

# THE OFFICES AT GRAYHAWK

7900 E Thompson Peak Pkwy • Scottsdale, AZ 85255

Total Building Size ±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, Restaurants 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



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Garney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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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. 03 18 20



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## DEMOGRAPHICS



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



Households  
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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