



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
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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 Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiatz.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 |
| Suite 200: | ±4,690 SF |
| Suite 220: Available 04/2026 | ±3,963 SF |

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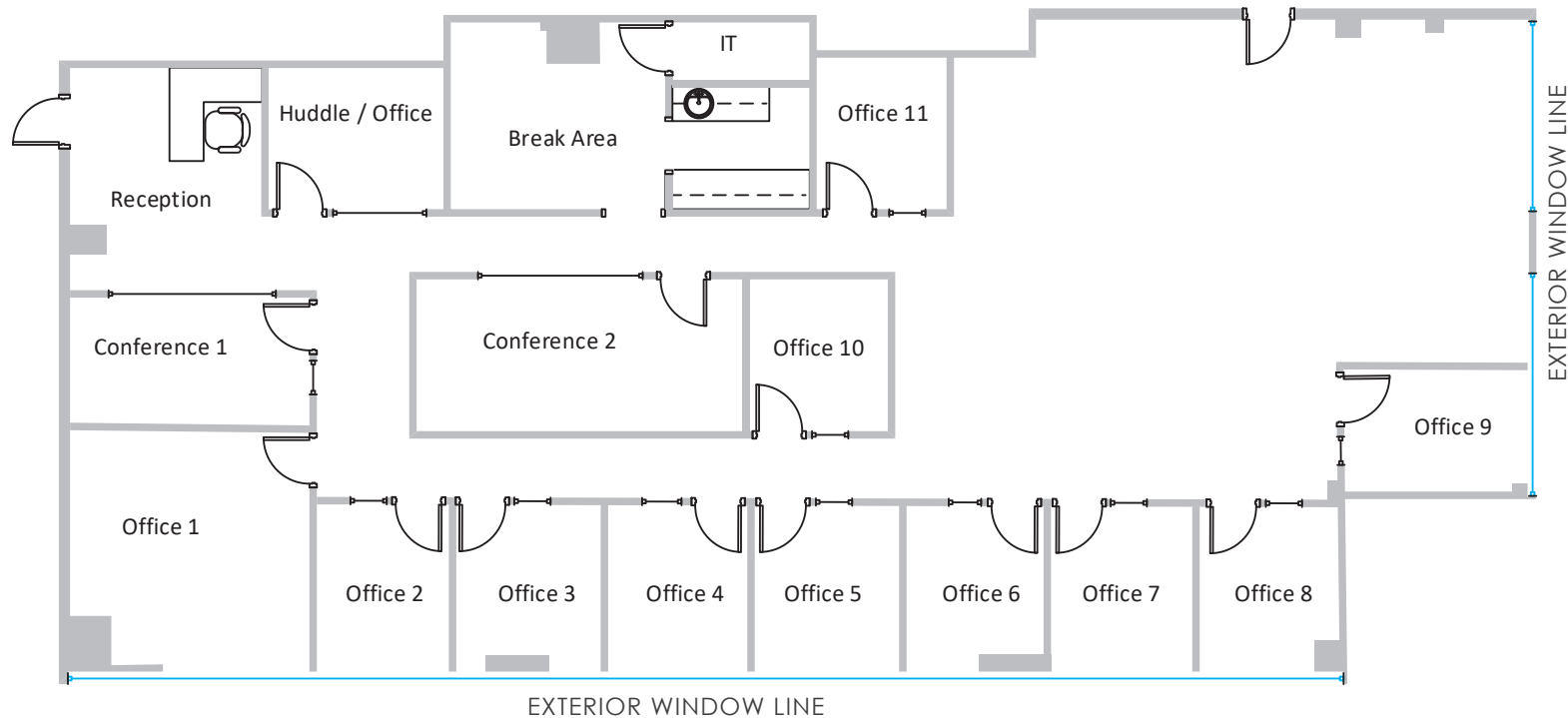


