

7681 E GRAY RD | SCOTTSDALE, AZ 85260

# Freestanding Flex/Office Building For Sublease



**\$1.12/SF NNN**

20,826 SF AVAILABLE FOR SUBLEASE

**CONTACT**

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# Sublease Overview

This unique freestanding building is located in the heart of the Scottsdale Airpark, just minutes from Loop 101. Well suited for a wide range of office, flex, and light industrial users, the property features a highly functional layout that combines an open office environment with multiple private offices and conference rooms, along with a warehouse component equipped with one drive-in door and one dock-high loading door.



## SUBLEASE SUMMARY



SPACE  
AVAILABLE

20,826 SF  
Office: 14,304 SF  
Warehouse: 6,522 SF



RENTAL RATE

\$1.12/SF NNN



EXPIRATION

12/31/2029



PLUG & PLAY

Furniture Included



PARKING

51 stalls with ample street parking



ZONING

I-1 Scottsdale



QUALITY

High-End Finishes Throughout



# Floor Plan

20,826 SF  
AVAILABLE

## 6,522 SF WAREHOUSE

Evap Cooled Warehouse

540 SF Mezzanine Office

1 Grade Level Door

1 Dock High Door

18' Clear Height

2 Large Exhaust Fans

20' x 22' Secured Block Vault

800 Amps, 277-480 Volts Power  
with a 60 Kw Back Up Generator



# Location

## OVERVIEW

Conveniently located within the Scottsdale Airpark, this location provides excellent connectivity with quick access to Loop 101 and major North Scottsdale corridors. Surrounding the property is an impressive selection of amenities, including TPC Scottsdale, the Fairmont Scottsdale Princess, The Promenade, Scottsdale Quarter, and Kierland Commons, all just minutes away.

## NEARBY RESTAURANTS

- Buck & Rider
- Arboleda
- Fat Ox
- The Greene House
- Dominick's Steakhouse
- Fleming's Prime Steakhouse
- Rodizio Grill
- STK Scottsdale
- Culinary Dropout
- The House Brasserie
- Roaring Fork
- Francine
- Virtu Honest Craft
- Olive & Ivy
- Maple & Ash
- The Mick Brasserie + Bar
- CALA Scottsdale
- La's Thai Cuisine
- Kodo Sushi Sake
- ...AND MORE

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