



Exclusive Standalone Corporate Headquarters

FOR SALE & FOR LEASE | 15950 N. 76TH STREET | SCOTTSDALE, AZ 85260

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to Acquire or Lease 15950 N. 76th Street, located within the prestigious Scottsdale Airpark. Built in 2006, this two story freestanding office building is comprised of approximately $\pm 24,498$ square feet and is setup with full flexibility for a company to occupy whatever portion they desire, with the ability to Lease the remaining space to offset holding costs. Sitting on a corner lot, the property boasts four sides of glass which allows a tremendous amount of natural light throughout the building and includes two private second story balconies with spectacular unobstructed views.

The property is located in close proximity to the Scottsdale Airport, the Loop 101 Freeway and numerous retail amenities such as the Scottsdale Quarter, Kierland, and the Promenade. This offering presents an attractive opportunity to a wide array of Buyers or Tenants looking to establish themselves within the highly desired Scottsdale Airpark submarket.



OFFERING DETAILS

Sale Price: \$5,610,042 (\$229.00/SF)

Lease Rate: \$24.00/SF Modified Gross

Tenant Improvements: Negotiable

Total Availability: ±24,498 SF

*First Floor: ±11,886 SF

*Second Floor: ±12,612 SF

*The full building is contiguous to 24,498 SF

Lot Size: ±1.55 Acres (±67,474 SF)



PROPERTY SUMMARY

Building Size:	±24,498 SF
Number of Stories:	Two (2)
2019 Taxes:	\$74,723.86 (\$3.05/SF)
Parcel Number:	215-44-027
Year Built:	2006
Zoning:	I-1, City of Scottsdale
Parking:	3.82/1,000 SF 92 Total Parking Spaces of which 24 are Covered Spaces Overflow Street Parking Available

BUILDING CONSTRUCTION

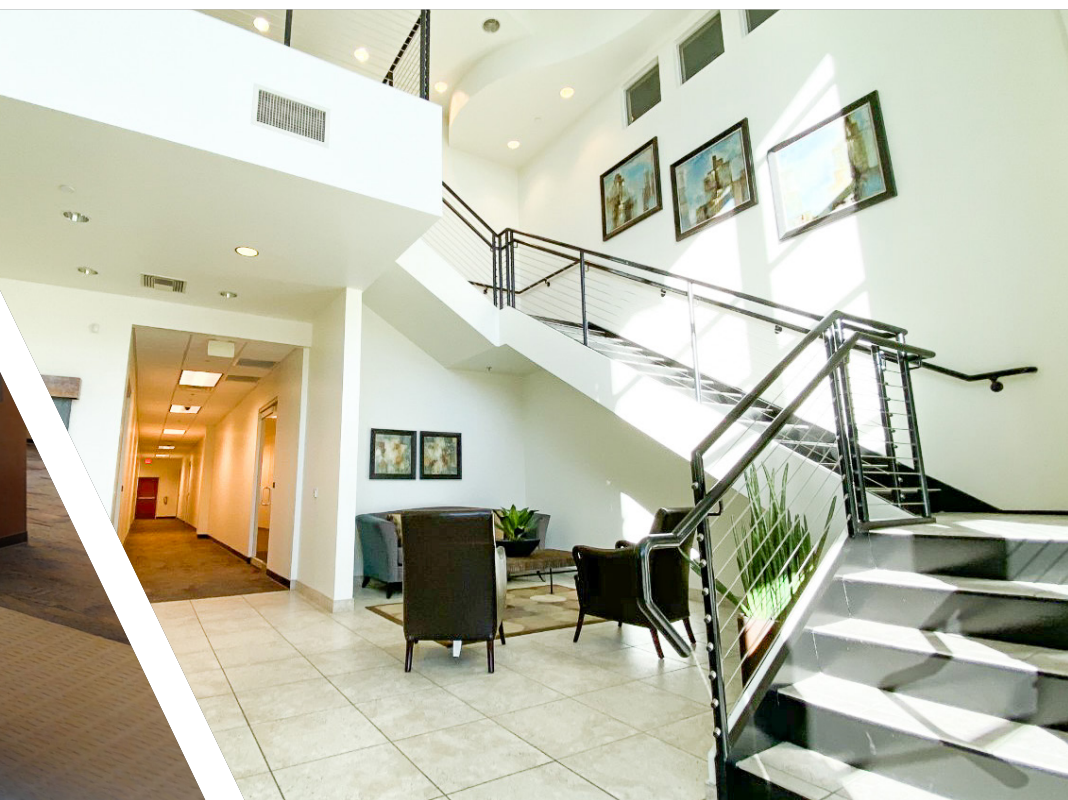
Construction Type:	Masonry
Roof:	Flat, low slope built-up roof system
Cooling/Heating:	Split system with roof mounted units
Windows:	Fixed, dual-pane windows in aluminum frames
Site Improvements:	Landscaping, asphalt paving, covered parking and concrete sidewalks