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suite 200



Suite Amenities

±4,690 SF

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

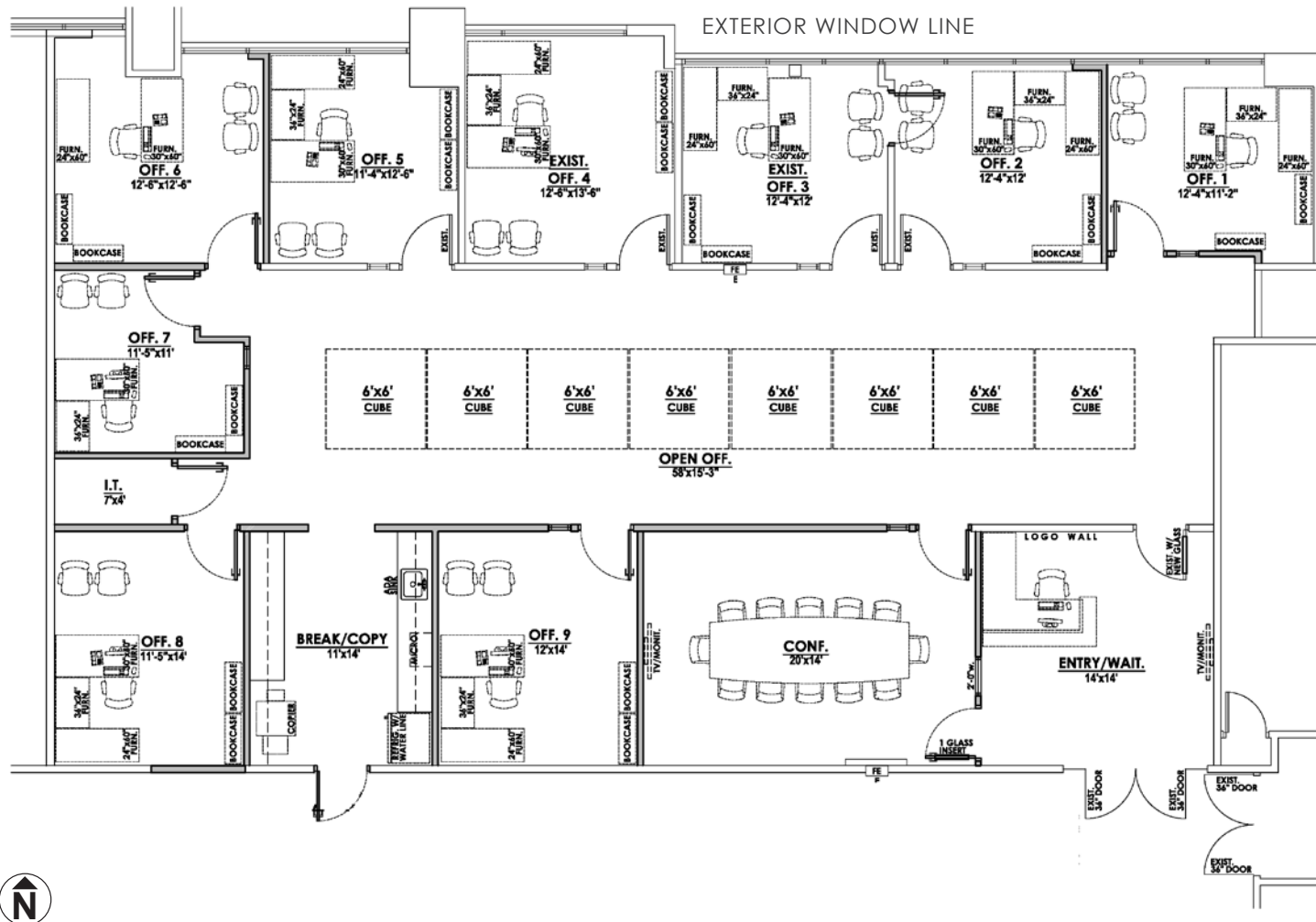


suite 220

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)

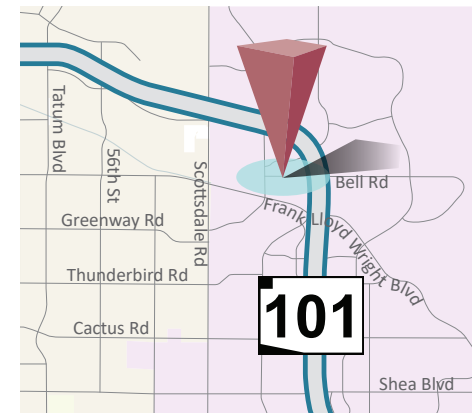


Households
1,950 (1M)
28,328 (3M)
61,130 (5M)



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

Source: CoStar



Nearby Premier Golf Courses



Scottsdale



Luxury Nearby Resort Hotels

THE WESTIN
KIERLAND



Premier Shopping & Retail



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