

OFFICE BUILDING FOR SALE

OFFICES AT THOMAS AND HAYDEN

*5,529 SF office building with great
building signage and visibility*

8111 E THOMAS RD, BLDG B, SCOTTSDALE, AZ



27,434+ VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**



KIDDER.COM



**Kidder
Mathews**

PROMINENT THOMAS RD FRONTAGE



OFFICE AVAILABILITY

APN	131-03-309
SIZING	5,529 SF
ZONING	S-R (City of Scottsdale)
YEAR BUILT	2004, Renovated over the years
PARKING	8 covered reserved spaces 69 spaces overall
PRICE	\$400 Per Square Foot (\$2,211,600)

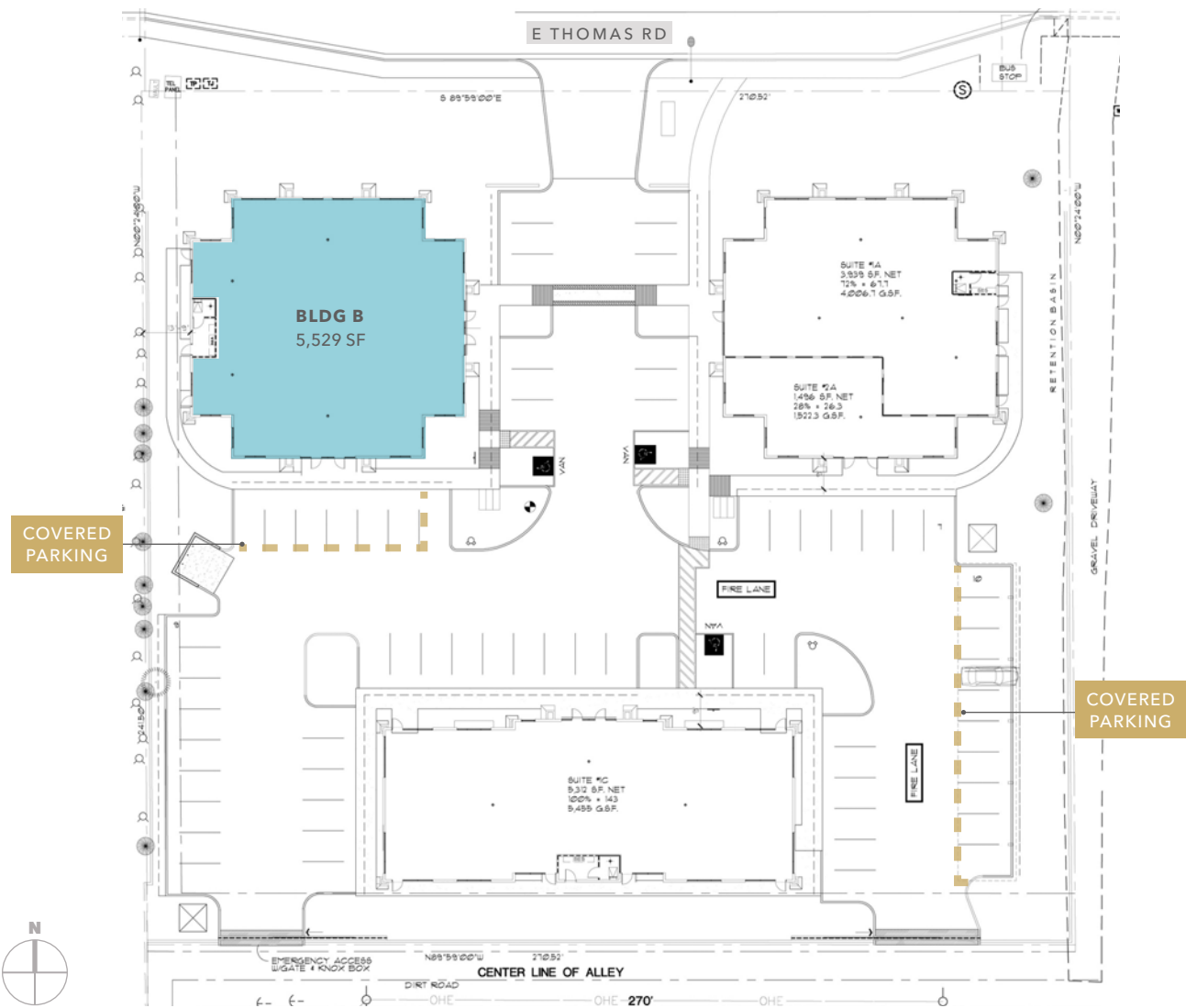
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	17,709	101,265	259,574
AVG HH INCOME	\$87,529	\$90,118	\$78,154
HOUSEHOLD	8,706	50,959	118,663

