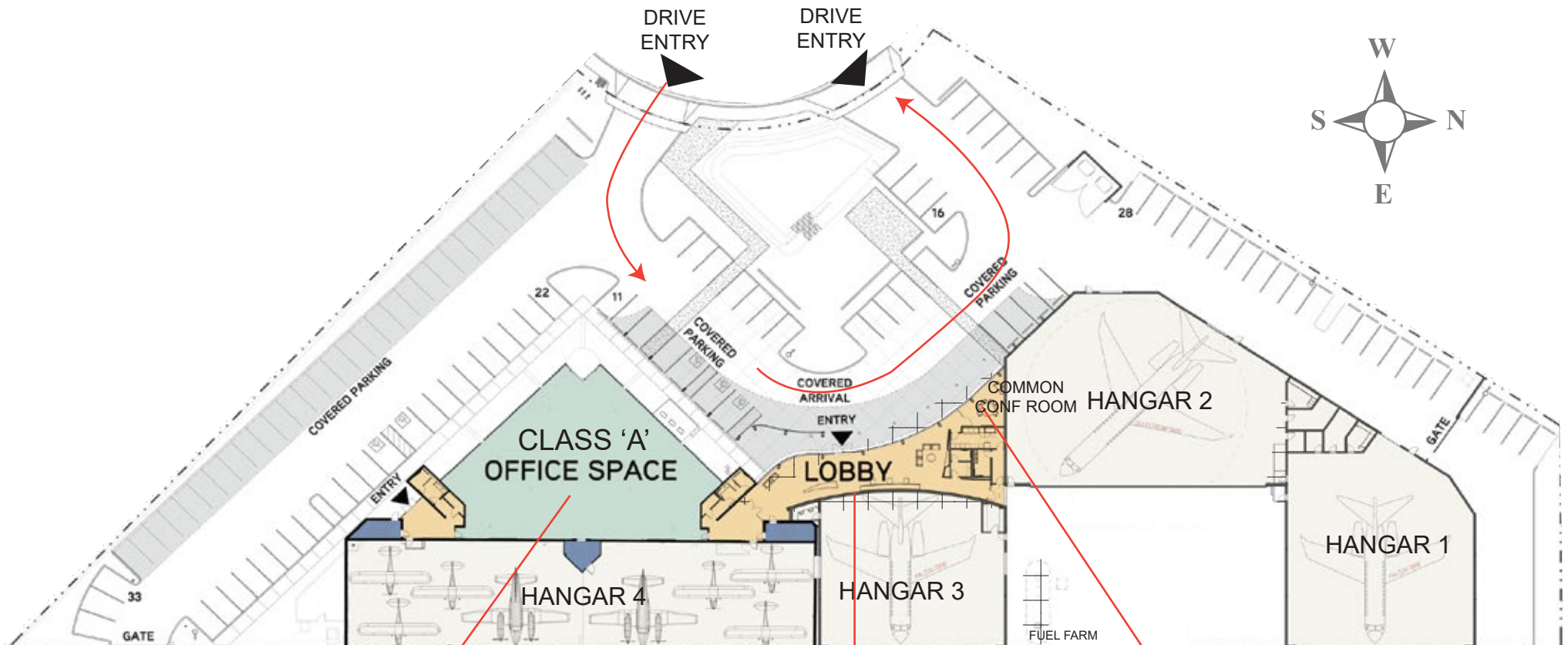


EXTERIOR PHOTOS

7345 E ACOMA DRIVE • SUITE 301 • SCOTTSDALE AZ 85260



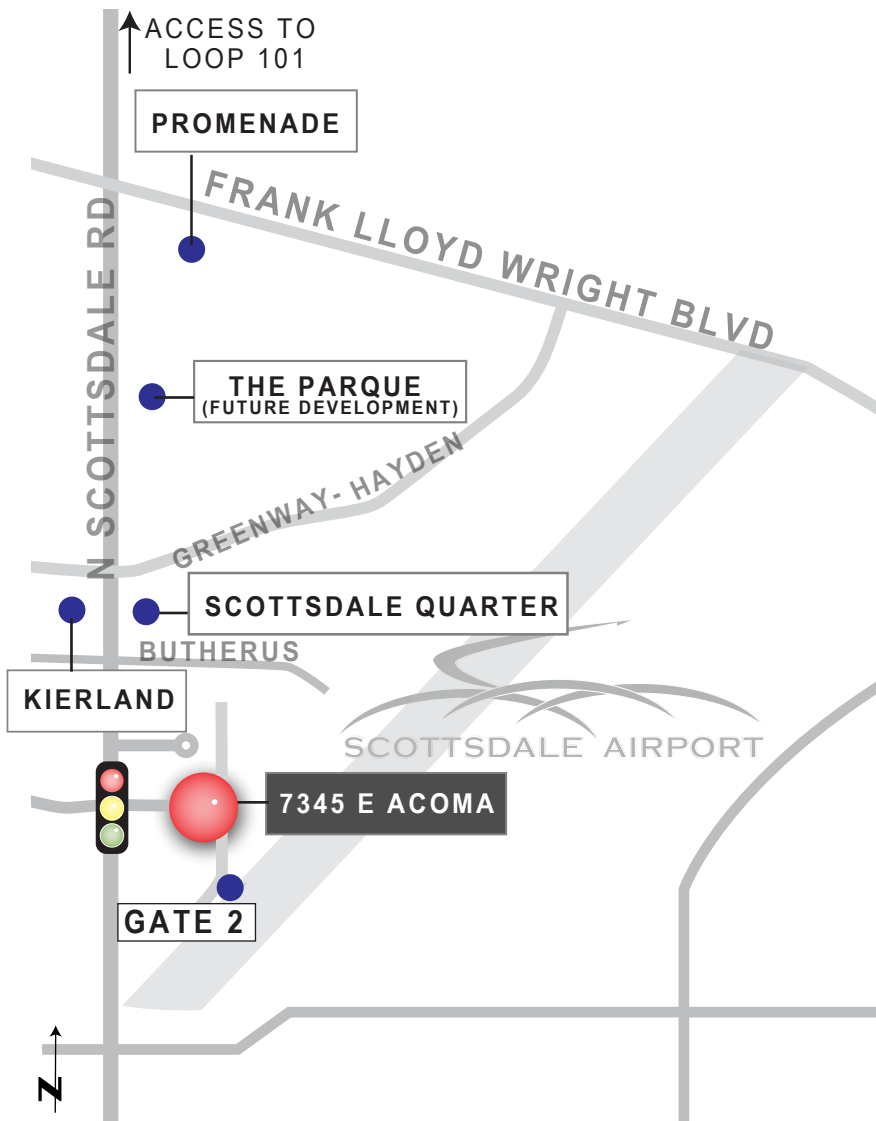
7345 E ACOMA DRIVE • SUITE 301 • SCOTTSDALE AZ 85260



← RUNWAY ACCESS →



7345 E ACOMA DRIVE • SUITE 301 • SCOTTSDALE AZ 85260



KIERLAND COMMONS



SCOTTSDALE AIRPORT



SCOTTSDALE QUARTER