

FOR SALE OR LEASE > MEDICAL/PROFESSIONAL OFFICE CONDOS



# Plaza Leyenda

FRANK LLOYD WRIGHT & SHEA BLVD, SCOTTSDALE, AZ



## Amenities

- > Project: 10 buildings totaling ±69,850 SF
- > Suites: Medical and professional office condominiums ranging from ±1,500 SF to ±8,241 SF
- > Parking: 5.2:1,000 SF - covered parking 1:1,000 SF
- > Construction status: complete - gray shell

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2009 Average Household Income	\$134,605	\$138,141	\$136,456
2009 Estimated Population	11,623	47,092	100,578
2014 Projected Population	12,101	49,741	105,869

### TRAFFIC COUNTS

Frank Lloyd Wright & Shea Boulevard: 52,600 vehicles per day

## Pricing

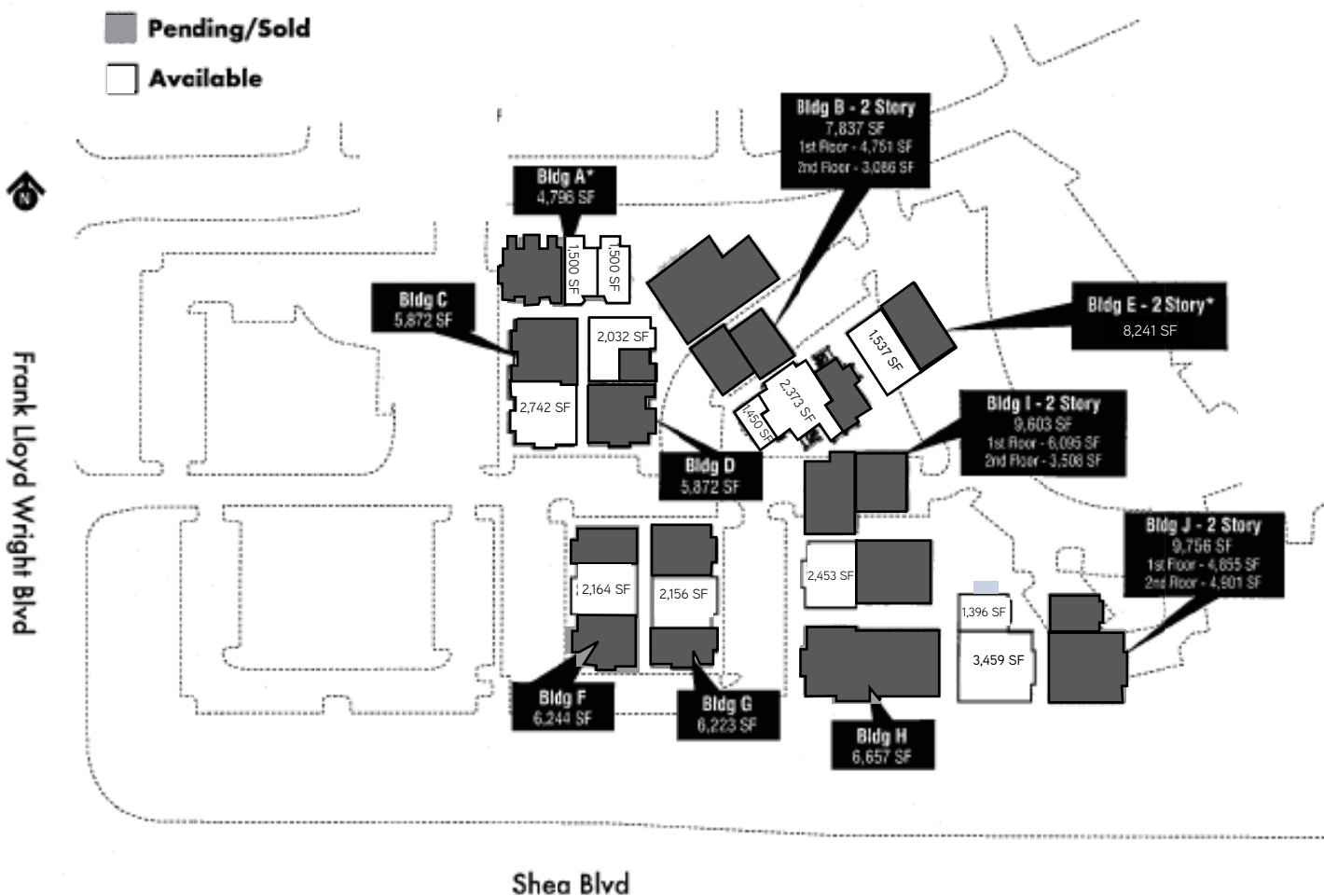
- Sale Price: Building J \$105.00 per SF  
All other units \$125.00 per SF
- Lease Rate: \$16.00 per SF modified gross  
(Plus electric and cleaning)
- Bldg A: \$20.00 per SF modified gross  
(built out medical)



