

FOR SUBLEASE

±22,642 SF

Two-Story Office/Warehouse

SCOTTSDALE AIRPARK SUBMARKET | MCDOWELL MOUNTAIN BUSINESS PARK

IDEAL CORPORATE HEADQUARTERS



**BEAUTIFUL, CONTEMPORARY
COMPLETELY REMODELED
INTERIOR!**

16641 N 91st Street | Suite 101 | Scottsdale, Arizona 85260

TO SCHEDULE A TOUR OR FOR MORE INFORMATION PLEASE CONTACT:



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

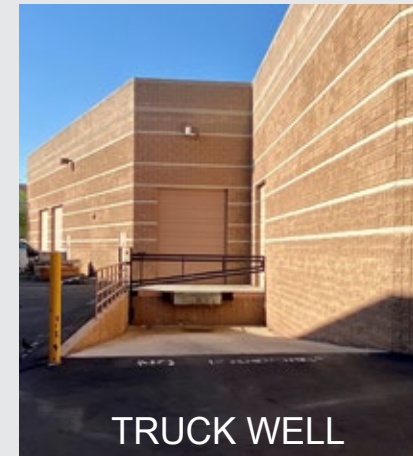
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Scottsdale Airpark Submarket | McDowell Mountain Business Park

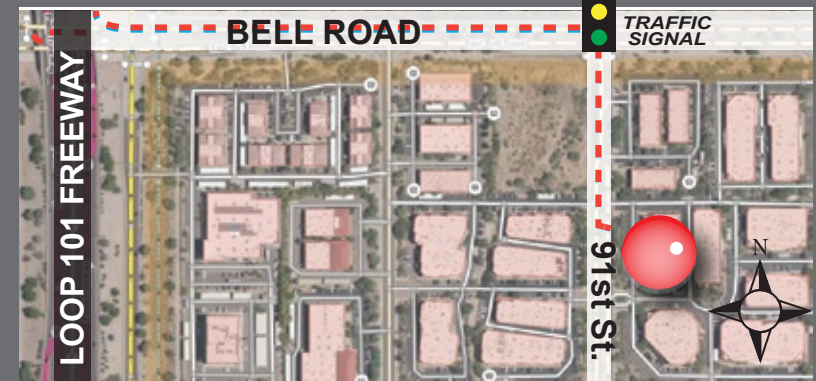
Size: ±22,642 total sf
Description: Two-story office/warehouse
Zoned: I-1, City of Scottsdale
Rate: \$1.48/sf/month NNN (Call for full rental schedule)
Sublease: Through December 31, 2025

- Features:**
- Corporate identity available
 - Remodeled in 2021 with upgraded modern interior finishes including floor to ceiling glass throughout, upgraded lighting and polished concrete floors
 - Fully Air-conditioned including ±5,400 sf warehouse
 - Gorgeous lobby / reception area
 - Multiple private offices on both floors
 - CEO office on second floor with private bathroom including a shower
 - Multiple restrooms on both floors including one in warehouse and one in reception area for guests
 - Two (2) conference rooms
 - Break / kitchen area
 - Large flex / bullpen space on second floor
 - Elevator
 - Two (2) rollup garage doors approx. 12' x 14'
 - Truck well
 - ±22' clear height in warehouse
 - Additional open flex/storage space on second floor accessible with a lift; secure gate closure
 - Fully sprinklered; Ample Parking
 - Block Construction; Built in 2004

Prime location in center of building!



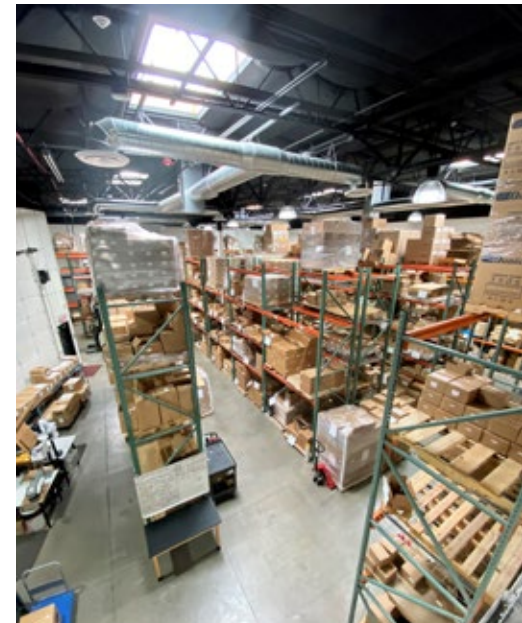
Excellent Loop 101 Freeway Access!



