



FOR LEASE | OFFICE

STE 206 AT THE GROVE AT MCCORMICK RANCH

7300 N Via Paseo Del Sur, Scottsdale, AZ 85258

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$34 SF/yr (Full Service)
Building Size:	29,113 SF
Building Class:	A
Year Built:	2018
Cross Streets:	Hayden Rd & McCormick Pkwy

PROPERTY OVERVIEW

3,677 SF office space for lease at The Grove at McCormick Ranch. The 2nd-floor class A space includes a private lobby, 3 executive offices, 1 large conference room, large open office space for cubicles/desks, 1 breakroom/kitchen, and storage. Convenient access to community restrooms, stairs, elevators, and shared lounge area.

The Grove at McCormick Ranch is a 27,956-SF mixed-use project in Scottsdale, AZ featuring office and retail spaces for lease. The beautiful class A property features stunning Spanish architecture and high-quality masonry construction. Located near Hayden Rd & McCormick Pkwy within the populous, upscale McCormick Ranch area, an exceptional infill location, and within ¼ mile of the Loop 101 freeway.

PROPERTY HIGHLIGHTS

- 3,677 SF Class A office space for lease
- Impressive co-tenancy roster occupying approx. 59% office & 41% retail space
- 2.04/1,000 SF parking ratio
- Surrounded by walkable upscale neighborhoods

