

# OLD TOWN SCOTTSDALE OFFICE

---

## FOR LEASE

3295 N DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251

**Keri Davies**, Partner  
480.294.6572  
kdavies@levrose.com

---

**Jason Reddington**, Vice President  
480.289.4504  
jreddington@levrose.com

**LEVROSE**  
COMMERCIAL REAL ESTATE



# OFFERING DETAILS

<b>LEASE RATE</b>	\$17.50/SF Full Service
<b>AVAILABLE</b>	Suite 10: ±1,618 SF
<b>PARKING</b>	7.00/1,000 SF
<b>ZONING</b>	SR

## PROPERTY HIGHLIGHTS

- In the heart of Old Town Scottsdale
- Perfect fit for a law firm, CPA, real estate, finance company, or medical office
- Abundant parking
- Open courtyards
- Newly remodeled
- Located near countless amenities including the W, Scottsdale Fashion Square Mall, restaurants, retail, and exploding multi-family projects
- Within minutes of Loop 101 & Loop 202

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.

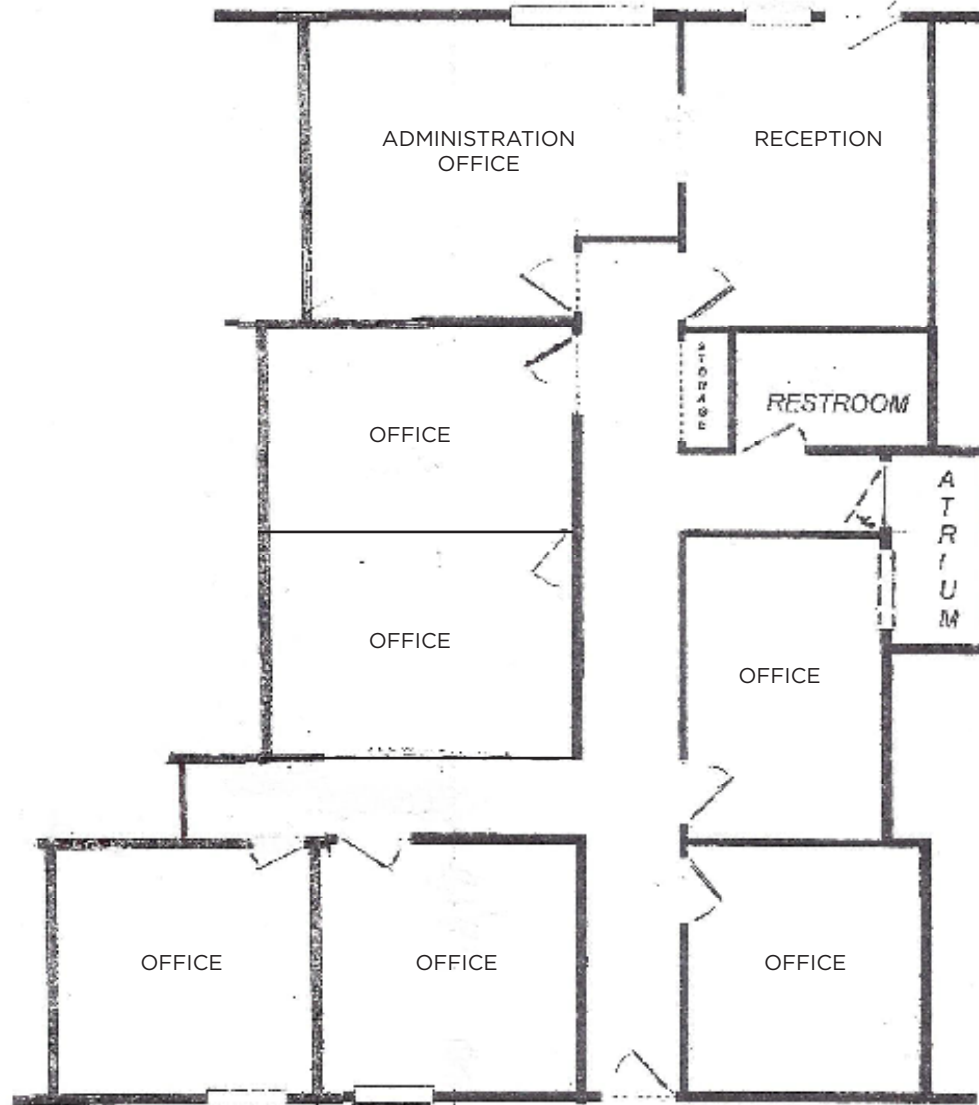


# VIRTUAL TOUR

LEV ROSE  
COMMERCIAL REAL ESTATE

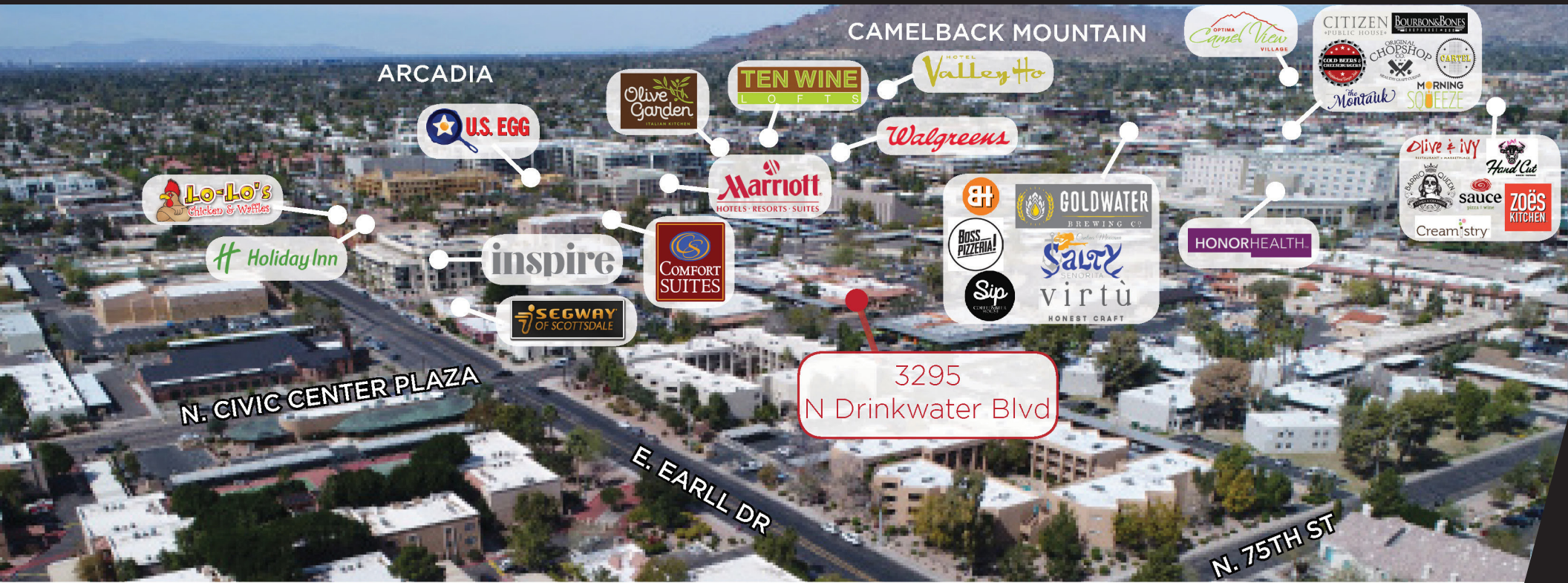
TCN  
COMMERCIAL  
REAL ESTATE SERVICES





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.

# AERIAL OVERVIEW



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2021</b>	21,445	110,212	198,698
<b>2026</b>	23,258	118,713	264,978



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2021</b>	10,457	52,174	110,406
<b>HH GROWTH 2021-2026:</b>	1.6%	1.5%	1.5%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2021</b>	\$83,163	\$99,834	\$92,837

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.



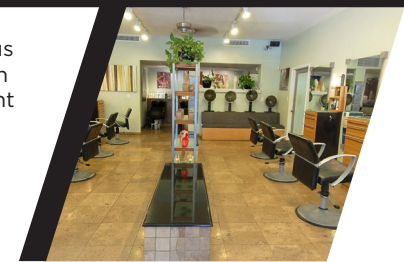
## SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



## BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.



## WATERFRONT & SOUTHBRIDGE DISTRICT

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



## ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.



## ENTERTAINMENT DISTRICT

The laidback daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologist showing off their talents at upscale nightclubs and bars.



## HISTORIC OLD TOWN

This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.



## 5TH AVENUE SHOPPING DISTRICT

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



## CIVIC CENTER PARK

The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.



# SCOTTSDALE OVERVIEW



**87%**  
WALK-ABILITY



**40.5%**  
OF DOWNTOWN  
SCOTTSDALE  
POPULATION IS  
21-44 YEARS OLD

## **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.

## **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.

## **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.



**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN   
WORLDWIDE  
REAL ESTATE SERVICES