

FOR SALE

STATE OF THE ART FREESTANDING OFFICE BUILDING

8742 E. VIA DE COMMERCIO
SCOTTSDALE, ARIZONA



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COMMERCIAL REAL ESTATE

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01

EXECUTIVE SUMMARY

The Offering
Executive Summary
Offering Highlights
Aerial Overview



THE OFFERING

LevRose Commercial Real Estate, as Exclusive Advisor to Seller, is pleased to present to qualified investors and users, the opportunity to acquire the fee simple interest of 8742 E. Via De Commercio, located within the prestigious McCormick Ranch Business Park in Scottsdale, Arizona. Words simply cannot describe the elegance of this property. A perfect combination of impeccable finishes and meticulously crafted design create a luxurious office building that is unrivaled. From the custom built-in millwork occupying each office to the spacious private balcony offering stunning unobstructed views of the McDowell Mountains, every inch of the property is diligently considered and the results create a magnificent showpiece perfect for your new corporate headquarters.



EXECUTIVE SUMMARY

Asking Price	\$3,995,000
Price/SF	\$338.93/SF
Expenses	±\$5.44/SF (Inclusive of Electric & Janitorial)
Total Building SF	±11,787 SF
Year Built	2009
Land Area	±0.74 acres (±32,060 SF)



OFFERING HIGHLIGHTS



Seller is open to Leasing a portion of the building if Buyer desires. Lease terms are flexible and negotiable regarding this leaseback scenario.

Unparalleled opportunity to purchase a fee-simple office building.

Tremendous accessibility to numerous retail and restaurant amenities - highlights include Talking Stick Resort, Shops at Gainey Village, Pavilions at Talking Stick and Mercado on Hayden.

Enjoy gorgeous panoramic McDowell Mountain views from your private 1,250 SF Mediation Balcony. Complete with a misting system, this year long amenity is perfect for hosting corporate meetings.

Brand your building - Highly visible building facade and monument signage available.

Located just minutes away from Salt River Fields at Talking Stick, home of the Arizona Diamondbacks and Colorado Rockies Spring Training.

Effortless pull up parking throughout the property. Private two car garage with direct access to the executive office upstairs.

AERIAL OVERVIEW



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

02

PROPERTY OVERVIEW

Property Overview
Property Summary
Property Expenses
Floor Plans
Virtual Tours



PROPERTY OVERVIEW

The overall property consists of two (2) floors totaling approximately 11,787 square feet. Built in 2009, this property provides an attractive modern design for owner/occupants or investor seeking a high-image curb appeal worthy of this tremendous location. The interior finishes are absolutely immaculate with serious attention to detail. The custom finishes and architectural features are sculpted to perfection and will surely attract anyone who can appreciate the upscale feel this property offers. As soon as you enter the property, you are greeted with soaring ceilings and a grand staircase serving as the lobby entrance center piece. A stunning architectural masterpiece, the property was constructed utilizing high quality materials. From the marble flooring to silk wall coverings or Blue Luis granite countertops, 8742 E. Via De Commercio offers a luxury presence that is highly sought after. The possibilities are endless as there will always be demand for the few options of this caliber.



PROPERTY SUMMARY

Property Address 8742 E. Via De Commercio
Scottsdale, AZ 85258

Property Type Class A Freestanding
Office Building

Floors Two (2)

Construction Masonry

Parking 37 Total Parking Spaces
10 covered spaces
2 garage spaces

Zoning C-O, City of Scottsdale

Parcel Number 177-04-879 & 177-04-880

Seller Leaseback Seller is open to Leasing a
portion of the building if
Buyer desires