TRAFFIC COUNTS

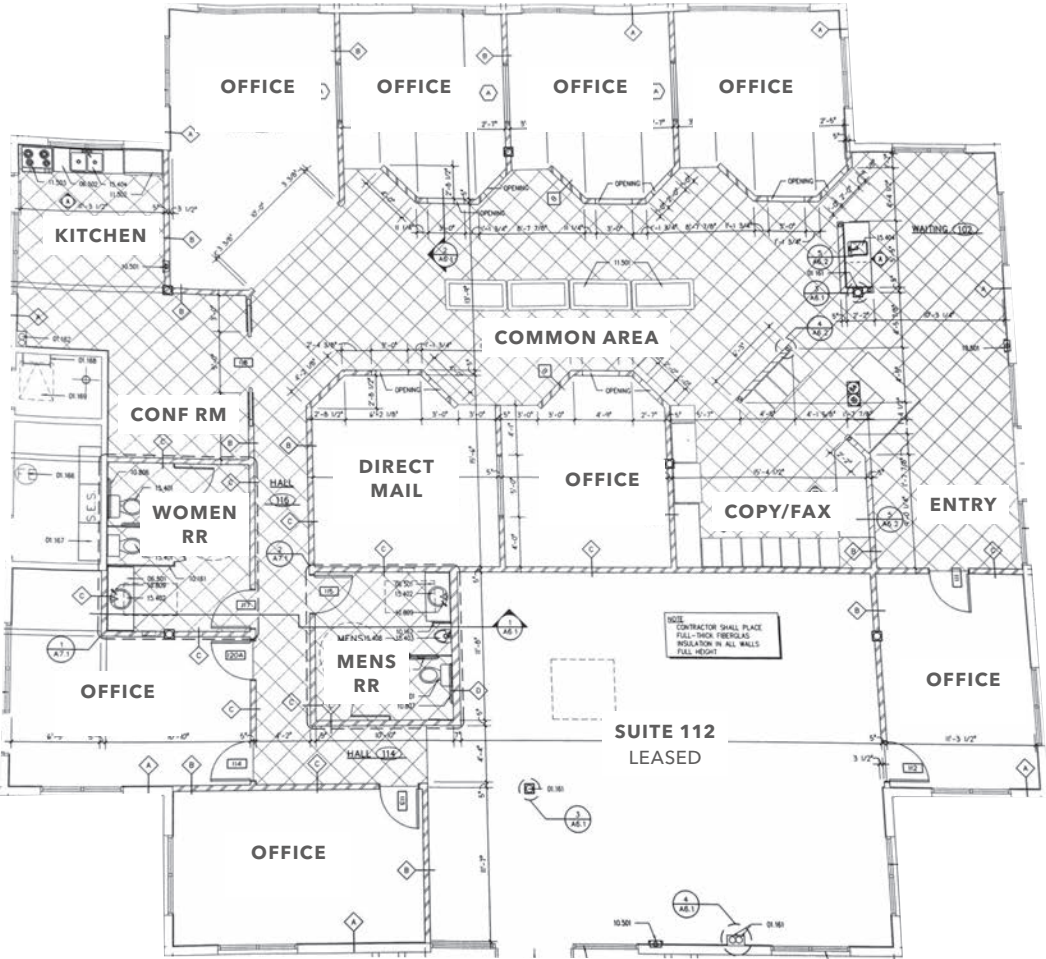
AVERAGE DAILY TRAFFIC OFF HAYDEN RD	30,761+
AVERAGE DAILY TRAFFIC OFF E THOMAS RD	27,434+

SITE PLAN: BUILDING B



FLOOR PLAN

5,529 SF
AVAILABLE



OFFICES AT THOMAS AND HAYDEN

5,529 SF office building featuring prominent frontage and a functional office layout



PARKING DEDICATED TO BUILDING B



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HAYDEN RD

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E THOMAS RD

Positioned along E Thomas Road in Scottsdale, the property benefits from exceptional visibility and convenient access to Loop 101, Old Town Scottsdale, and surrounding amenities.



OFFICES AT THOMAS AND HAYDEN

*For more information about
this property, please contact*

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