Located in the prestigious McDowell Mountain Business Park, North Scottsdale, East of Loop 101 and south of Bell Road.

Close proximity to North Scottsdale's finest dining and shopping destinations.

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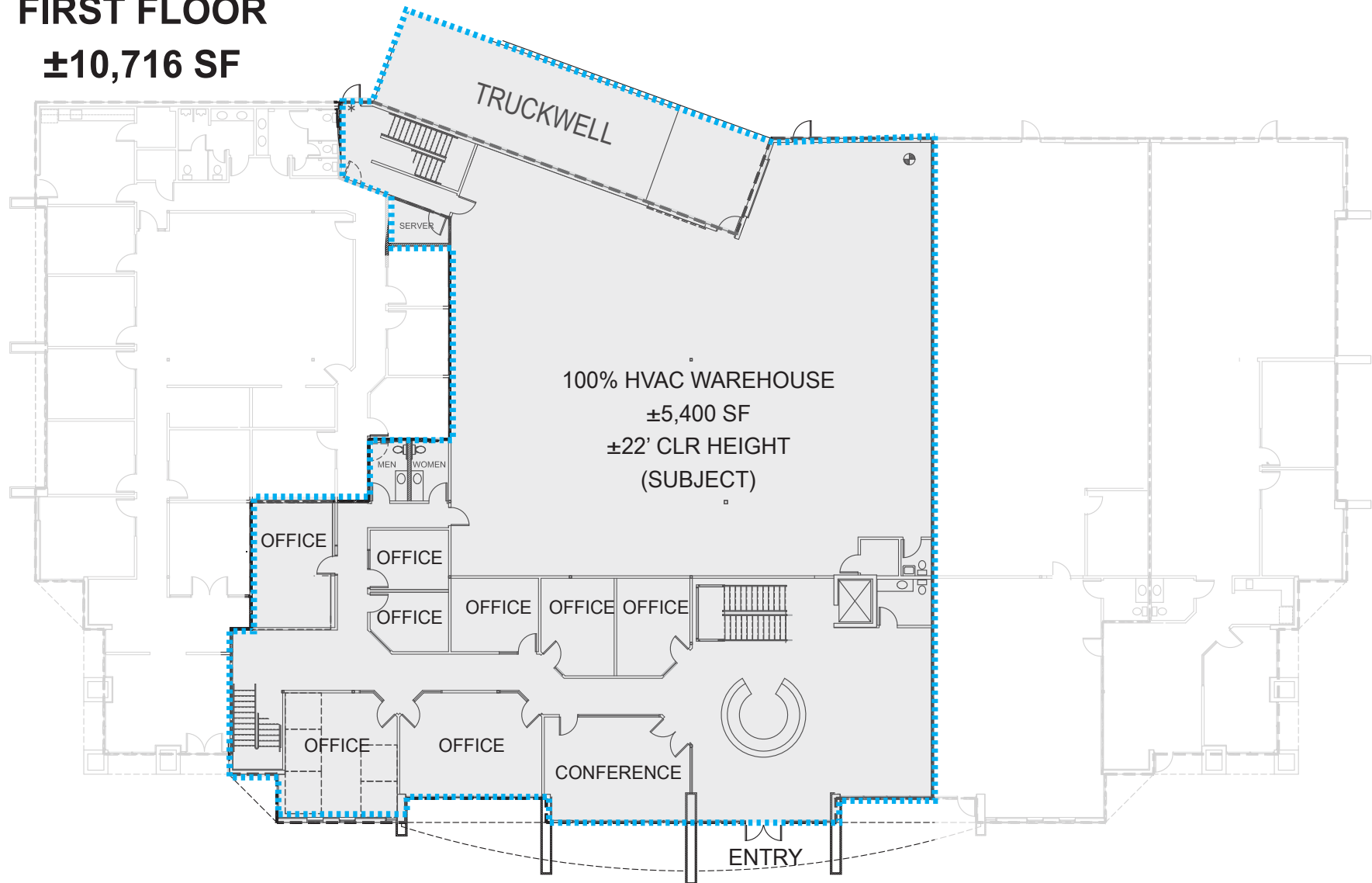


Renovated in 2021, this ±22,642 sq. ft. two-level office/warehouse space easily accommodates any corporation seeking sleek, contemporary headquarters with plenty of open, highly functional space and ample parking! Located in North Scottsdale's prestigious McDowell Mountain Business Park and surrounded by the area's top shopping and dining destinations, this is the perfect place for any corporation to run a thriving business! Sublease ends December 31, 2025.

