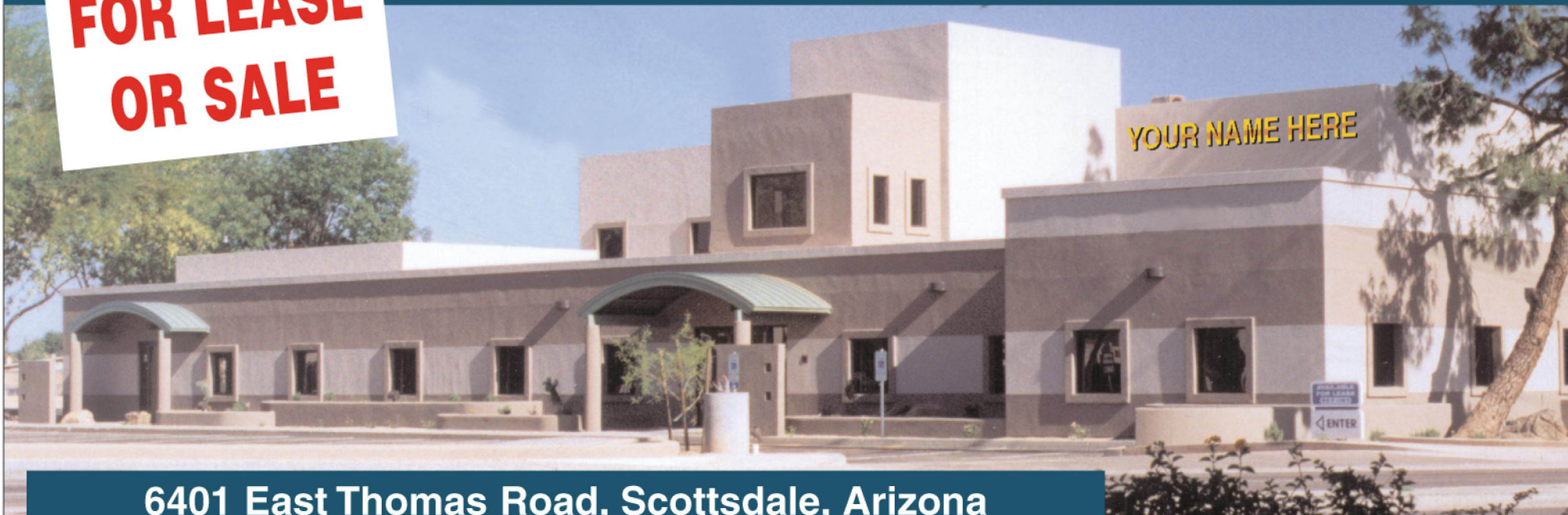


**FOR LEASE
OR SALE**

Unique 3,350 sq. ft. Office Suite



6401 East Thomas Road, Scottsdale, Arizona
(Southeast corner, Thomas & 64th Street)

- Newly built-out suite with 13 private offices, multiple work areas, 2 restrooms and break room
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- High visibility signage available at easily located, signalized intersection
- Furnishings and covered parking included
- Located one mile west of Scottsdale Road amid complete array of restaurants, banking, hotels and other business support services
- Spectacular views of Camelback Mountain and surrounding area from most offices
- Convenient to the entire Valley via Loops 202 & 101, and Interstate 10



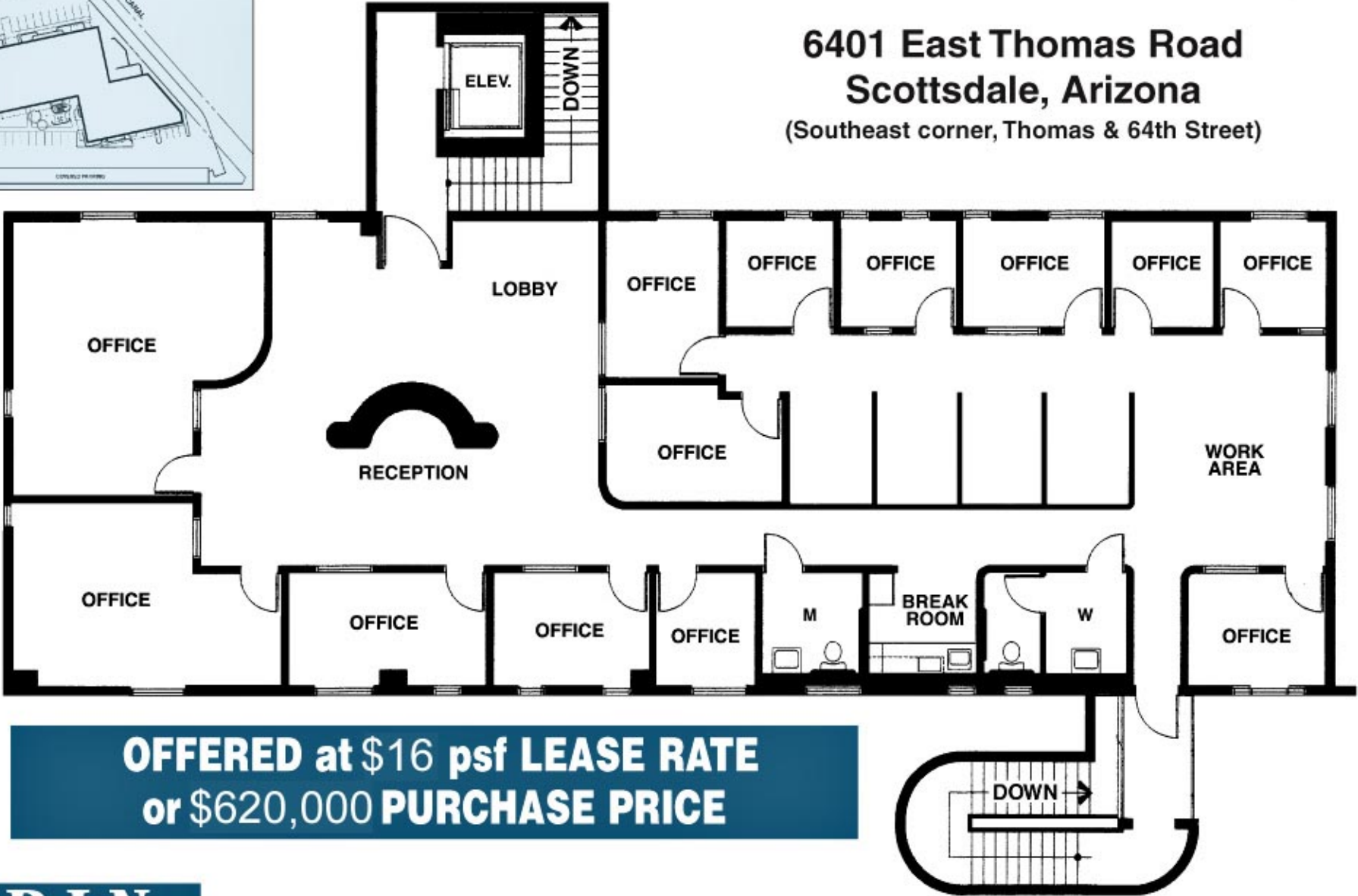
OFFERED at \$16 psf LEASE RATE or \$620,000 PURCHASE PRICE

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