THE OFFICES AT GRAYHAWK

7900 E Thompson Peak Pkwy • Scottsdale, AZ 85255

Total Building Size $\pm 1,055$ SF - 5,104 SF

Suites 103 - 105

PROPERTY FEATURES

Lease Rates: \$15.50 NNN

• Sale Price: \$250.00 PSF

Class A Condominium

• Located Near Retail, Restraunts and Loop 101

Parking Ratio of 5.00/1,000 SF

• Zoned C-O, Scottsdale

Single Condo Unit Space Currently Divisible to 3 Suites

• Owner/User Buyer Opportunity with Potential for Supplemental Income

Thompson Peak Pkwy Frontage

• Building Signage Opportunity



±1,055 SF - 5,104 SF OFFICE CONDO AVAILABLE FOR SALE OR LEASE



Exclusive Contacts:

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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DEMOGRAPHICS



Population 1M: 7,483 3M: 37,068 5M: 131,365



Housholds 1M: 3,513 3M: 16,650

5M: 56,666

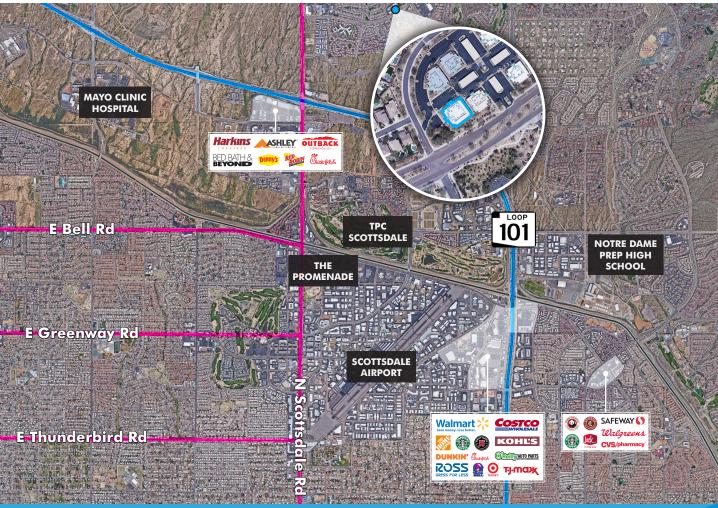


Avg HH Income 1M: \$140,600 3M: \$155,481 5M: \$142,153









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COMMERCIAL PROPERTIES INC. Locally Owned. Globally Connected.

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AVAILABILITY:

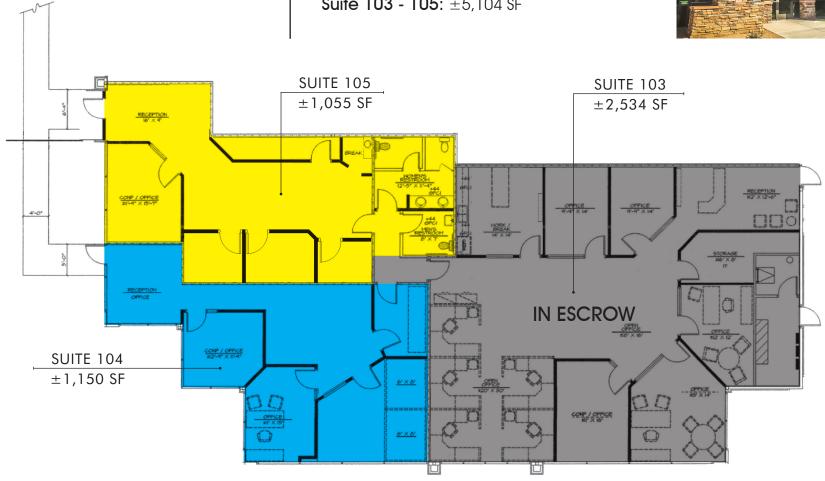
LEASE RATE: \$15.50 NNN SALE PRICE: \$250.00 PSF

Suite 103: $\pm 2,534$ SF - IN ESCROW

Suite 104: ±1,150 SF **Suite 105**: ±1,055 SF

Suite 103 - 105: ±5,104 SF







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