



7511 E. MCDONALD DRIVE

±3,000 Sf - ±13,875 SF Available | SCOTTSDALE, AZ 85250

JAMES LIEBERTHAL, SIOR

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CUTLER COMMERCIAL

2150 East Highland Avenue, Suite 207, Phoenix, AZ 85016
602.955.3500 | cutlercommercial.com

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Property Summary



PROPERTY HIGHLIGHTS

- $\pm 3,000$ - $\pm 13,875$ SF
- MONTH-TO-MONTH LEASES UP TO 24 MONTHS
- \$15 FULL SERVICE (NET OF JANITORIAL)
- STORAGE OR OFFICE SPACE AVAILABLE
- WALKING DISTANCE TO RESTAURANTS & RETAIL SHOPS LOCATED WITHIN THE BORGATA AND THE SHOPS AT HILTON VILLAGE
- CLOSE PROXIMITY TO THE NEW 105-ACRE RITZ-CARLTON
- MINUTES FROM LOOP 101

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/YR (Net Janitorial)
Available SF:	$\pm 3,000$ - $\pm 13,875$ SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,966	35,197	77,078
Total Population	8,887	70,792	165,430
Average HH Income	\$94,794	\$91,017	\$93,957

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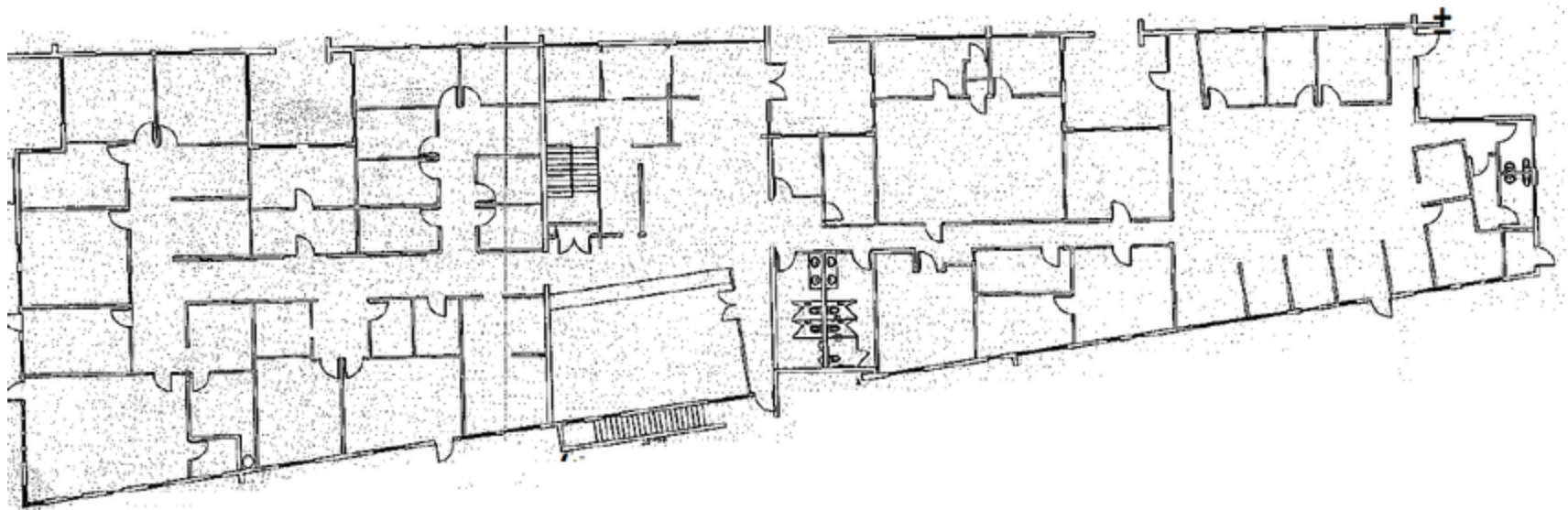
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FLOOR PLAN

7511 E. MCDONALD DR. BUILDING A - ±13,875 SF



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