

MOVE-IN READY
SUBLEASE OPPORTUNITY



Gold Dust Corporate Center

10446 N. 74TH STREET | SCOTTSDALE, AZ

FOR MORE INFORMATION CONTACT:

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LEVROSE
COMMERCIAL REAL ESTATE



PROPERTY SUMMARY

Property Address:	10446 N. 74th Street Scottsdale, AZ 85258
Starting Rate:	\$25.00/SF Full Service
Available:	Suite 150: 5,642 SF
Available Occupancy Date:	June 1, 2020
Expiration of Sublease Term:	April 30, 2022
Parking Ratio:	4.4: 1,000 SF

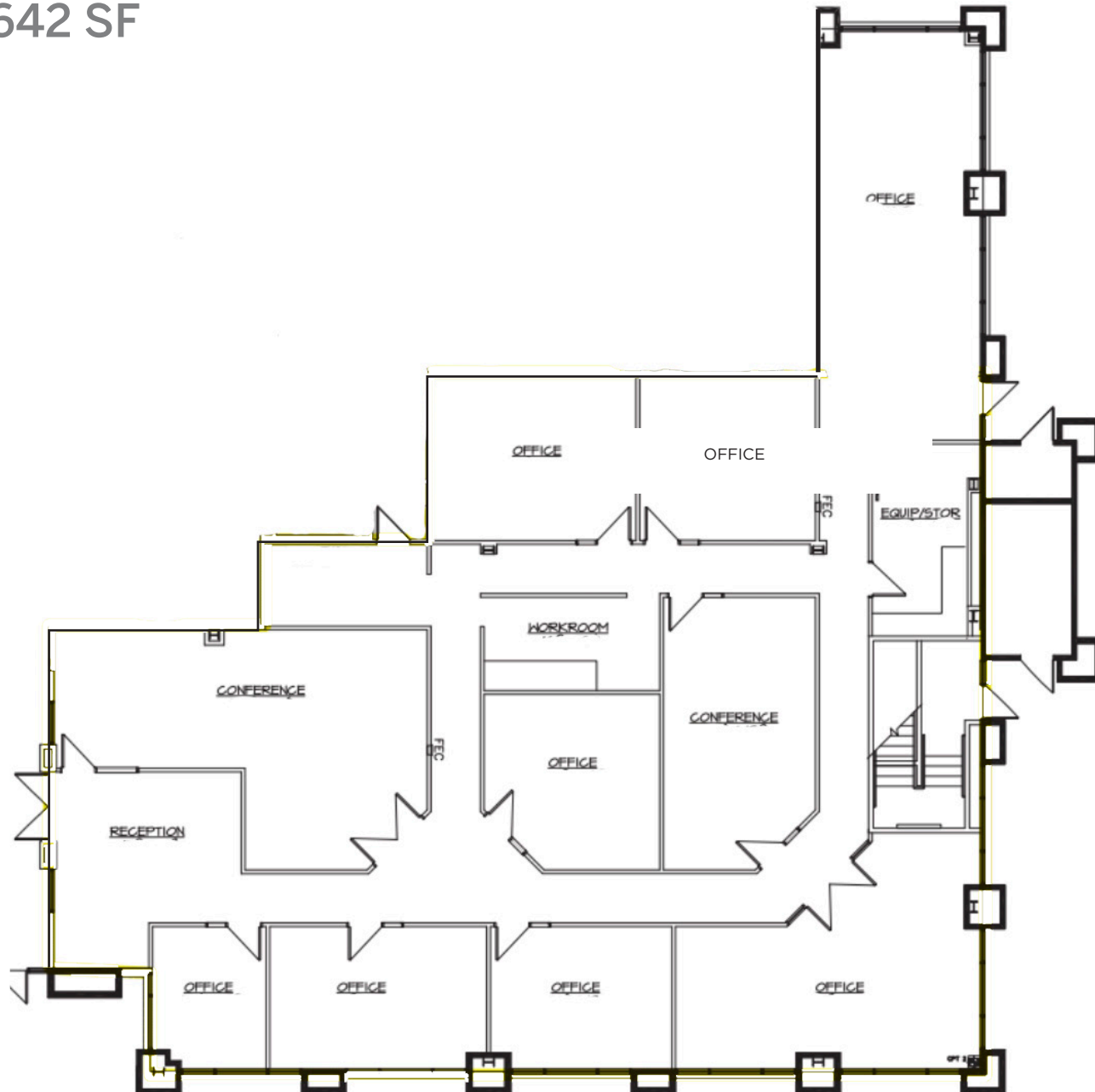
PROPERTY HIGHLIGHTS

- First floor lobby space with expansive private balcony
- Owner will consider a direct deal inclusive of Tenant Improvements at a modified rate
- Cox & Century Link high speed internet
- Potential for building signage
- Abundant covered parking
- Centrally located with easy access to Gainey Ranch, Kierland, and South Scottsdale



FLOOR PLAN

Suite 150: 5,642 SF



VIRTUAL TOUR



INTERIOR PHOTOS





LOCATION HIGHLIGHTS

- Numerous walkable amenities
- Excellent demographics
- Centrally located with easy access to Gainey Ranch, Kierland, and South Scottsdale
- Easy access to Loop 101 Freeway and SR-51
- Convenient ingress/egress along 74th Street
- Safeway, LA Fitness, Hop Daddy, Pita Jungle, Oregano's, NYPD Pizza