



SCOTTSDALE

Waterfront

CLASS "A" OFFICE | PRESTIGIOUS SIGNAGE

7135 East Camelback Road, Scottsdale, AZ



+7,377 SF FOR LEASE

ADAM TOLSON

PRINCIPAL

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SPENCER NAST

OFFICE PROPERTIES

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

3200 E. Camelback Rd.
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AREA DESCRIPTION:

- True Live, Work & Play in the heart of Scottsdale
- Countless amenities on site and within walking distance
- Across the street from Scottsdale Fashion Square
- Convenient access to surrounding neighborhoods and Loop 101

BUILDING FEATURES:

- 1,100,000 SF Mixed use development
- SWC Scottsdale Rd. & Camelback Rd - Main + Main
- High Visibility Signage (40,000 Cars per day)
- 63,334 SF 2-story class "A" building
- Ample free garage parking
- Public Art Work



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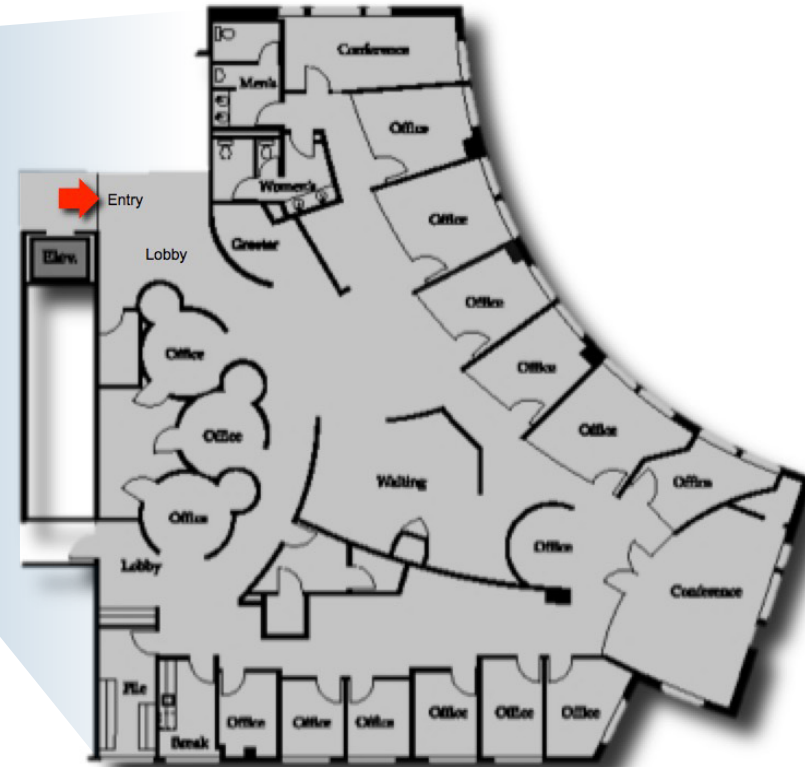
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CAMELBACK ROAD

SCOTTSDALE ROAD



SPACE FEATURES:

- +/-7,377 RSF Available (2nd floor space)
- High Quality Tenant Improvements (approx. \$100/sf existing)
- Lobby Exposure via Elevator from Parking Garage
- Private Restrooms in Suite
- Ground Floor ATM Space
- 7 free reserved parking spaces @ elevator to space

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