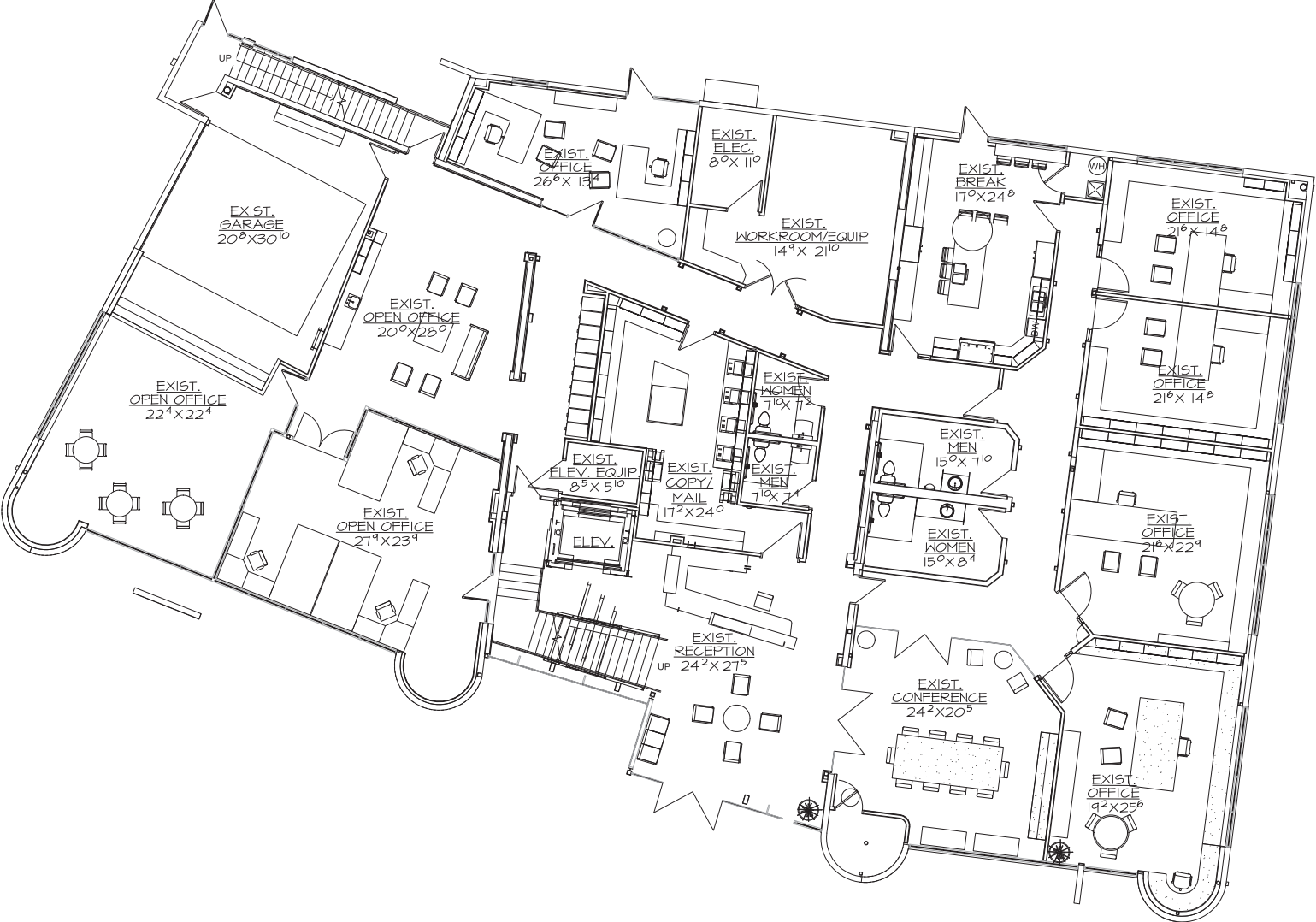
2019 ESTIMATED PROPERTY EXPENSES

	Annual	Monthly	Per SF
APS - Electric:	\$19,800.00	\$1,650.00	\$1.68
Property Taxes (2019):	\$18,989.48	\$1,582.45	\$1.61
Janitorial:	\$7,680.00	\$640.00	\$0.65
Property Insurance:	\$7,250.00	\$604.17	\$0.62
Repairs & Maintenance:	\$4,692.00	\$391.00	\$0.40
Association Dues:	\$3,400.00	\$283.33	\$0.29
Elevator Maintenance:	\$1,184.00	\$98.67	\$0.10
City of Scottsdale - Water:	\$1,020.00	\$85.00	\$0.09
Total	\$64,015.48	\$5,334.62	\$5.44