PROPERTY HIGHLIGHTS

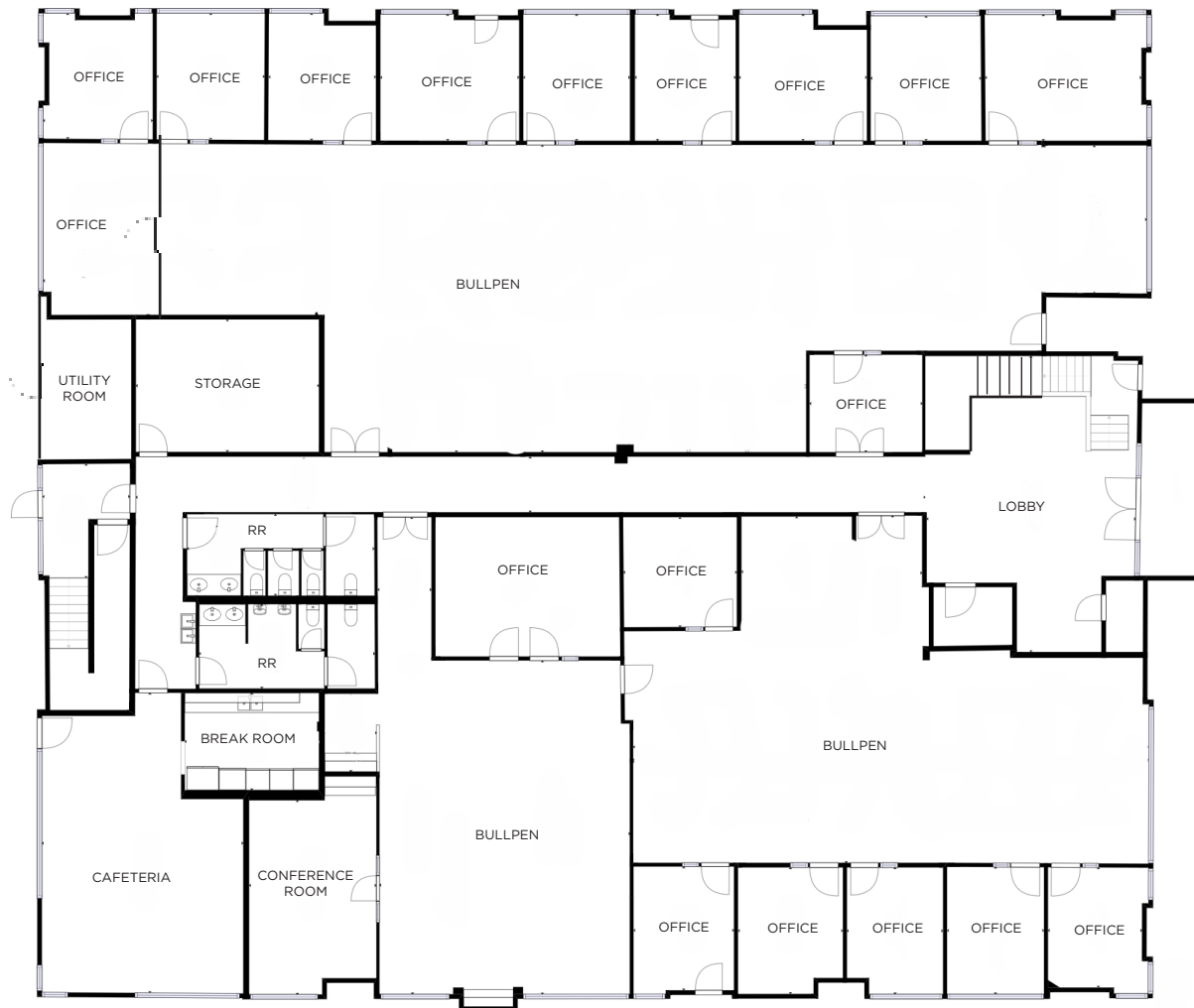
- Tremendous glassline enabling an abundance of natural light to pour in throughout the space
- Effortless pull up parking throughout the property
- Flexibility to occupy the entire square footage or a portion depending on your needs
- Two (2) second story balconies with unobstructed views of the scenic Scottsdale Airpark
- Expansive building signage opportunities to enhance brand identity
- Positioned on a corner lot with multiple points of ingress and egress
- Tenant Improvements Negotiable





