

MILLER COURT
AVAILABLE FOR LEASE
SCOTTSDALE, ARIZONA 85251



LEVROSE
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REAL ESTATE SERVICES

AVAILABLE FOR LEASE

4002, 4026, 4032 N. MILLER ROAD | SCOTTSDALE, ARIZONA



PROPERTY OVERVIEW

Availability: (Click to view floor plan)

Bldg. 4032	A-104	± 1,572 SF
Bldg. 4026	<u>B-100</u>	± 900 SF - ±1,867 SF
Bldg. 4002	<u>C-200</u>	±2,200 SF (Available 01/01/19)

Lease Rate: \$25.00/SF Modified Gross

Building Size:	Bldg. 4032	±6,720 SF
	Bldg. 4026	±3,577 SF
	Bldg. 4002	±4,717 SF
	Total	±15,014 SF

Year Built: 2006

Property Type: Mixed Use Office/Retail

Zoning: C-2, DO City of Scottsdale

Drive Times:
Scottsdale Quarter: 20 minutes
ASU Tempe: 12 minutes
Downtown Phoenix: 19 minutes
Sky Harbor Airport: 17 minutes
Biltmore Fashion Park: 15 minutes

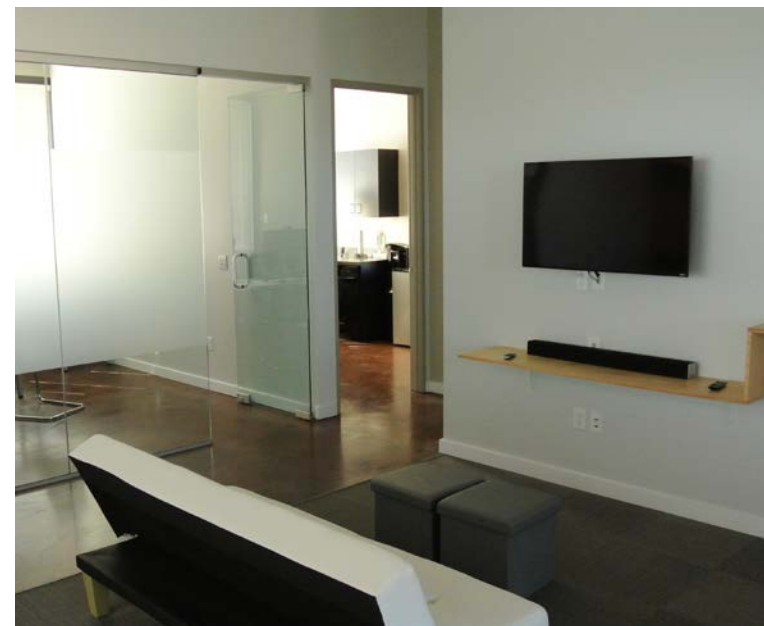


PROPERTY HIGHLIGHTS

- Located on the hard signaled corner of Indian School and Miller Road.
- Rare mixed use of retail/office property in premier Scottsdale location.
- Located just minutes from Scottsdale Stadium, home of the San Francisco Giants Spring Training.
- Approximately 2,600 condos and approximately 2,300 apartments within a 1 mile radius of the subject property.
- Close proximity to Scottsdale Osborn Medical Center, Hyatt Place and Scottsdale Fashion Square.
- Exceptional Old Town Scottsdale location and within walking distance of City of Scottsdale Municipal Complex.