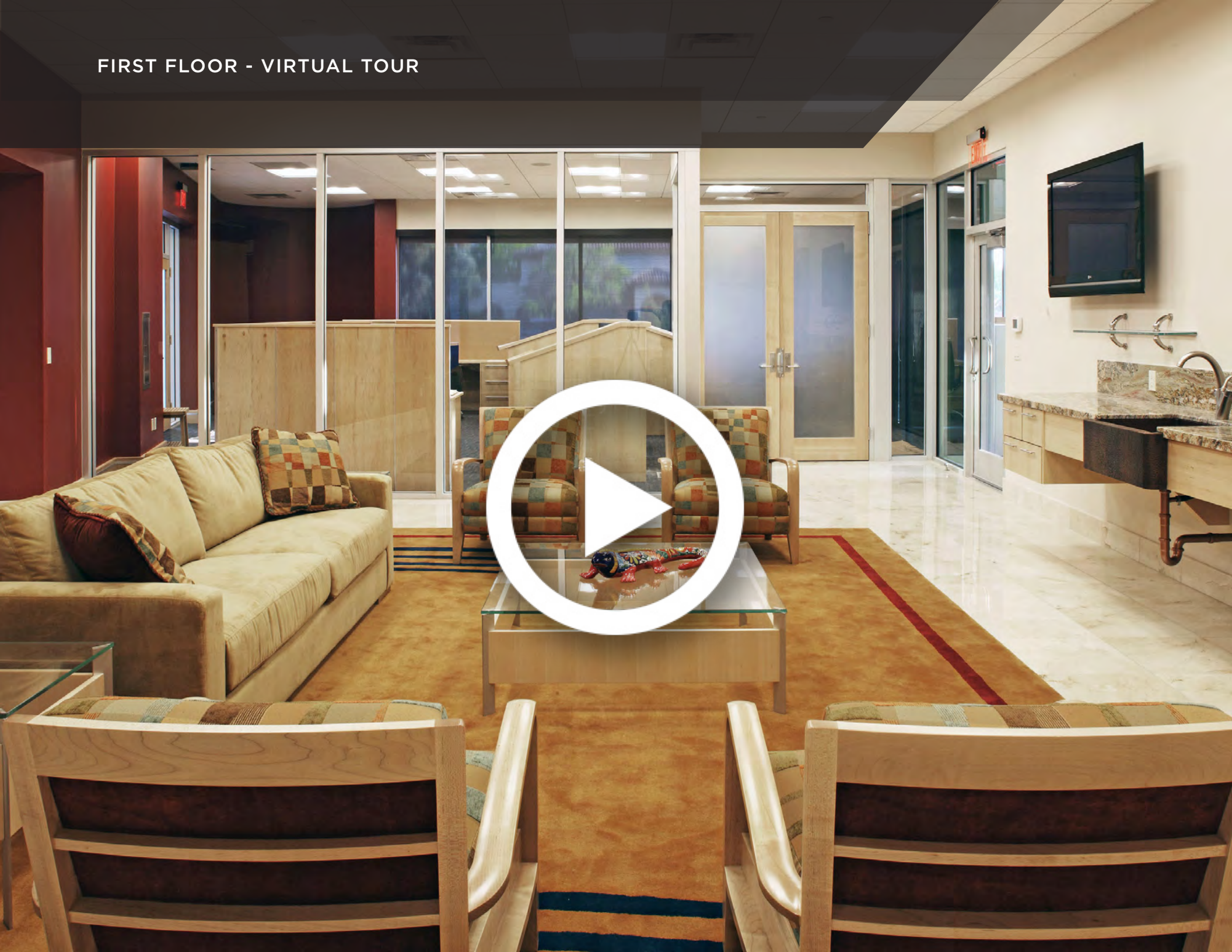
Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If you have received this e-mail in error, please immediately notify me by reply e-mail and destroy the original transmission and its attachments without reading or saving in any manner. If anything in this email references terms of a transaction, please note that nothing is binding until a contract is fully signed by all of the required parties. Thank you.