FIRST FLOOR

±11,886 SF




1ST FLOOR VIRTUAL TOUR



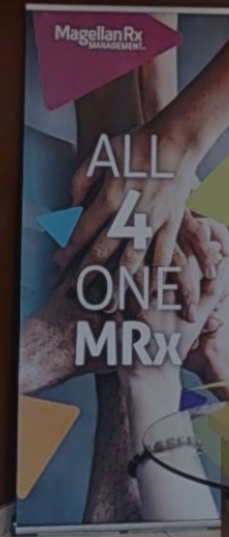
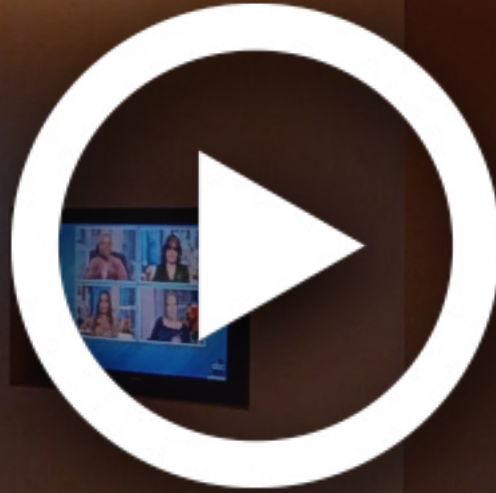
SECOND FLOOR

±12,612 SF

 Balcony



2ND FLOOR VIRTUAL TOUR



2019 ESTIMATED PROPERTY EXPENSES

	ANNUAL	MONTHLY	PER SF
Real Estate Taxes (2019)	\$74,723.86	\$6,226.99	\$3.05
Electric	\$57,743.48	\$4,811.96	\$2.36
Janitorial	\$40,800.00	\$3,400.00	\$1.67
Estimated Repairs & Maintenance	\$20,000.00	\$1,666.67	\$0.82
Water & Trash	\$10,951.30	\$912.61	\$0.45
Estimated Insurance	\$10,000.00	\$833.33	\$0.41
Landscaping	\$7,850.00	\$654.16	\$0.32
TOTAL	\$222,068.64	\$18,505.72	\$9.06

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.



SITE

FRANK LLOYD WRIGHT BLVD

LOOP 101

WESTWORLD
OF SCOTTSDALE

TARGET
Jordy Mike's Subs
smashburger
Jamba Juice

LOOP 101

HAYDEN RD

COCONUTS FISH & CHIPS
CARRABBA'S ITALIAN GRILL
NORDSTROM
LOWE'S
rack
MAGGIANO'S LITTLE ITALY
IN-N-OUT BURGER
THE CAPITAL GRILL
TAKYO JOE'S
FLO'S
BLAZE PIZZA
Picazzo's ORGANIC ITALIAN KITCHEN
FirstWatch The Daytime Café

WAL*MART
BEST BUY
O.H.S.O. EATERY + BREWERY
Rubio's FRESH MEXICAN GRILL
The Home Depot
Ed Tollo Loco
Four Peaks Brewing Company
Wildflower EAT. SIP. ENJOY.
Potbelly SANDWICH SHOP
Peter Piper

DOMINICK'S STEAKHOUSE
FIRE D P.I.E. True Food kitchen
MASTRO'S OCEAN CLUB
FIVE GUYS BURGERS and FRIES
Snooze
POSTINO
P.F. CHANG'S
Zinburger
SHAKE SHACK

Pastries N' Chaat DELICACIES FROM INDIA
HABANEROS MEXICAN GRILL
Panera BREAD
Butters pancakes & café
One I STOP Nutrition
PEI WEI
EoS FITNESS
FIREHOUSE SUBS FOUNDED BY FIREMEN
Locally Owned, Locally Sourced
COSTCO WHOLESALE
NEW YORK PIZZA DEPT
Chick-fil-C
FIRE D P.I.E.

STARBUCKS COFFEE
Fresh Mint Modern Healthy Cuisine
sauce pizza | wine
ARRIVEDERCI Cucina Italiana
ZOES KITCHEN
hush PUBLIC HOUSE
NATURAL GROCERS

Location Highlights



PREMIER NORTH SCOTTSDALE LOCATION WITH EASY ACCESS TO LOOP 101



CLOSE PROXIMITY TO THE UNIQUE BLEND OF RETAIL, DINING AND ENTERTAINMENT OF KIERLAND COMMONS & SCOTTSDALE QUARTER



140 NUMEROUS RESTAURANTS, UPGRADE RETAIL & HOTELS WITHIN WALKING DISTANCE



MINUTES FROM SCOTTSDALE AIRPORT, THE SECOND BUSIEST SINGLE RUNWAY AIRPORT IN THE NATION

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2020	3,747	70,856	191,449
2025	4,157	76,322	205,526



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020	1,843	31,410	82,535
HH Growth 2020-2025:	10.85%	7.58%	7.09%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$119,515	\$126,411	\$127,883





ZAK KOTTLER
Partner
480.294.6003
zkottler@levrose.com

JOE COSGROVE
Vice President
480.294.6013
jcosgrove@levrose.com

HUNTER CHASSE
Advisor
480.289.4225
hchasse@levrose.com