



# *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  $\pm 24,266$  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. The current Tenant has a Lease until 1/31/2021 and they'll be fully vacating the premises prior to the expiration of the term. 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:** \$5,556,914 (\$229.00/SF)

**Lease Rate:** \$24.00/SF Modified Gross

**Tenant Improvements:** Negotiable

**Total Availability:** ±24,266 SF

\*First Floor: ±11,325 SF

\*Second Floor: ±12,941 SF

\*The full building is contiguous to 24,266 SF

**Lot Size:** ±1.55 Acres (±67,474 SF)





# PROPERTY SUMMARY

---

<b><u>Building Size:</u></b>	±24,266 SF
<b><u>Number of Stories:</u></b>	Two (2)
<b><u>2019 Taxes:</u></b>	\$74,723.86 (\$3.08/SF)
<b><u>Parcel Number:</u></b>	215-44-027
<b><u>Year Built:</u></b>	2006
<b><u>Zoning:</u></b>	I-1, City of Scottsdale
<b><u>Parking:</u></b>	3.82/1,000 SF 92 Total Parking Spaces of which 24 are Covered Spaces Overflow Street Parking Available

## BUILDING CONSTRUCTION

---

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



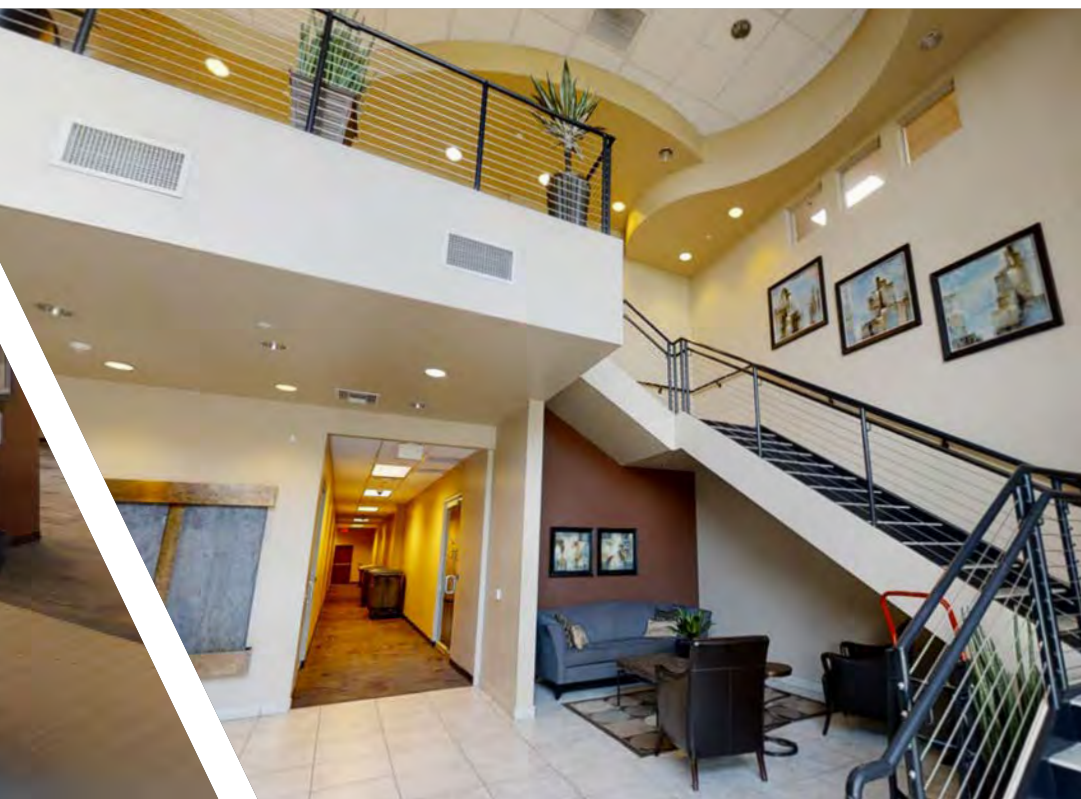


# PROPERTY HIGHLIGHTS

- 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

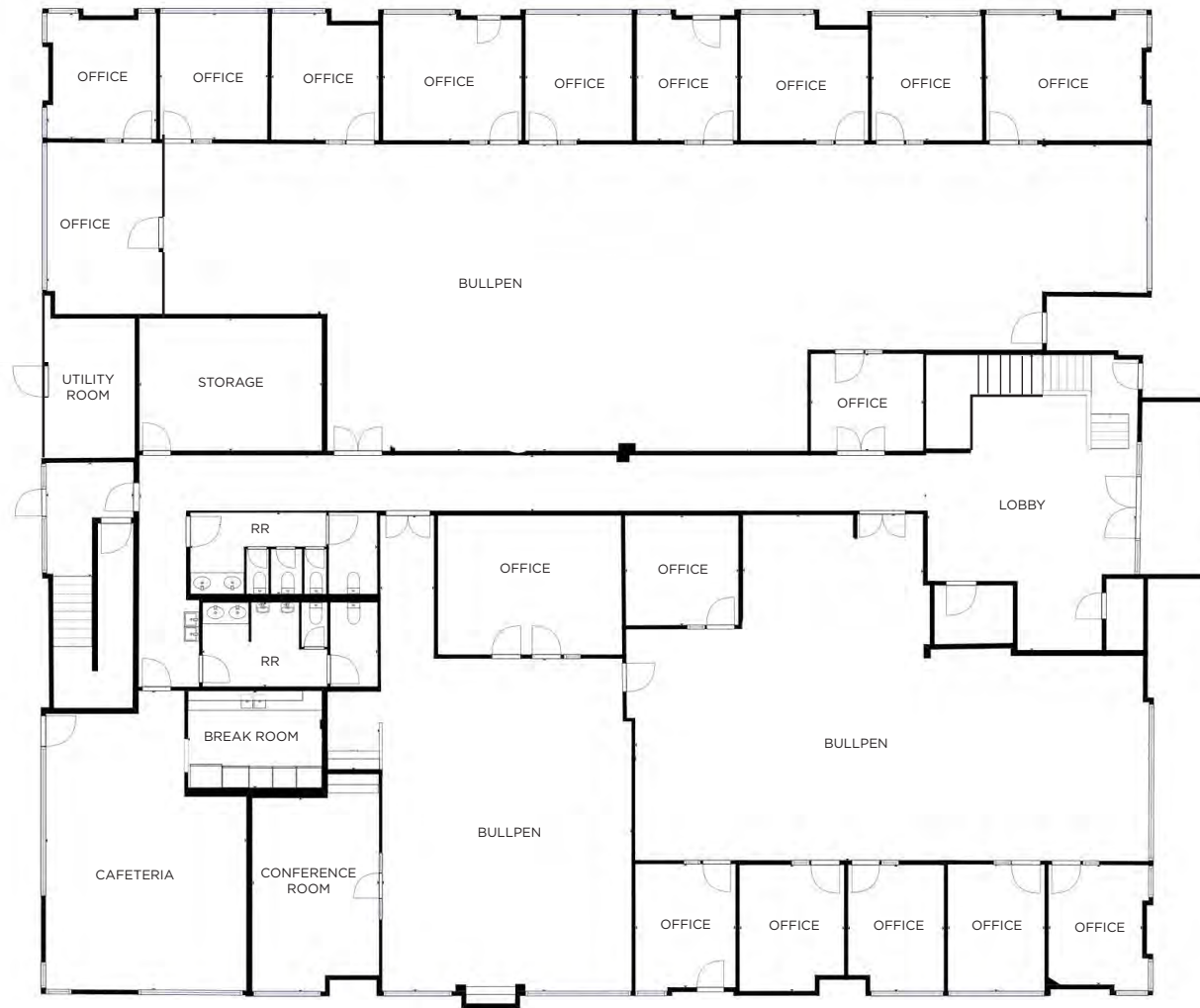




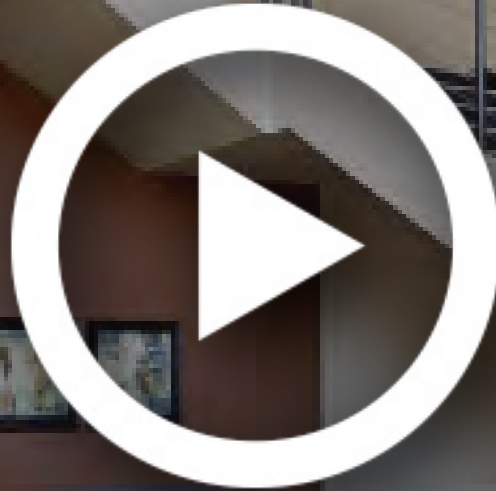


# FIRST FLOOR

±11,325 SF



# 1ST FLOOR VIRTUAL TOUR





# SECOND FLOOR

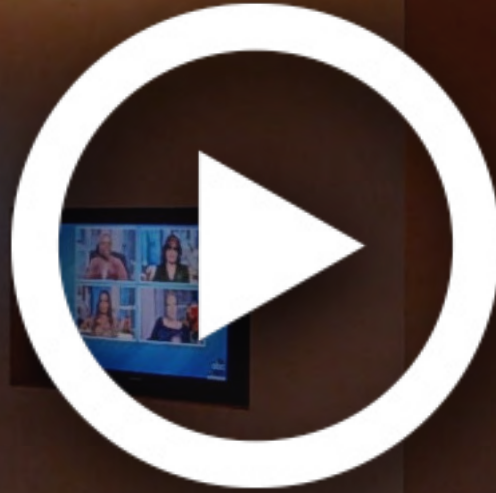
±12,941 SF

 Balcony





# 2ND FLOOR VIRTUAL TOUR





# 2019 ESTIMATED PROPERTY EXPENSES

	ANNUAL	MONTHLY	PER SF
Real Estate Taxes (2019)	\$74,723.86	\$6,226.99	\$3.08
Electric	\$57,743.48	\$4,811.96	\$2.38
Janitorial	\$40,800.00	\$3,400.00	\$1.68
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
<b>TOTAL</b>	<b>\$222,068.64</b>	<b>\$18,505.72</b>	<b>\$9.14</b>

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.





## 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,  
UPSCALE 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