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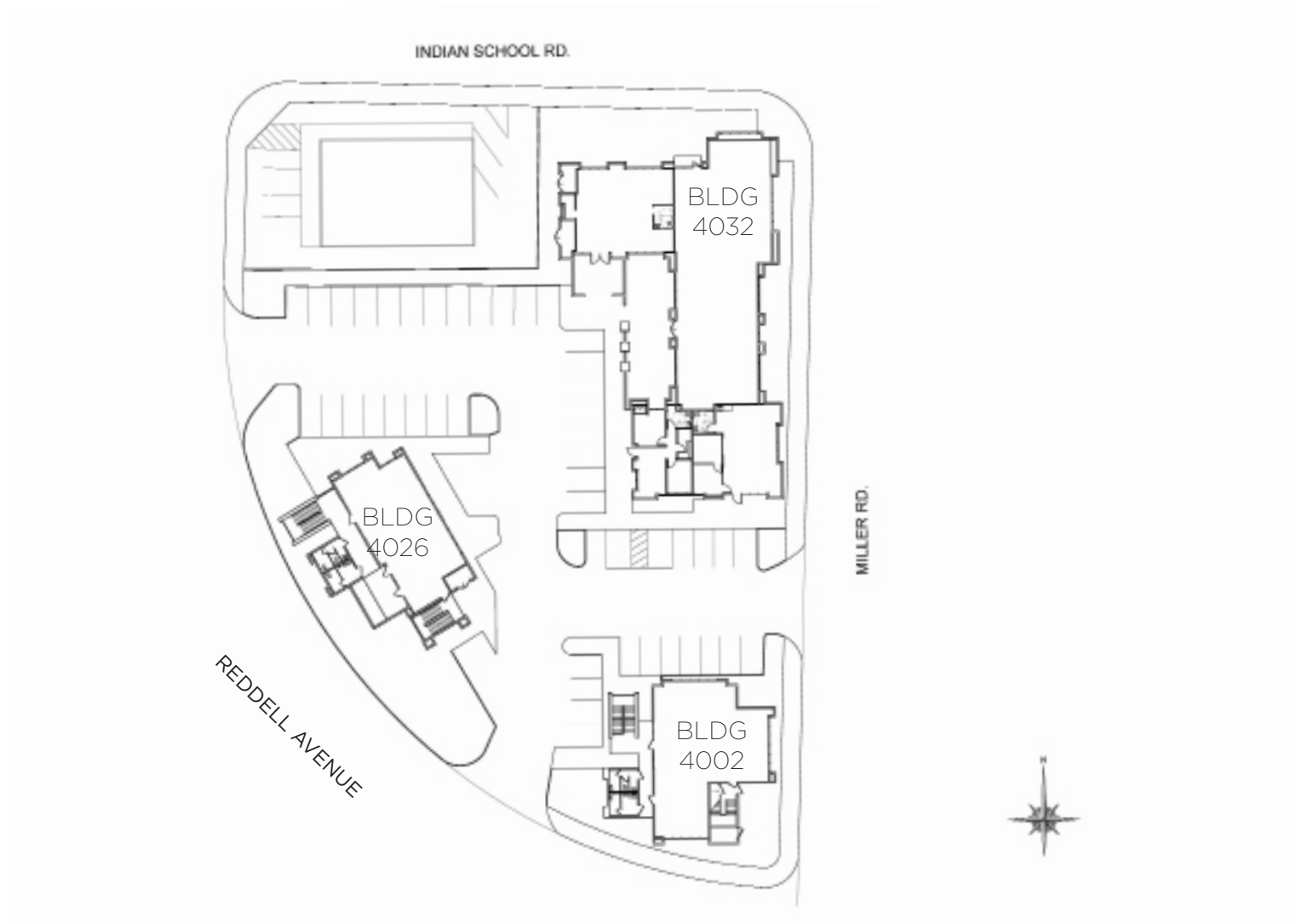
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SITE PLAN



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SCOTTSDALE WATERFRONT

Culinary Dropout, Urban Outfitters, Olive & Ivy, P.F. Changs, David's Bridal Creamistry, Handcut Chophouse, Sauce Pizza & Wine, Zoes Kitchen, Primp and Blow, Wildfish Seafood Grille, High Point Shoes

FASHION SQUARE

Nordstrom, Crate&Barrel, Macy's, Dicks Sporting Goods, Harkins Theater, Anthropologie, Thirsty Lion, Shake Shack, Nieman Marcus

ENTERTAINMENT DISTRICT

W Scottsdale, Whiskey Row, Maya, The District, Dakota, LiveWire, Bottled Blonde, The Bevvly, El Hefe, Hi-fi

TJ Maxx, Petsmart, Sprouts, Firestone, Clancy's Pub, Zipp's Sports Bar and Grill, J's Kaiyo Sushi, Sweet Home Chicago, Brighton Jewelers, Pasta Brioni, Grano Bakery, Circle K

THE GALLERIA

McKesson Health, Weebly, YELP, Clearlink, ZocDoc, web.com, Manifest, Sagicor, aetna, Tallwave, integrate, BlueGlobal Media

Fry's Food and Drug, Orangetheory Fitness, Starlite BBQ, MERCI French Cafe, Foundry Yoga, Beautif-EYE Old Town, Tribe Multisport, Sunchain Tanning, Subway



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