



# ONE PRINCESS AVAILABLE FOR LEASE

8501 E PRINCESS DR | SCOTTSDALE, AZ 85255

## Professional Office Suites

Located in the prestigious Perimeter Center Business Park 1/4 mile from Loop 101 Freeway



### Exclusive Contacts

Ken Elmer  
D 480.522.2778  
M 480.818.2142  
kelmer@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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12 10 25

# professional office suites **FOR LEASE**



## Property Overview

Address:	8501 E Princess Dr Scottsdale, AZ 85255
Building Size:	±48,100 SF
Stories:	2-Story Office Building
Year Built:	2001
Zoning:	I-1
Internet:	Cox
Parking:	4:1,000 USF

## Availability Overview

Lease Rate/SF/Year:	\$31.00 FS
<b>Suite 200:</b>	<b>±4,690 SF</b>
<b>Suite 220:</b> Available 04/2026	<b>±3,963 SF</b>

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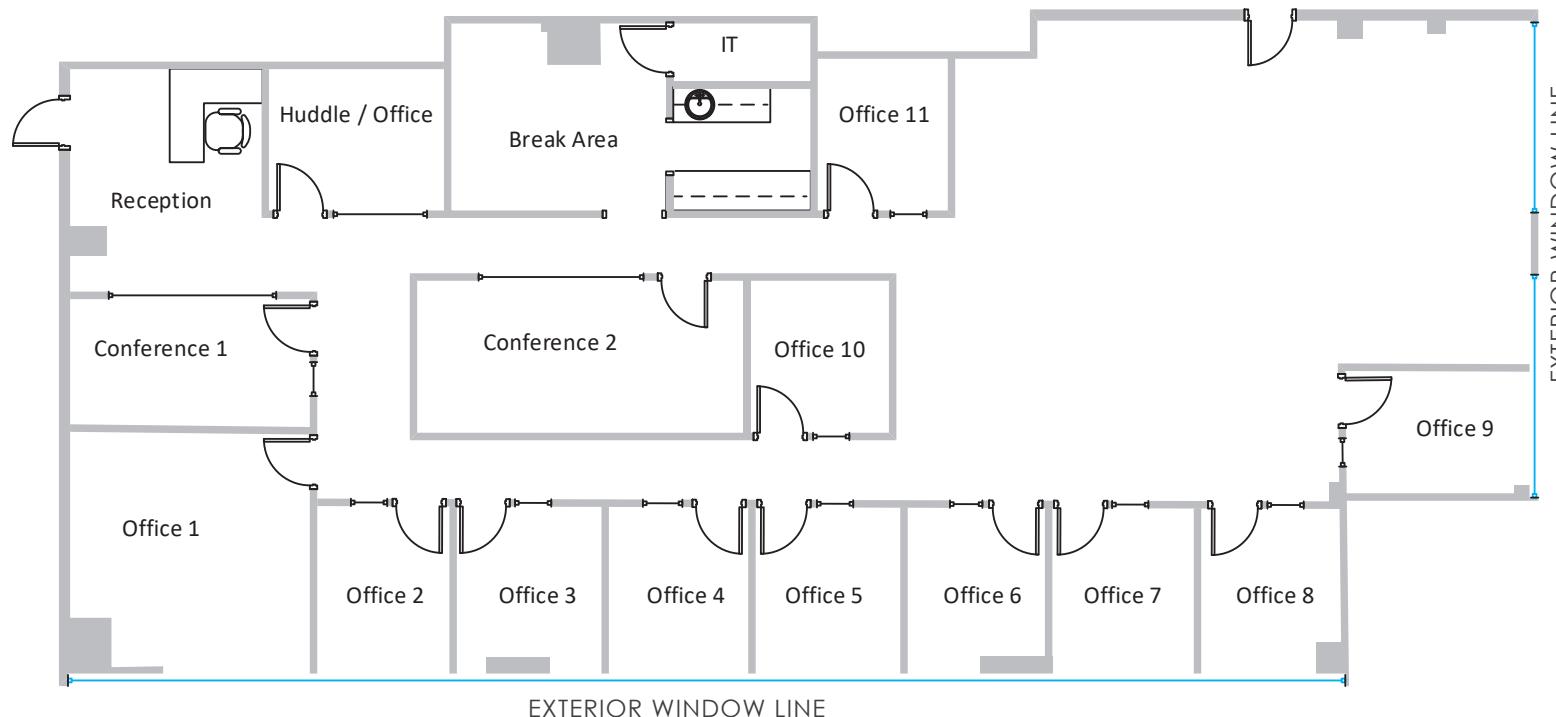
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suite  
200



## Suite Amenities

- Reception
- 9 Private Offices
- 1 Executive Office
- 2 Conference Rooms
- Huddle Room
- Break Area
- IT Room
- Copy Room
- Open Area



