

▶ OWNER-USER OPPORTUNITY

▶ CREATIVE, HIGH-CEILING, OFFICE BUILD-OUT



8040

**E GELDING DRIVE
SCOTTSDALE, AZ 85260**



GREGG KAFKA
CCIM
Principal

ANDREW CHENEY
CCIM, SIOR, CRE
Principal

R. CRAIG COPPOLA
CCIM, SIOR, CRE
Principal

c2 **COPPOLA • CHENEY**
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®

LA **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1

EXECUTIVE SUMMARY

2

PROPERTY DESCRIPTION

3

LOCATION OVERVIEW

4

MARKET OVERVIEW



EXECUTIVE SUMMARY

8040 E GELDING DRIVE



EXECUTIVE SUMMARY

The following table summarizes the terms of this investment opportunity.

PROPERTY ADDRESS	8040 E Gelding Drive, Bldg A Scottsdale, AZ 85260
CURRENT USE	Office
PARKING	4.0:1000
APPROX. BUILDING SIZE	10,420 RSF
ZONING	I-1
SITE ACREAGE	0.77 Acres

THE OFFERING

Since 2005, Six Degrees Branding and Marketing Agency has been the sole occupant/owner of this Class B Office Building. The interior of the building has been extensively renovated and has been built out as unique, creative office space.

The property benefits significantly from its location in the Scottsdale Airpark Submarket. Loop 101 is approximately 1 mile east which is accessible from the Southeast, North Central and Northwest Valley. North Scottsdale is home to some of the best the Valley has to offer in terms of retail, restaurant, entertainment, and hospitality. Over 2M Sf of retail is accessible within a 10 minute drive.

This offering is a great opportunity to acquire a well located office in Scottsdale, Arizona as either an owner user or investment property with additional upside through value add redevelopment.

CREATIVE OWNER-USER OPPORTUNITY IN RARE SCOTTSDALE AIRPARK SUBMARKET



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

8040 E GELDING DRIVE

ASSET PROFILE

LOCATION	8040 E Gelding Drive Bldg A, Scottsdale, AZ 85260
TOTAL SIZE	10,420 SF
CLASSIFICATION	Class B
SITE ACREAGE	0.77 AC
PARKING	4.0:1000
YEAR COMPLETED	2005
OCCUPANCY	Building will be 100% vacant at time of sale

OFFERING TERMS

PRICE: \$3,563,640 (\$342.00/SF)

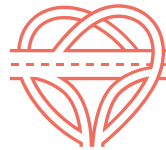


INVESTMENT HIGHLIGHTS



EMPLOYMENT ZONE

Located in the heart of Scottsdale Airpark and surrounded by amenities



FREEWAY ACCESS

Within a mile of Loop 101 and two full diamond interchanges



READY TO OCCUPY

Great option for owner/user as furniture can be made available

CREATIVE OWNER-USER OPPORTUNITY IN RARE SCOTTSDALE AIRPARK SUBMARKET



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



2

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

8040 E GELDING DRIVE

PARCEL SPECIFICATIONS:

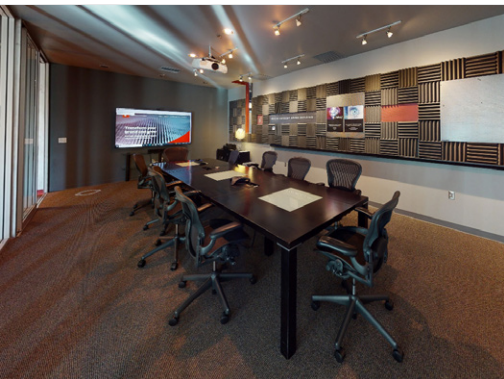
PROPERTY ADDRESS	8040 E Gelding Drive Building A Scottsdale, AZ 85260
APPROXIMATE SIZE	10.420 RSF
PARCEL NUMBERS	215-54-119 215-54-120 215-54-121 215-54-122 215-54-123 215-54-124
ZONING	I-1

PROPERTY DESCRIPTION

This is a rare purchase opportunity in this submarket in this size range with this type of versatility as an owner or investor could leverage for their own use.