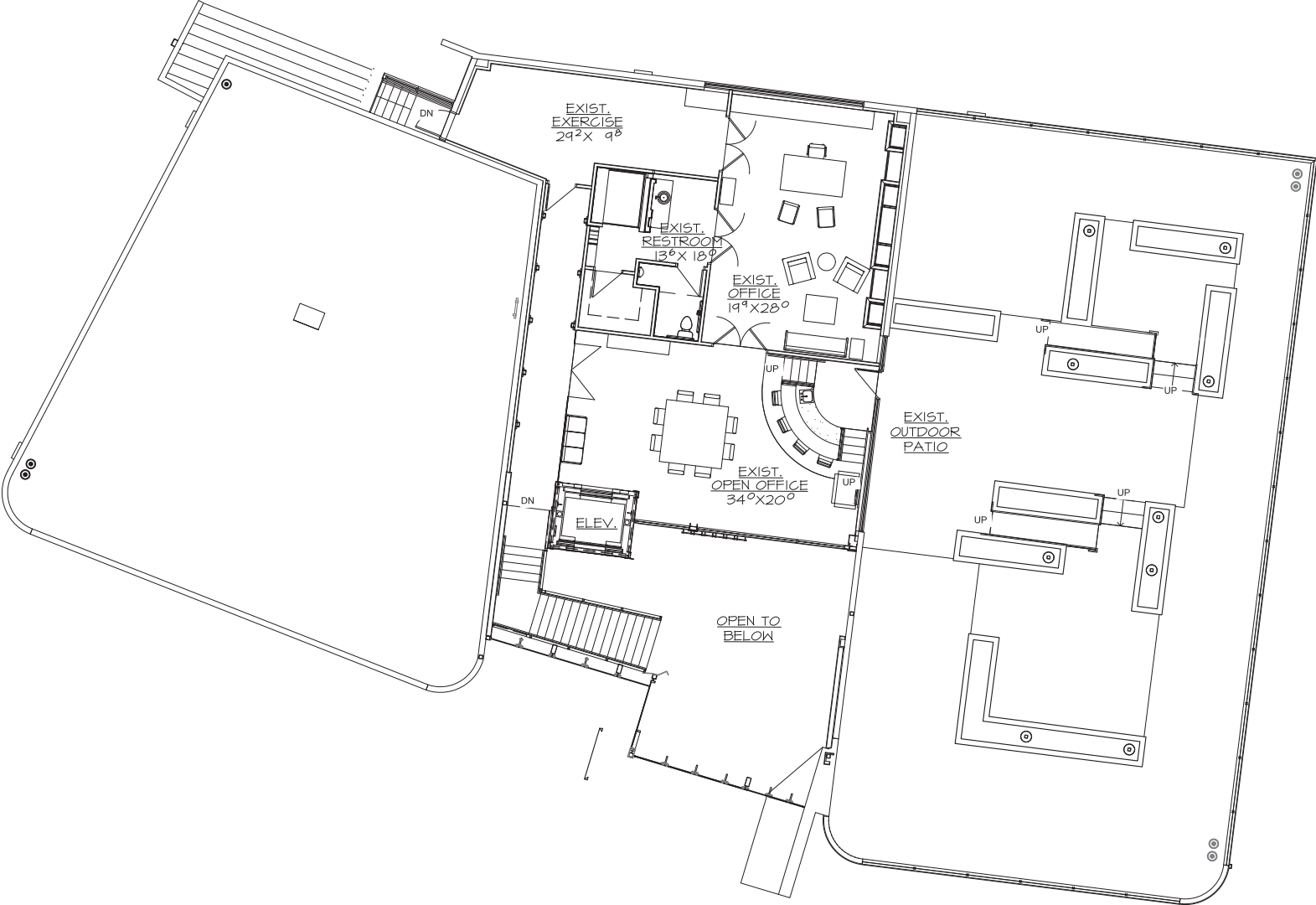
FIRST FLOOR - ±9,600 SF



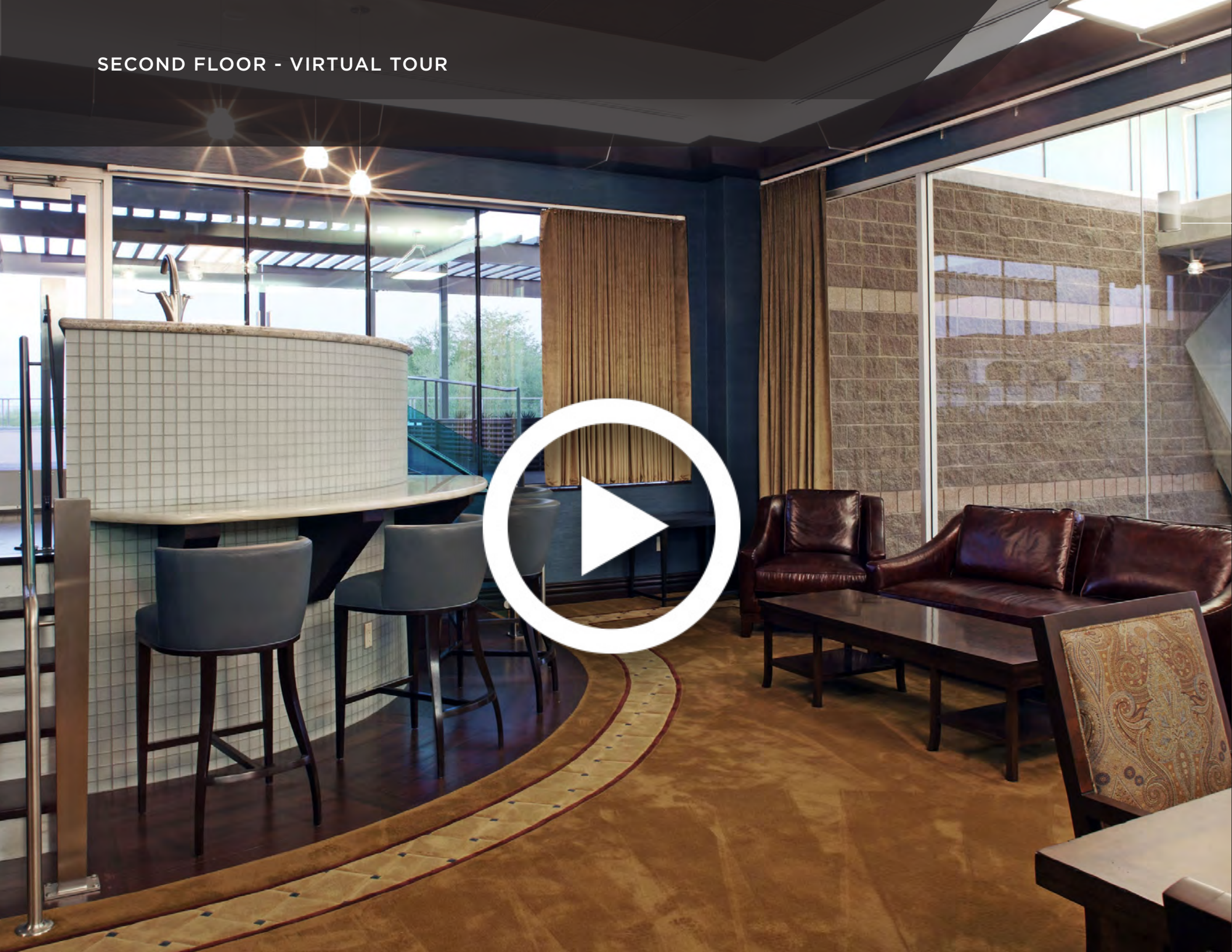
FIRST FLOOR - VIRTUAL TOUR



SECOND FLOOR - ±2,187 SF



SECOND FLOOR - VIRTUAL TOUR



03

MARKET OVERVIEW

Scottsdale Overview
Demographics



SCOTTSDALE OVERVIEW

Known as the “West’s most western town,” Scottsdale is a combination of cowboy culture and haute couture. Situated near the center of the Phoenix metropolitan area, Scottsdale is considered one of the most prestigious and livable cities in the country. Home to nearly 218,000 people, Scottsdale offers an enviable quality of life with abundant outdoor recreation and entertainment, luxury resorts, worldclass events, arts and culture, and shopping with a scenic backdrop of the city’s surrounding natural beauty. With a highly developed workforce, comprehensive business infrastructure and transportation links, including a world-class executive airport, Scottsdale is where a thriving economy and desirable lifestyle converge, making the city the premier location for business.

AFFLUENT POPULATION

Scottsdale’s relatively large and affluent population and thriving employment base allow Scottsdale to maintain a competitive edge in attracting new retailers, company headquarters, and business leaders. This population earns an average household income of \$102,591 annually and boasts a median home value of \$465,000.

SUPERIOR LOCATION & ACCESS

Scottsdale is near the center of the Greater Phoenix metro area with immediate access to Loop 101, within minutes of Scottsdale Municipal Airport and approximately 17 miles north of Sky Harbor International Airport. This strategic location and outstanding freeway and airport access provides superior face-to-face connectivity to a massive customers base within a few hours of travel including California, Texas, and Mexico.

DIVERSIFIED LOCAL ECONOMY

The local economy is well distributed among business services, high technology, biomedical, tourism and retail services all playing important roles. Major employers include HonorHealth, Mayo Clinic, General Dynamics, CVS/Caremark, GoDaddy Group, Vanguard Group, Scottsdale Insurance and Henkel Consumer Goods.

DESIRABLE QUALITY OF LIFE

Scottsdale offers a desirable quality of life for its residents who enjoy a warm climate and a wealth of sunshine, as well as prestigious residential communities and access to abundance of retailers and resorts, approximately 200 golf courses in the area, more than 600 restaurants, and a flourishing arts and cultural scene with more than 100 art galleries. Major League Baseball’s Spring Training is also an exciting feature in Scottsdale, where the Colorado Rockies and Arizona Diamondbacks play at Salt River Fields, while San Francisco Giants play at Scottsdale Stadium in Old Town a few miles south.