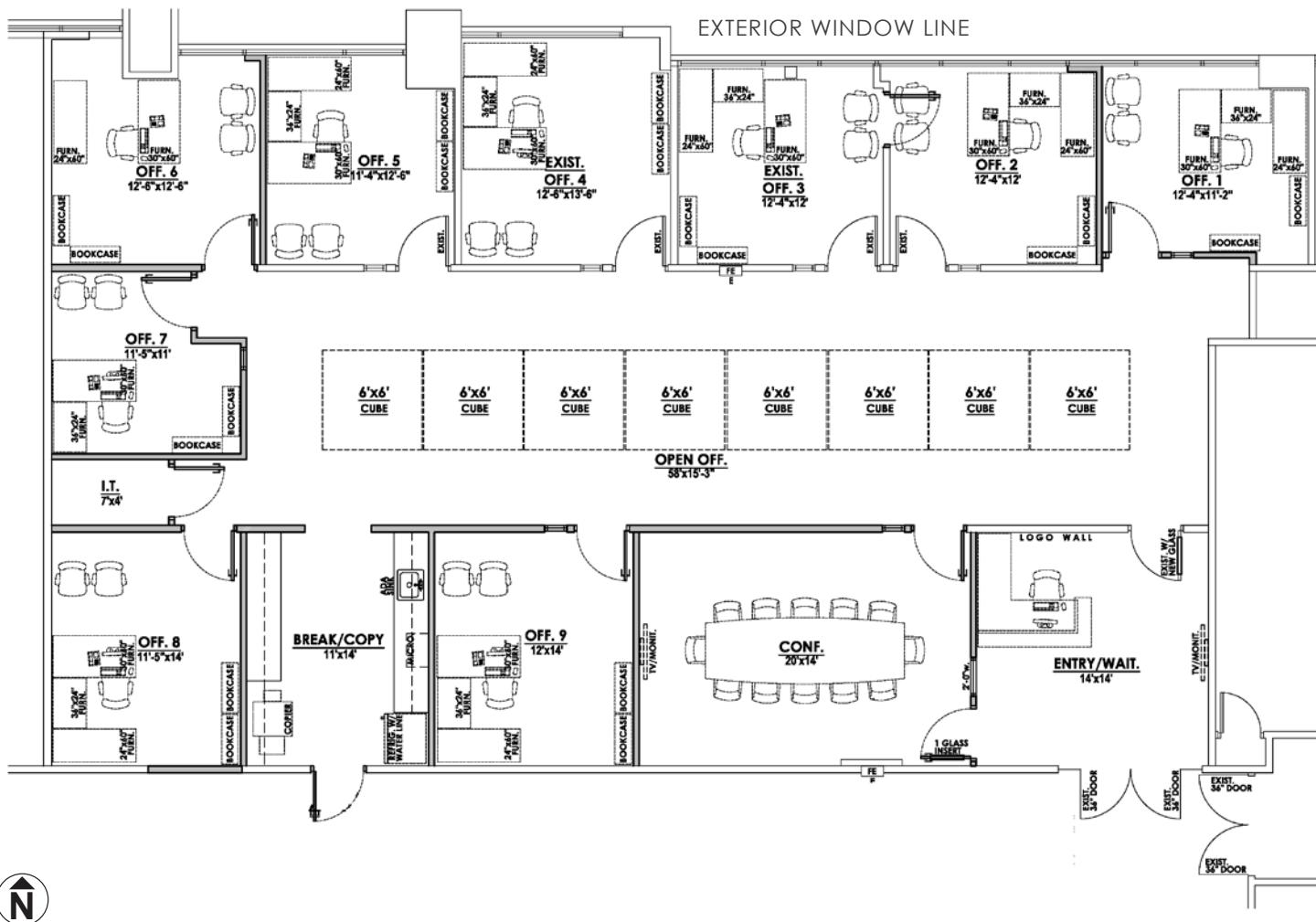
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12.10.25



# suite **220**

## Suite Amenities

±3,963 SF

- Reception
- 9 Private Offices
- Conference Room
- Break/Copy Room
  - IT Room
  - Open Area
- Available 04/2026

Note: All scale, characteristics, dimensions and square footages indicated are approximate. Furniture, shelving, equipment, appliances, etc. (represented w/dashed lines) shown as general sizes only to illustrate potential usability of the space and are not included.

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aerial & amenities



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freeway proximity



## Demographics



Population  
4,115 (1M)  
61,232 (3M)  
141,144 (5M)

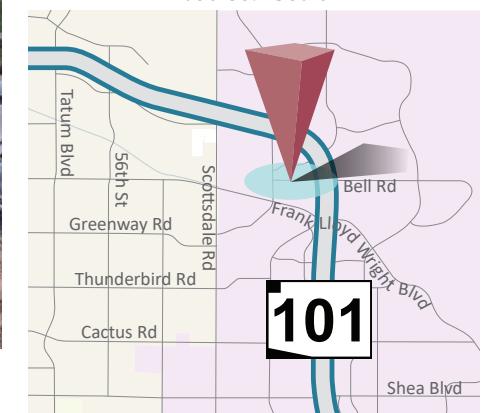


Households  
1,950 (1M)  
28,328 (3M)  
61,130 (5M)



Avg HH Income  
\$121,061 (1M)  
\$133,651 (3M)  
\$137,655 (5M)

Source: CoStar



### Nearby Premier Golf Courses



Scottsdale



THE WESTIN  
KIERLAND

JW MARRIOTT

Fairmont  
SCOTTSDALE PRINCESS

### Luxury Nearby Resort Hotels

### Premier Shopping & Retail



THE  
PROMENADE  
SCOTTSDALE



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