The building offers a buyer with an opportunity to purchase a property in a prime location with an excellent value add proposition. Due to its size, investors interested in the buildings will not compete with institutional investors who typically acquire most of the larger buildings in the market at higher prices.

The property enjoys several attractive features including: excellent visibility, easy access to Loop 101 and abundant amenities in North Scottsdale and Scottsdale Airpark.



CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET

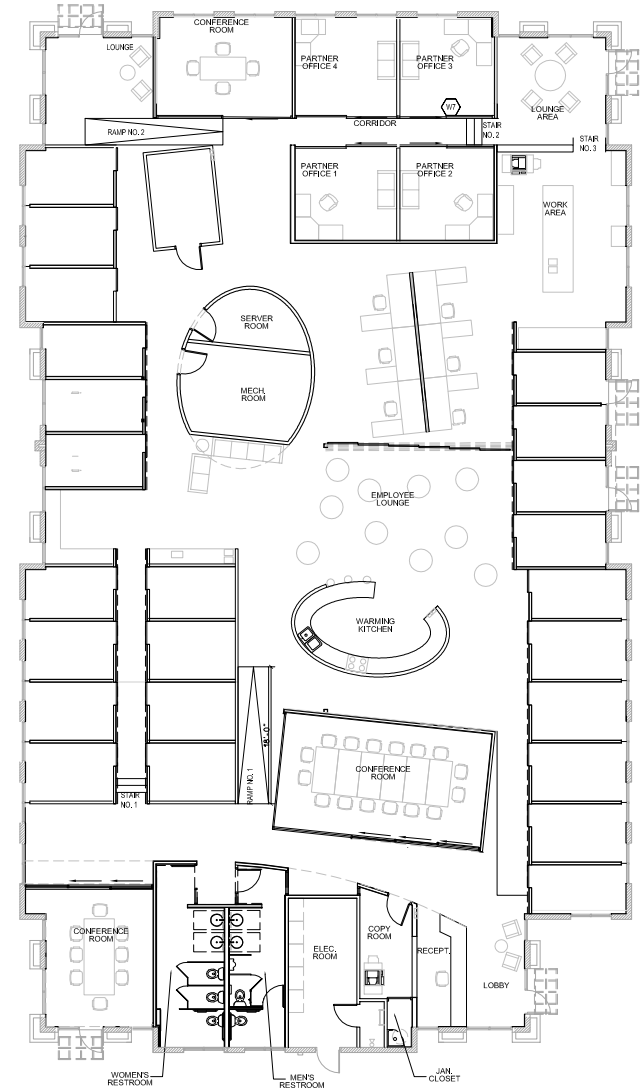


COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

8040 E GELDING DRIVE

- 4 executive private offices
- 24 private offices
- Large break/lounge area
- 2 storage rooms
- 3 conference rooms



CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

The Property is strategically situated near Loop 101, while being mere minutes away from the retail and entertainment of North Scottsdale. These locational advantages strongly appeal to a wide variety of tenants desiring an upscale location and easy access to a wide array of amenities.

The single tenant property offers excellent flexibility. The building is currently configured with 4 points of ingress and egress. This allows a potential investment owner to demise the space into pieces.

Dynamic Phoenix Market Offering Significant Projected Rental Appreciation. Phoenix has traditionally been one of the first large cities to emerge from economic downturns due to its ability to offer a pro-business environment, a well-educated labor pool, affordable housing and its historically resilient population and employment growth. The Property is being brought to the market at a time when growth is picking up and the local office leasing market's recovery is accelerating. Vacancy rates have decreased in eight of the previous nine quarters and as a result, rental rates are forecasted to increase.



**CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET**



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION:
INTERIOR

8040 E GELDING DRIVE



CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET



COPPOLA-CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

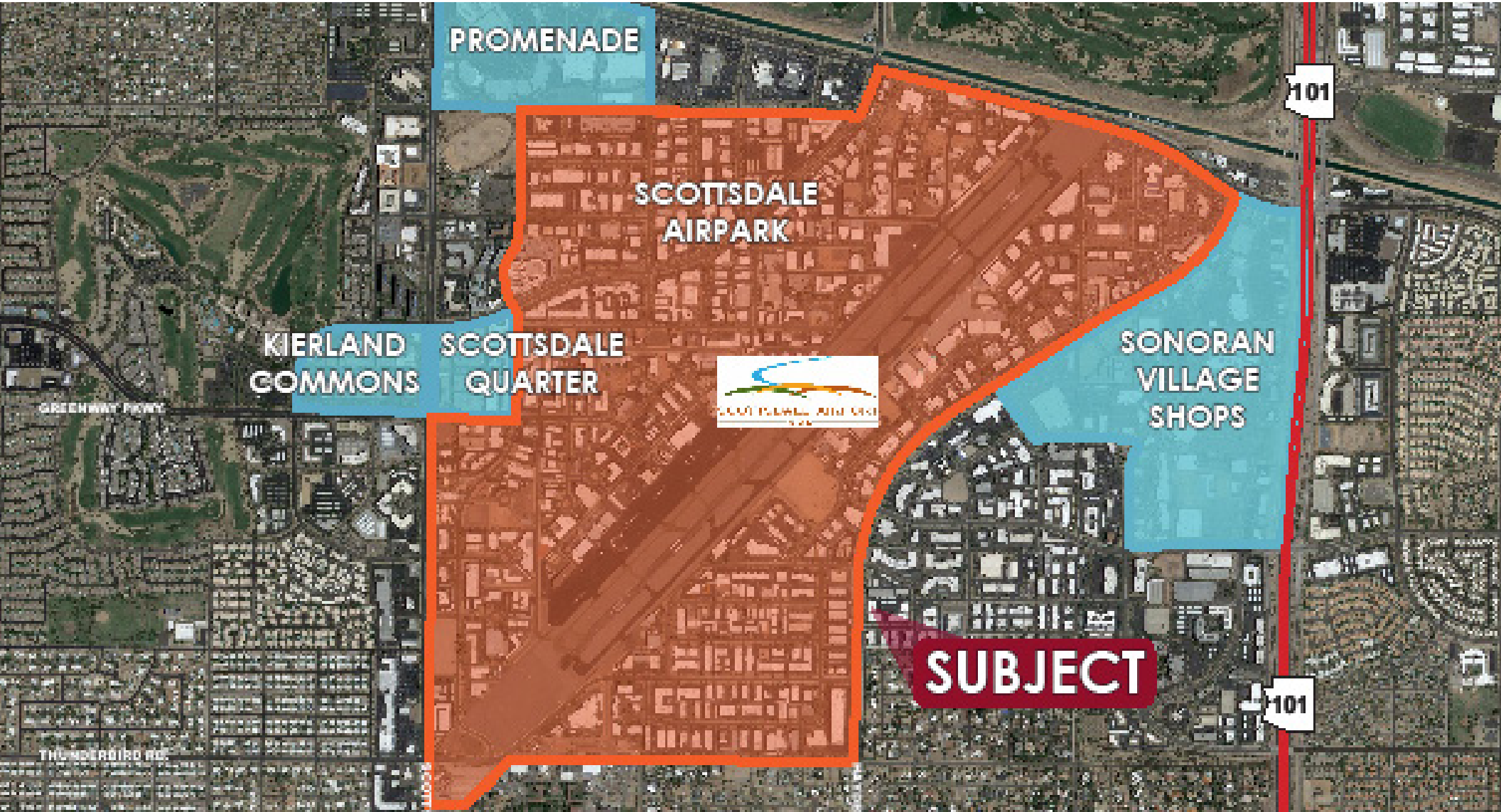


3

LOCATION OVERVIEW

LOCATION OVERVIEW

8040 E GELDING DRIVE



CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCATION OVERVIEW

8040 E GELDING DRIVE



CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®





4

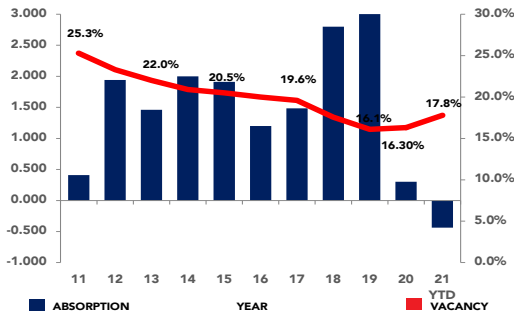
MARKET OVERVIEW

MARKET OVERVIEW

8040 E GELDING DRIVE

ABSORPTION/VACANCY

2011-2021 YTD



RENTAL RATES

PER YEAR, 2011-2021 YTD



QUARTERLY TREND ANALYSIS

	Q3 2021	Q2 2021	Q1 2021	Q4 2020
Vacancy Rate	17.8%	18.0%	17.3%	16.3%
Availability Rate	20.3%	21.3%	21.1%	20.7%
Asking Lease Rate	\$25.21	\$25.43	\$25.13	\$25.33
Leased SF	1,687,183 SF	1,382,395 SF	1,495,426 SF	1,222,104 SF
Sold SF	3,989,757 SF	3,029,776 SF	2,071,534 SF	2,094,602 SF
Net Absorption	178,254 SF	-107,920 SF	-550,501 SF	-269,254 SF

MARKET OVERVIEW

The Phoenix Office Market has shown stabilization by posting 178,254 square feet of positive net absorption after four quarters of being negative. Rental rates have remained flat while vacancy has dropped. Sublease additions have begun to slow as the pandemic’s impact on the market appears to have passed the peak.

Rental rates have remained steady despite the rise of sublease space offered at a significantly discounted rental rate. The average rental rate stayed flat at \$25.21 PSF compared to \$25.43 PSF in the previous quarter.