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2018	7,000	55,608	147,919
2023	7,508	60,036	160,002



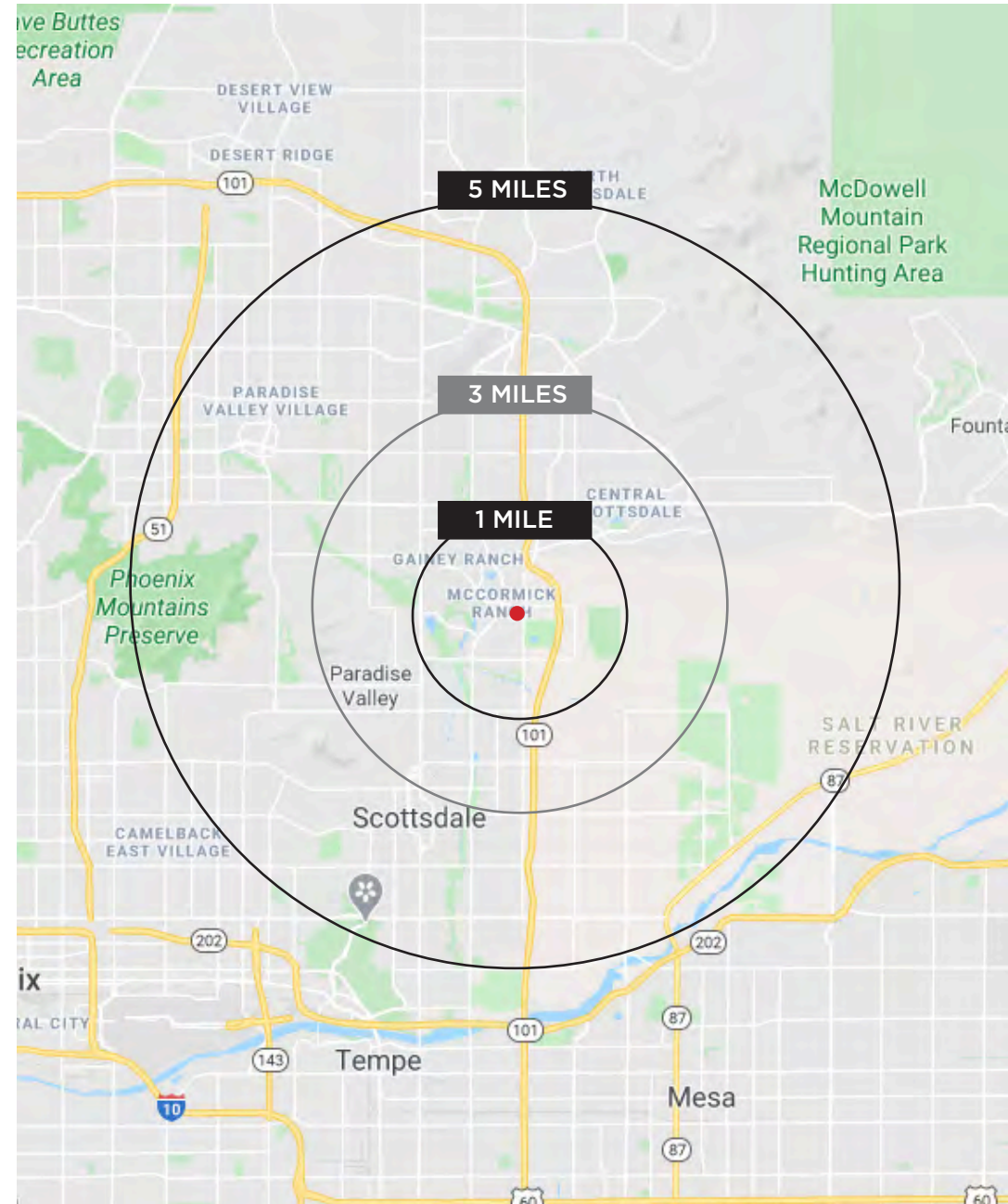
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2018	3,513	26,871	68,829
HH Growth 2018-2023:	6.12%	7.41%	7.79%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2018	\$113,621	\$114,739	\$117,744



A photograph of a modern, multi-story building with a prominent concrete and glass facade. The building features large glass windows and a prominent concrete overhang. The sky is clear and blue. The building is surrounded by some landscaping, including palm trees and a paved area.

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