

THE OFFICES AT GRAYHAWK

7900 E Thompson Peak Pkwy • Scottsdale, AZ 85255

Total Building Size ±5,104 SF
Suites 103 - 105
Parcel 212-36-956

PROPERTY FEATURES

- Lease Rates: \$15.50 NNN
- Sale Price: \$1,179,000.00
- Class A Condominium
- Located Near Retail, Restaurants and Loop 101
- Parking Ratio of 5.00/1,000 SF
- Zoned C-O, Scottsdale
- Single Condo Unit Space Currently Divisible to 3 Suites
- Owner/User Buyer Opportunity with Potential for Supplemental Income
- Thompson Peak Pkwy Frontage
- Building Signage Opportunity



±5,104 SF OFFICE CONDO AVAILABLE FOR SALE OR LEASE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Garney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Exclusive Contacts:

Eric Butler
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M 602.809.6570
ebutler@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 12 10 19

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DEMOGRAPHICS



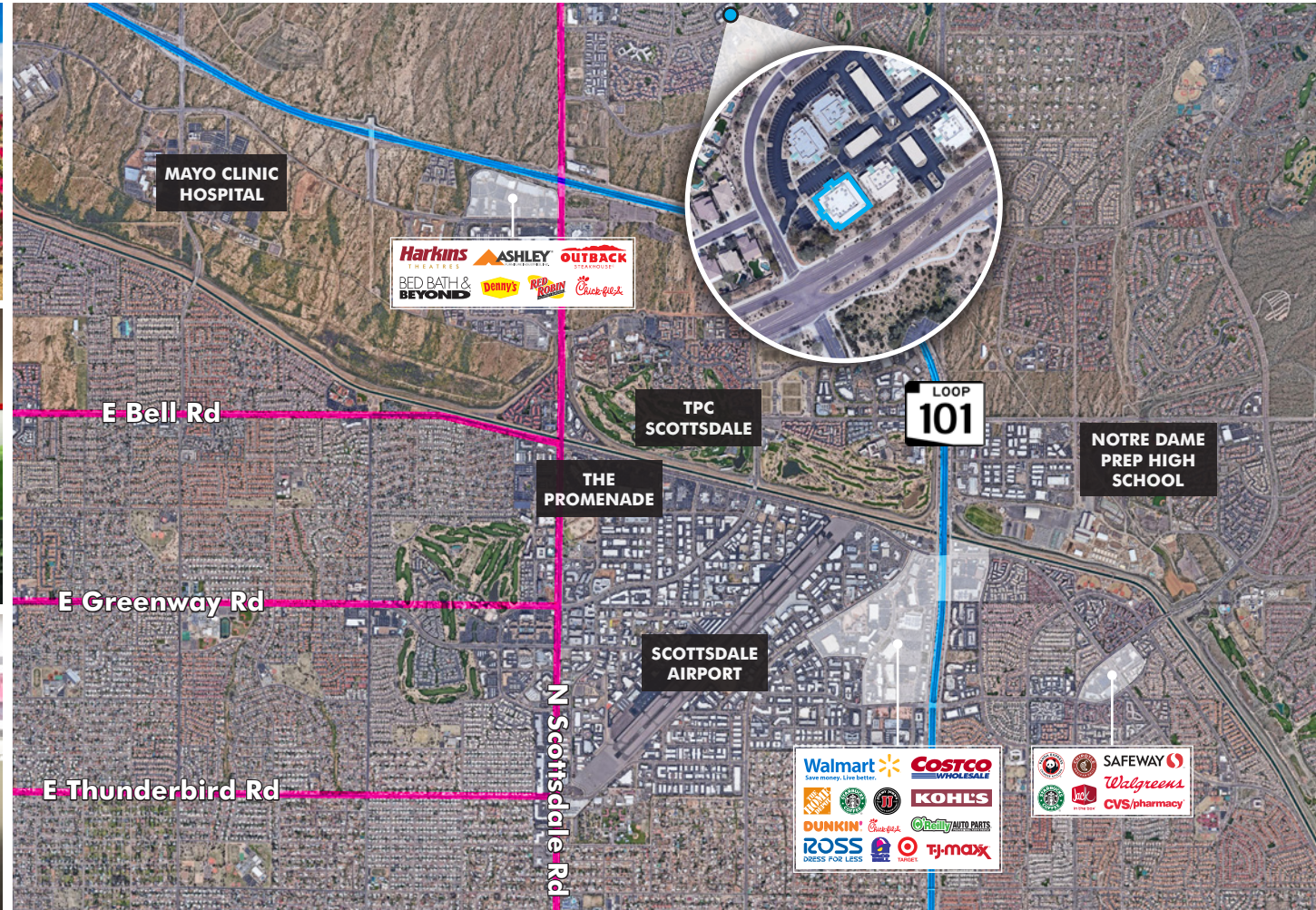
Population
1M: 7,483
3M: 37,068
5M: 131,365



Housholds
1M: 3,513
3M: 16,650
5M: 56,666



Avg HH Income
1M: \$140,600
3M: \$155,481
5M: \$142,153



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AVAILABILITY:
LEASE RATE: \$15.50 NNN
SALE PRICE: \$1,179,000.00
 Suite 103: ±2,534 SF
 Suite 104: ±1,150 SF
 Suite 105: ±1,055 SF



Suite 103 - 105: ±5,104 SF