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FIRST FLOOR

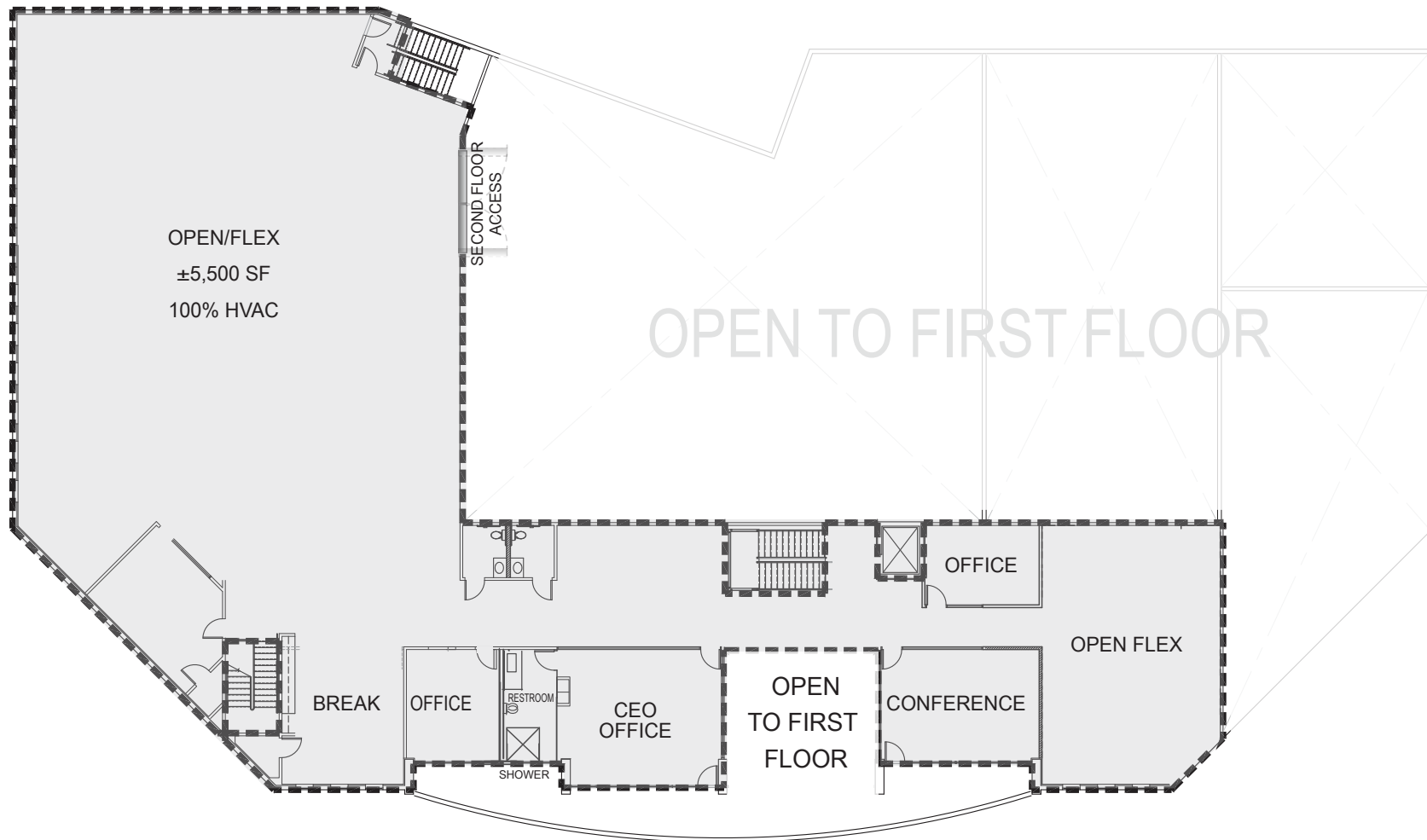
±10,716 SF



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.

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SECOND FLOOR
±11,926 SF**NOT TO SCALE**

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