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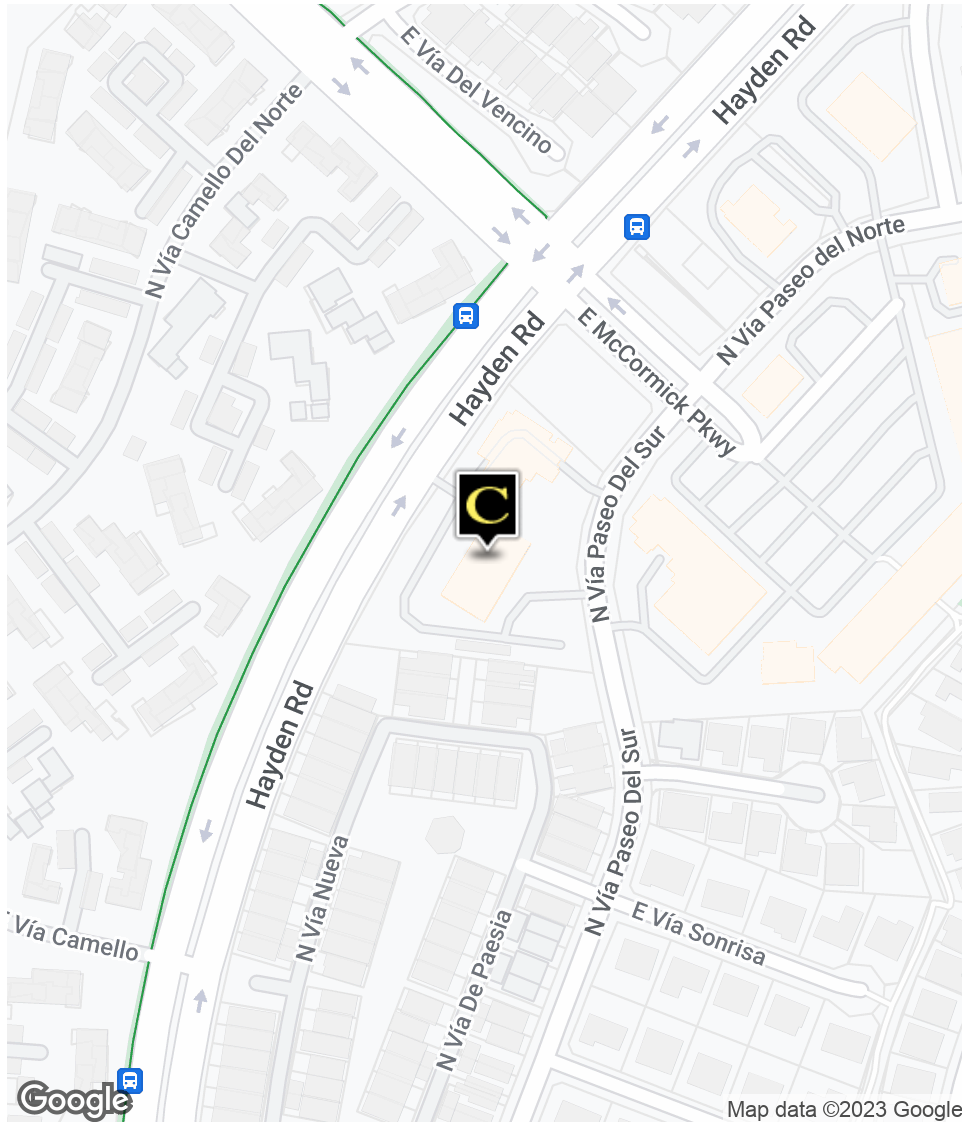
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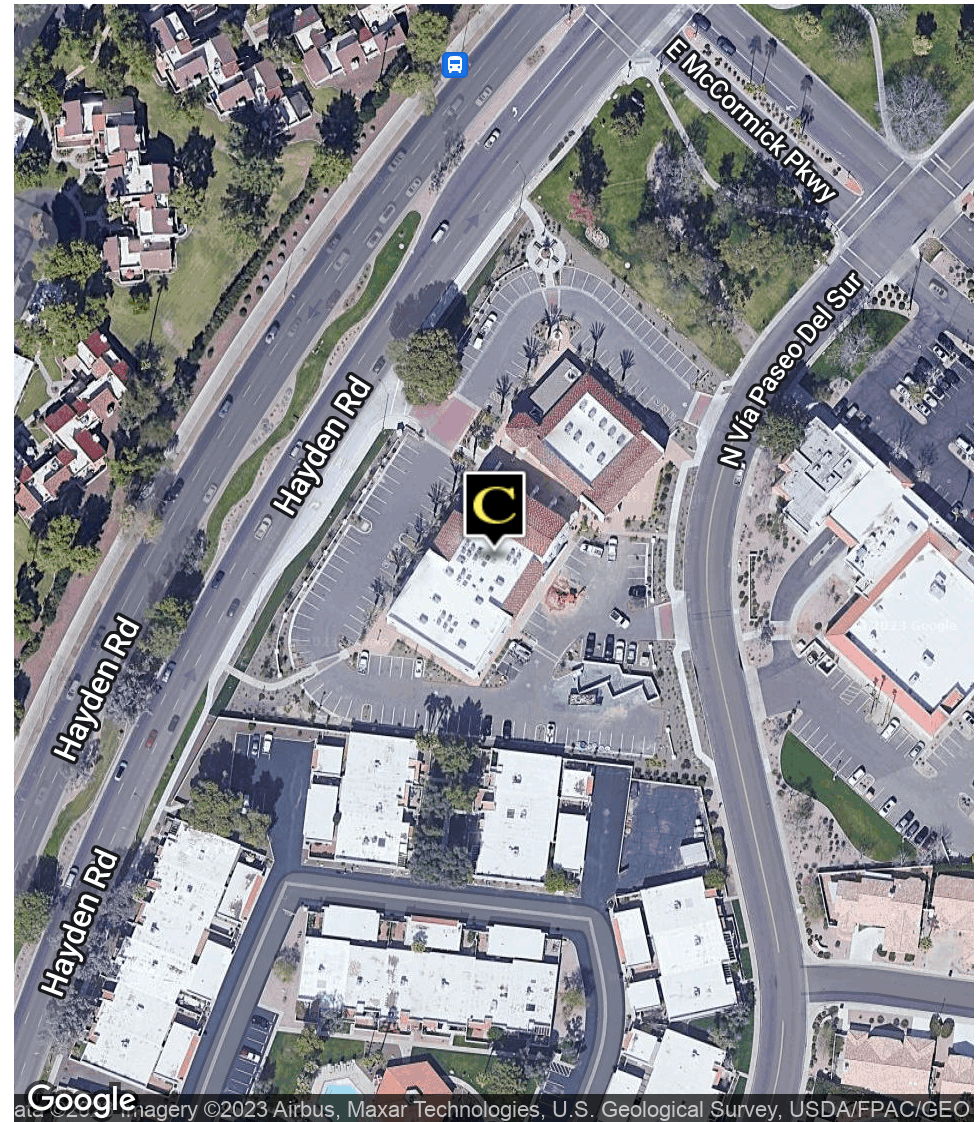
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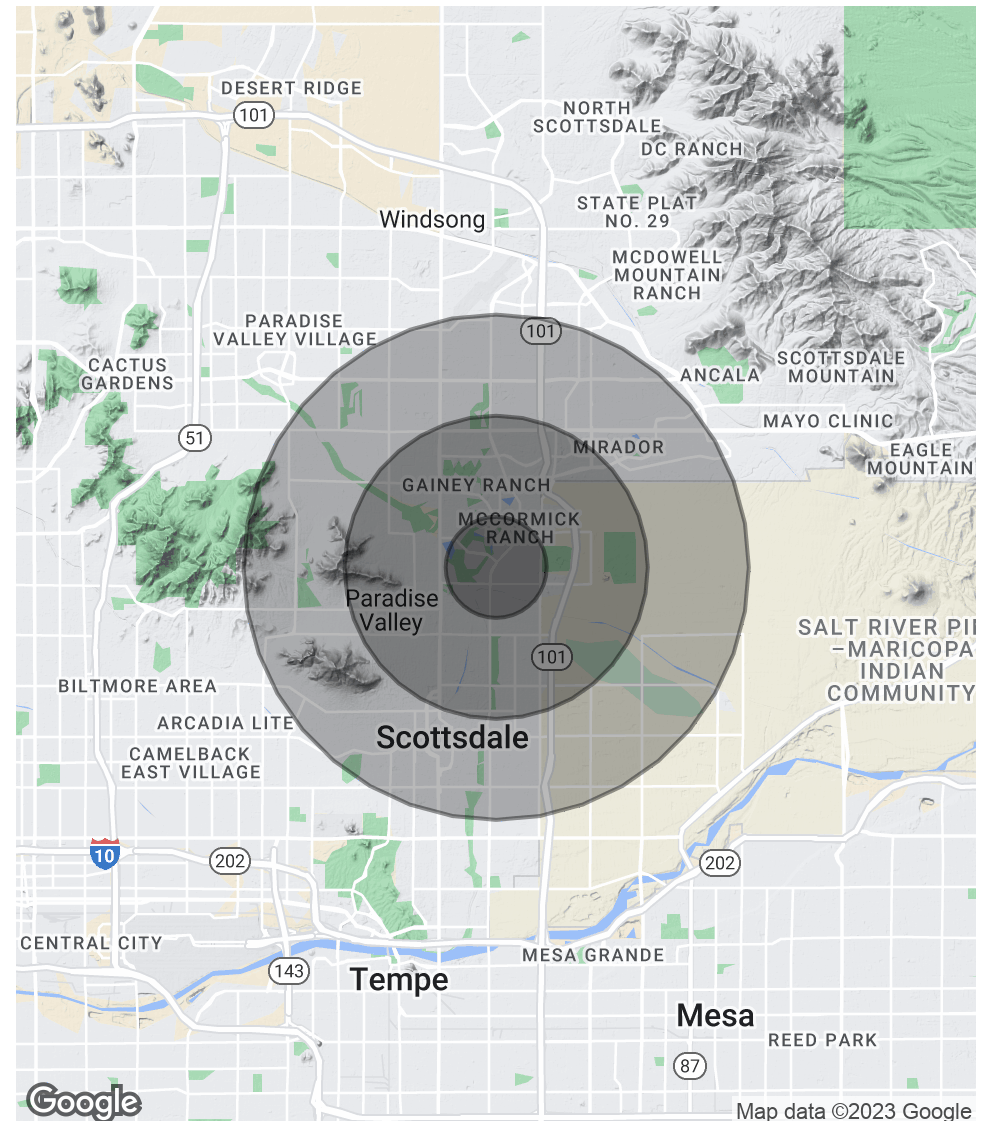
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,009	54,967	147,764
Average Age	52.4	49.9	45.3
Average Age (Male)	51.3	48.6	44.5
Average Age (Female)	53.2	50.7	45.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,525	26,741	68,617
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$97,354	\$101,688	\$104,510
Average House Value	\$449,809	\$586,841	\$604,907

* Demographic data derived from 2020 ACS - US Census



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