



FOR LEASE

THE SONORAN CORPORATE CENTER

8324 E HARTFORD DR | SCOTTSDALE, AZ 85255

Professional Freestanding Corporate Headquarters Building with Creative Open Hi-Tech Image

Located in the prestigious Perimeter Center Business Park 1/2 mile from Loop 101 Freeway

Exclusive Contacts

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



2-Story Corporate Office Building with Creative Hi-Tech Image

FOR LEASE

Property Overview

Address:	8324 E Hartford Dr Scottsdale, AZ 85255
Building Size:	±21,064 SF
Stories:	2-Story Brick Office Building
Height:	30 feet
Balconies:	4
Year Built:	2002
Zoning:	I-1, PCD, Scottsdale
Parking:	±3.8:1,000 SF
Covered Parking:	28 Spaces
Tax Parcel No.:	215-07-225
Lease Rate/SF/Year	\$22.00 NNN

Located in The Sonoran Corporate Center,
an approximate 74,701 SF, six building
office project.

Building Signage Available

Direct Access to 101 Freeway

Adjacent 21,064 SF Building Available for
a combined total of 42,128 SF

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Demographics



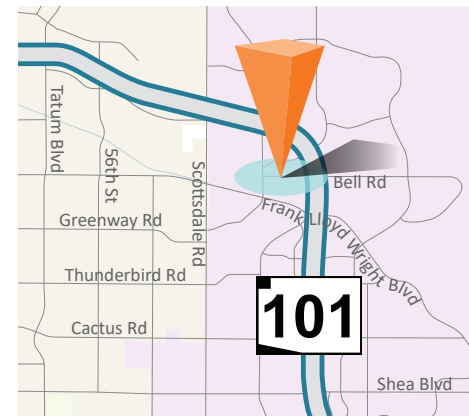
Population
4,098 (1M)
57,871 (3M)
143,962 (5M)



Households
1,781 (1M)
26,272 (3M)
60,924 (5M)



Avg HH Income
\$98,046 (1M)
\$96,036 (3M)
\$99,206 (5M)



Nearby Premier Golf Courses



Scottsdale



Luxury Nearby Resort Hotels

THE WESTIN
KIERLAND



Premier Shopping & Retail



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THE SONORAN CORPORATE CENTER
Close to Freeways, Retail Amenities, Resorts & Airport

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFP

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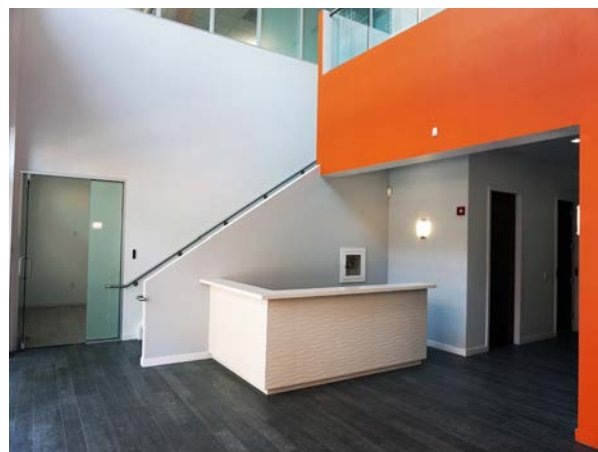


Property Operating Expenses, Utilities & Communication

Operating Expenses	Annual	Cost PSF (21,064 SF)
Property Taxes 2021	\$46,439	\$2.20
Property Insurance, Structural & Flood	\$7,000	\$0.33
Property Association - Sonoran	\$15,791	\$0.75
Property Association - Perimeter	\$3,738	\$0.18
Property Management	Market	TBD
ESTIMATED TOTAL (NNN)	\$72,968	\$3.46

Utilities & Communication

Electric	APS
Water/Sewer/Trash	Included in Association Cost
Communication	Cox & Century Link



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COMMERCIAL PROPERTIES INC.