Increased confidence from national investors contributed to a significant escalation in sales volume. The third quarter posted \$823M in overall sales volume compared with \$178M in Q3 2020, a 79% increase year over year. The number of transactions also saw an increase recording 156 transactions in Q3 compared to only 86 in the same quarter last year.



CREATIVE OWNER-USER OPPORTUNITY IN RARE SCOTTSDALE AIRPARK SUBMARKET

C2 COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MARKET OVERVIEW

8040 E GELDING DRIVE

Greater Phoenix continues to offer a strong labor force packed with young professionals and entrepreneurs. The Valley's continued investment into infrastructure and growth has made it a destination for new and existing companies looking for a strategic hub in the Southwest.



4.85 MILLION
GREATER PHOENIX POPULATION MSA, 2020

3.8%
METRO PHOENIX UNEMPLOYMENT RATE, FEB 2020

4.6%
U.S. UNEMPLOYMENT RATE, FEB. 2020

\$62,843
PHOENIX METRO MEDIAN HOUSEHOLD
INCOME, 2020

With a population of over **1.63 million** **Phoenix** is the **5th Largest City** and the **10th Largest Metropolitan area** in the US

Greater Phoenix has a **population of nearly 4.85 million** and covers over **2,000 square miles**.

Maricopa County covers **9,127 square miles**, making it about the **size of New Hampshire**.

**CREATIVE OWNER-USER OPPORTUNITY IN
RARE SCOTTSDALE AIRPARK SUBMARKET**



COPPOLA · CHENEY
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



8040

**E GELDING DRIVE, BUILDING A
SCOTTSDALE, AZ 85260**

GREGG KAFKA
602.954.3777
gkafka@leearizona.com

ANDREW CHENEY
602.954.3769
acheney@leearizona.com

R. CRAIG COPPOLA
602.954.3761
ccoppola@leearizona.com

 **COPPOLA · CHENEY**
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES