

OFFICE FOR LEASE

MORGAN TRAIL EXECUTIVE PLAZA II

8010 East Morgan Trail, Scottsdale, Arizona 85258

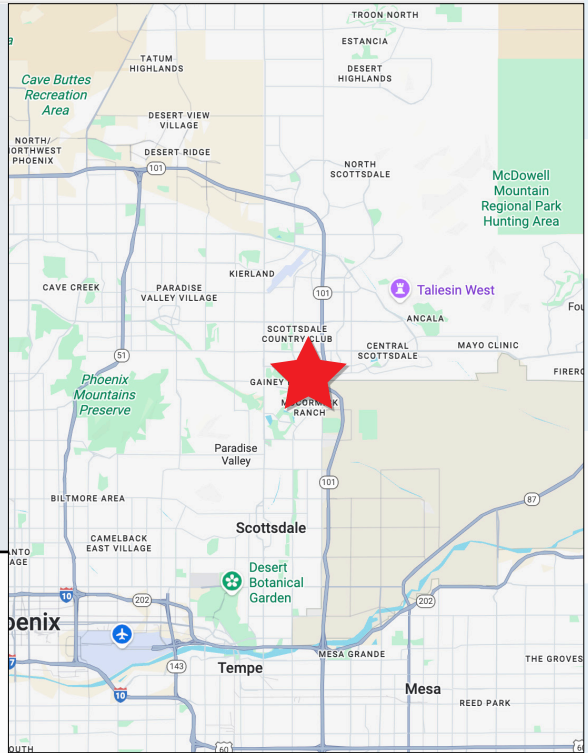


www.orionprop.com



Lease Highlights

- All-inclusive Central Scottsdale executive office space
- Perfect for counseling, law, CPA, CFA, insurance, and similar professional uses
- Conveniently located less than 1.5 miles from SR Loop 101 and Shea Blvd
- Plentiful nearby restaurants and retail amenities



AVAILABLE SUITES: **Suite 7**

Size: **1,389 SF**

LEASE RATE: **\$21 Full Service**

PARKING: **4.2/1,000**

CROSS STREETS: **E Mountain View Rd: 7,900 VPD
Hayden Rd: 23,772 VPD**

CONTACT FOR MORE INFORMATION:

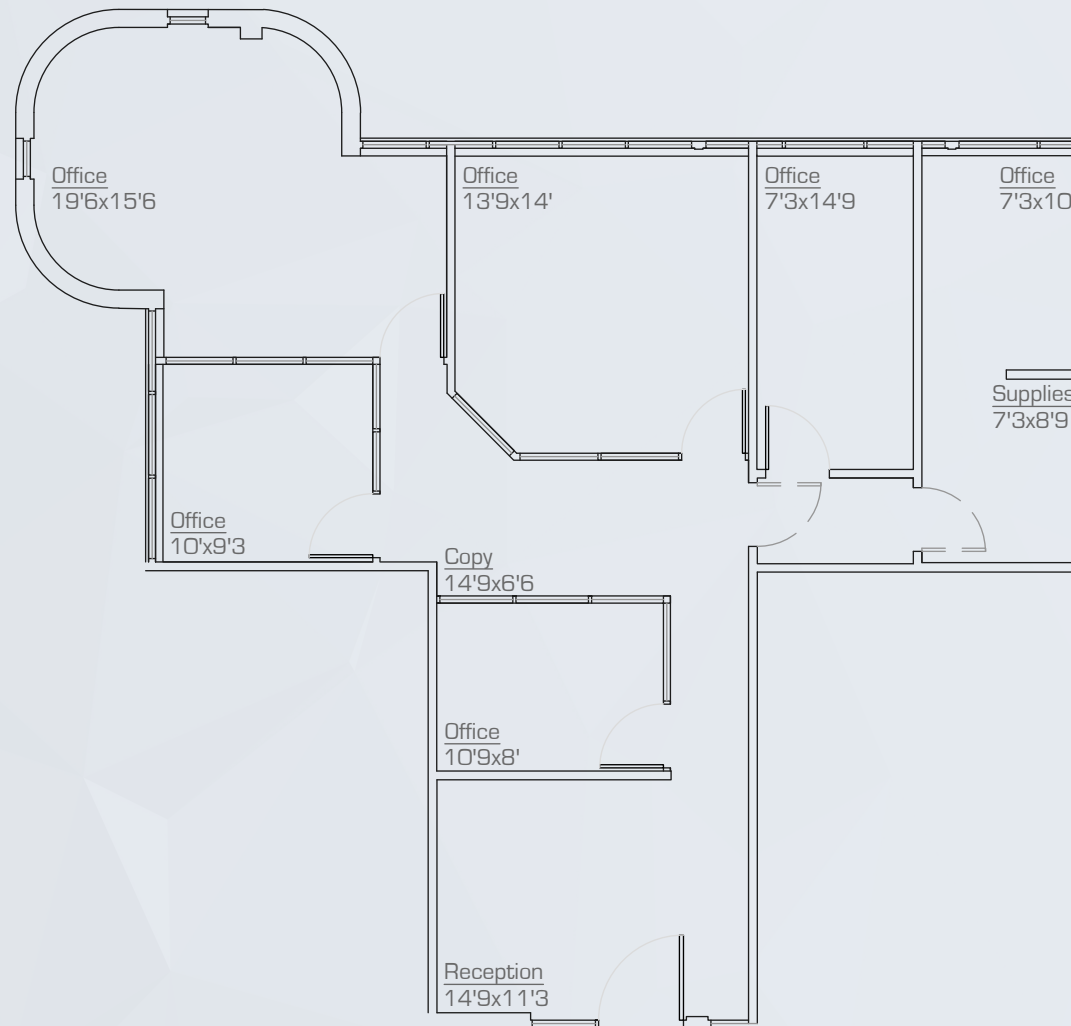
J.T. TAYLOR

Direct Phone: (480) 868-2671

jt.taylor@orionprop.com

FLOOR PLAN

| SUITE 7 | ± 1,389 square-feet



INTERIOR PICTURES

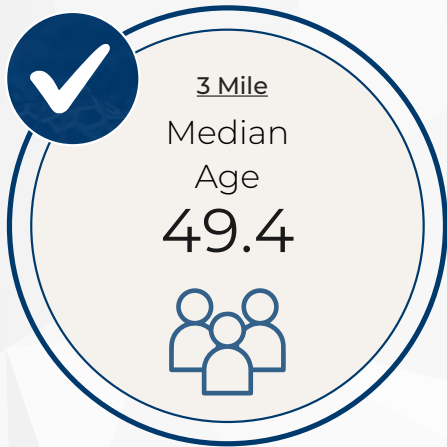
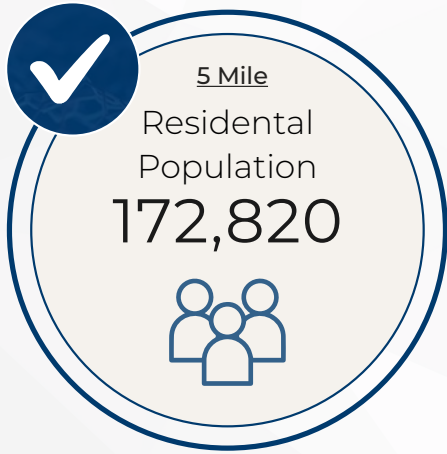


MORGAN TRAIL EXECUTIVE PLAZA II

8010 E Morgan Trail, Scottsdale, AZ 85258

J.T. TAYLOR
Direct Phone: (480) 868-2671
jt.taylor@orionprop.com

DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Residential Population:	9,926	62,158	172,820
2029 Proj. Residential Population:	10,312	63,189	175,351
Average Household Income:	\$217,881	\$193,907	\$186,828
Annual Consumer Health Care Expenditures:	\$34.18 M	\$205.57 M	\$566.3 M
Median Age:	51.5	49.4	47.4
Average Household Size:	2.1	2.1	2.1
Housing Units:	5,414	33,081	92,511
Estimated Households:	4,822	29,565	82,959
Total Employees:	6,933	71,802	184,179

