



10611 N HAYDEN RD SUITE D-104, SCOTTSDALE | ARIZONA

Professional Office Complex Near Scottsdale Country Club

This professional office complex at the intersection of Hayden Rd and Shea Boulevard offers prominent visibility and signage with direct access to Loop 101. The 2,448 sq. ft. class B office space consists of a reception area, large conference room, 5 professional office spaces, break room, and IT/storage room. Historically the suite was used for professional offices. The suite is open and gets significant natural light. Built in 1985, it features an abundance of available parking including 3 dedicated covered spaces in front of the suite access.

Lease
\$16.00
PSF/yr.
NNN

Contact:

Kevin B. Call, CPA
Principal, Designated Broker
928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com

Becki Whitehead
Agent
928 440 5450
Becki@KellyandCall.com

David Thomas, CCIM
Agent
928 440 5450
Dave@KellyandCall.com



Scottsdale, Arizona

Scottsdale, is a renowned destination known for its luxurious resorts, world-class golf courses, and stunning desert landscapes. This vibrant city offers a unique blend of upscale amenities and natural beauty, making it a popular choice for travelers seeking relaxation, adventure, and cultural experiences.

Nestled in the Sonoran Desert, Scottsdale boasts breathtaking scenery with majestic mountains, vibrant cacti, and desert blooms. The city is renowned for its upscale resorts, offering luxurious amenities such as spas, fine dining, and impeccable service. Golf enthusiasts will find paradise here, with numerous championship golf courses attracting both professional and amateur players.

Beyond golf and relaxation, Scottsdale offers a vibrant arts scene with numerous galleries, museums, and the Scottsdale Museum of Contemporary Art. The historic Old Town Scottsdale retains its charming Western-themed architecture, featuring art galleries, lively nightlife, and a unique ambiance. Outdoor enthusiasts can explore the surrounding desert through hiking and biking trails, offering opportunities for adventure and exploration.

Scottsdale is a captivating destination for those seeking a luxurious and relaxing getaway, outdoor enthusiasts, and art lovers. Its combination of natural beauty, upscale amenities, and vibrant culture creates a truly unique and unforgettable experience.





Specifications for Suite

- Class B Professional Office Space
- Superior location near Scottsdale Country Club with easy access to Loop 101
- Open office space with significant natural light
- Abundant parking with 3 dedicated covered spaces in front of suite
- Rental Area: 2,448 SF
- Lease rate: \$16.00 PSF NNN
- CAM charges: estimated \$10.00 PSF annually