

Business Condo News™

**Business
Condo
Experts**

Business Condo Experts

480.366.4469

Barry A. Harvey

BUSINESS CONDO OWNERS

Who's your neighbor?

Take a look at this list. You might be surprised at who owns a business condo.

GHA Associates	Mindy Jones CPA	Mortgage Outlet
Farmers Insur.	Athens Carpet	Polar Bair Prod.
Alpha Graphics	Safeguard Security	State Farm Insur.
Old World Tile	Timesavers	J & T Fire Protect.
Trax Software	Home Nat. Bank	Star Classics
Hardin Hamilton	Printers Parts	Exoticdashboards
Closet Masters	Mr. P's Blinds	Airpark Medical



The Greater Scottsdale Airpark

Location: 64th Street (west)
94th Street (east)
Thunderbird Road (south)
Union Hills (north)

Zoning: Commercial Office; Light Industrial; Commercial Retail

Size: 2,900 ± acres

Currently

Developed: 2,850 ± acres

No. of Companies: 2,554 ± (December '06)

No. of Employees: 50,450 ± (December '06)

Total Square Footage (Buildings): 24,250,000 (includes buildings under construction)

Condos for Sale:

Property Address	Available Sq. Ft.	Comments
14204 N. Hayden	3,000± \$295/sf	Hayden Road Signage
7689 E. Paradise	1,830 ± \$335/sf	Great views
7360 E. Adobe	4,120± \$260/sf	1 st floor Flex space
7735 E. Redfield	1,680± \$190/sf	I-1 Zoning Office/Wrhse
16055 N. Dial	2,781± \$203/sf	70% office/showroom
16441 N 91st St	4,821± \$220/sf	3,351 SF showroom

OVER 2.0 MILLION SQ. FT. OF BUSINESS CONDOS IN NORTH SCOTTSDALE

Who is Barry Harvey?

Barry has worked specifically in the North Scottsdale area since October of 1994.

He has produced 72 Business Condo Sales for a total production of \$30,384,601. You can contact him at 602.717.6447 or by email at bharvey@bcexperts.net.

Recent Condo Sales

How the Scottsdale Condo Prices are doing....

Address	Date Closed	Asking Price	Sale Price
16055 N. Dial	April 2007	\$559,000	\$499,000
9830 E. Bahia	April 2007	\$768,400	\$768,400
10601 N. Hayden	January 2007	\$688,000	\$688,000



Why RENT when you can OWN....

.... we can help you make A Winning Move.

Buy a Business Condo 1,300 to 12,000+ square feet.

Your Business Condo Team

Commercial Real Estate Services:

Barry Harvey, Business Condo Experts, 480-366-4469

SBA or Conventional Financing with 10% down:

Fred Mitten, Wells Fargo, 602-977-7410

Title Insurance and Escrow Services:

Betty Lane, Chicago Title, 602-667-1045

Phone & Data Cabling:

Scott Davies, Today's Connection, 602-953-3253

Furniture (new & used):

Jim Tadin, Facelitec, 602-275-0101

Construction & TI build out:

Greg Wessels, Vista Nuevo, 480-620-2547

Condo Breakdown:

Type	Total	Occupied	Vacant
All Buildings	100%	90.4%	9.6%
Office/Warehouse	37.8%	98.4%	1.6%
Office	54.7%	98.1%	1.9%
Office/Hangar	4.7%	95.1%	4.9%
Hangar	2.8%	98.5%	1.5%

Under Construction:

350,190 square feet

17% Pre-Sold

Featured Projects

Hayden Business Center

14201 N. Hayden Road, Scottsdale

Available for sale or lease:

Suite	Sq. Ft.
A3	3,000

For Sale: \$885,000.00

Parking: 7 Covered, reserved parking

Comments: Hayden Road Frontage

- Excellent build out – must see to appreciate
- Parking: 7 covered reserved
- 6 offices, conference room, break room, 3 restrooms, 5 built-in cubes, 2 storage, reception area, bull pen and mailroom/work area
- Sky lights throughout
- Excellent visibility with signage on Hayden Road

McDowell Mtn Business Center

9380 E. Bahia, Scottsdale

Available for lease:

Suite	Sq. Ft.
A201	3,219

Lease Rate: \$28.50 Full Service

Parking: 5/1000

Comments: -Great Views
-Elevator Served
-5 offices, conf & work area
-Built-in reception desk
-Loop 101 ingress and egress
-Upscale build out

For more information: www.businesscondoexperts.com