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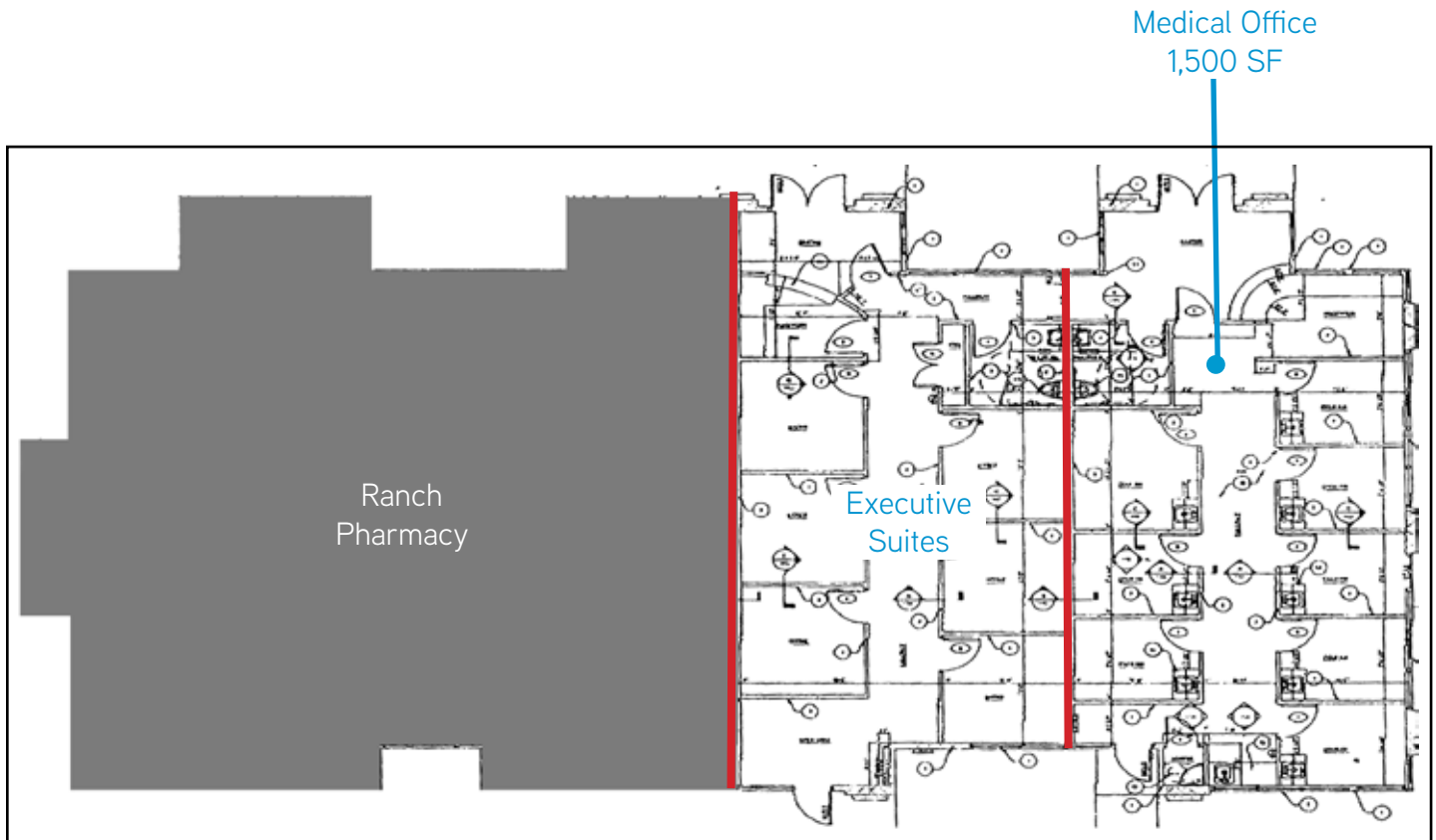
### Site Plan Availability



FOR SALE OR LEASE > Office Space  
Frank Lloyd Wright & Shea Blvd

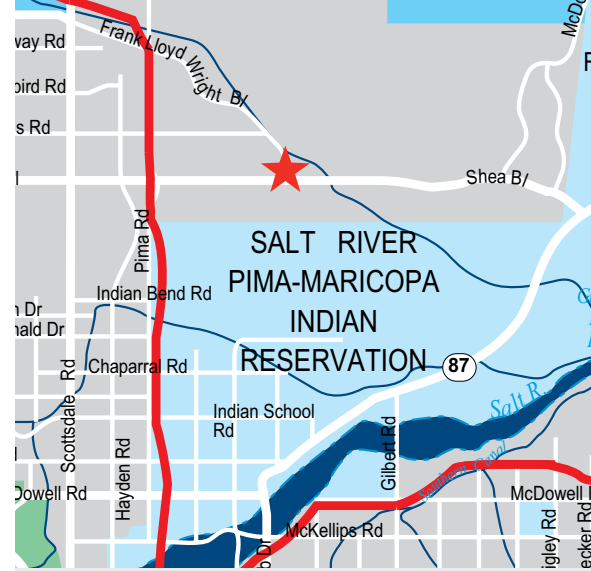
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Building A



# FOR SALE OR LEASE > Office Space Frank Lloyd Wright & Shea Boulevard

## Site Rendering



## Contact

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