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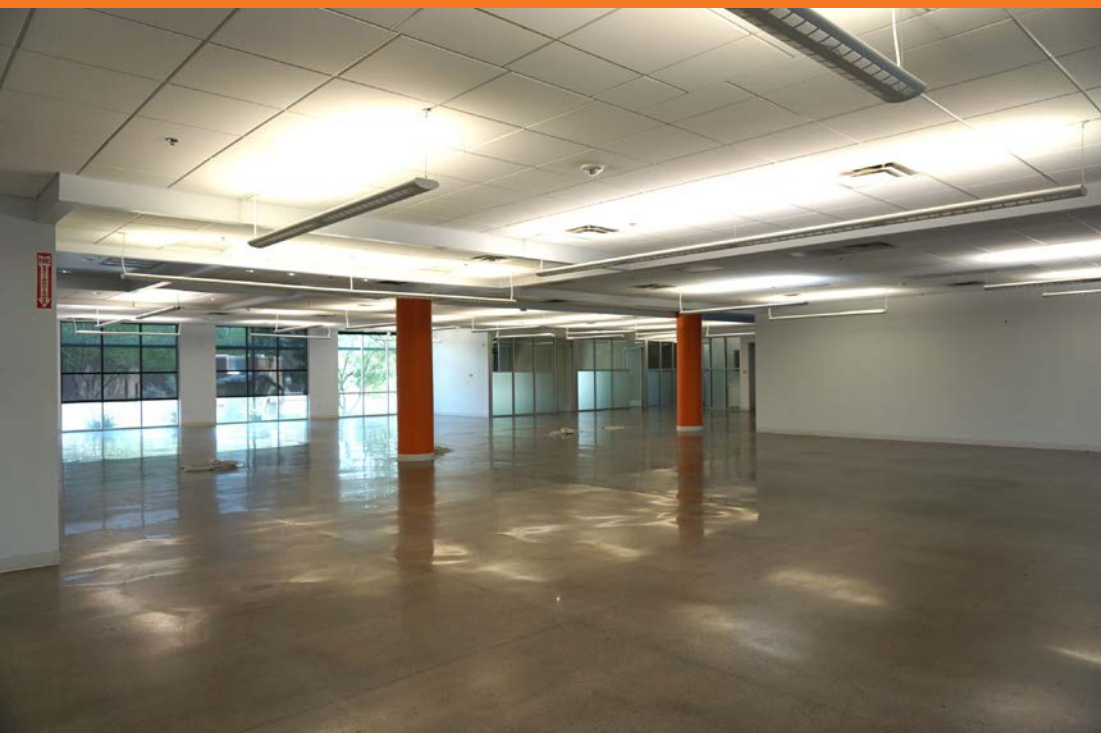
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. by VORAC International

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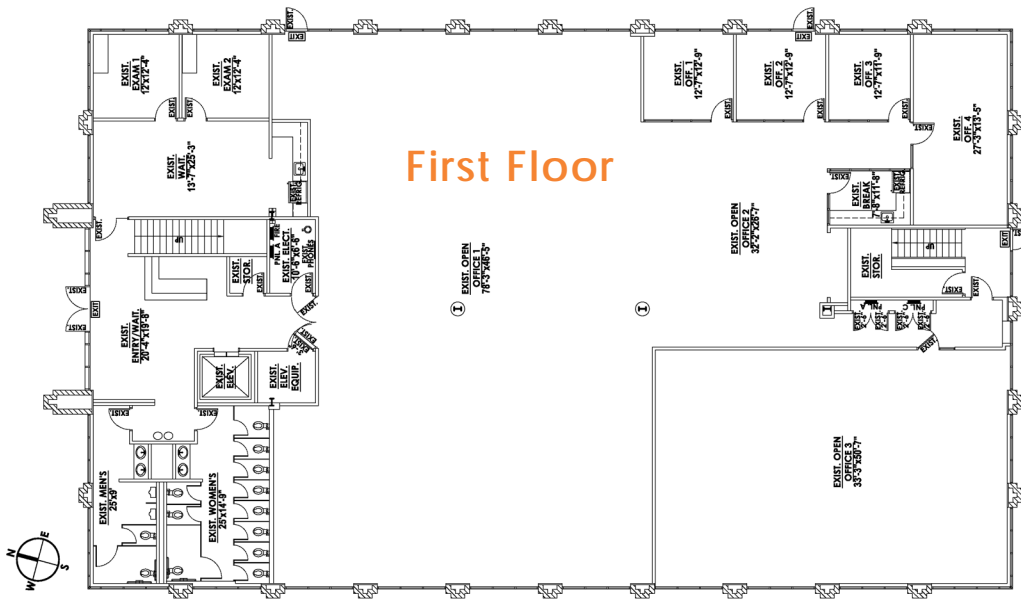
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Floor Plan Configuration



	First Floor	Second Floor	Combined Floors
Square Feet	10,763	10,301	21,064
Reception Area/Desks	1	1	2
Elevator	1	1	1 * 1st/2nd Floor
Elevator Equipment Room	1	0	1
Stairways	2	2	2 Front/Rear
Restrooms	2 Large M/F	0	2 Large M/F
Offices	5	12	17
Conference/Training Room	1	2	3
Breakroom with Sink	2	1 Large	3
Large Open Areas	3	3	6
IT	1	1	2
Storage	2	1	3 (incl. under stairway)
Copy Area	0	1 Large	1 Large
Balconies	0	4	4
Exits	4	Front	4

- Electric - 1,200 Amps, 120/208V, 3 Phase
- Fire Sprinklered
- HVAC - Split System Units
- Roof - Spray Polyurethane Foam

Miscellaneous whiteboards, electric presentation screens, electric window screens, low voltage lighting, polished concrete floors, expansive window lines, brick construction, building signage, etc., combined and designed to create an open, bright creative hi-tech feel in a freestanding corporate headquarters building.

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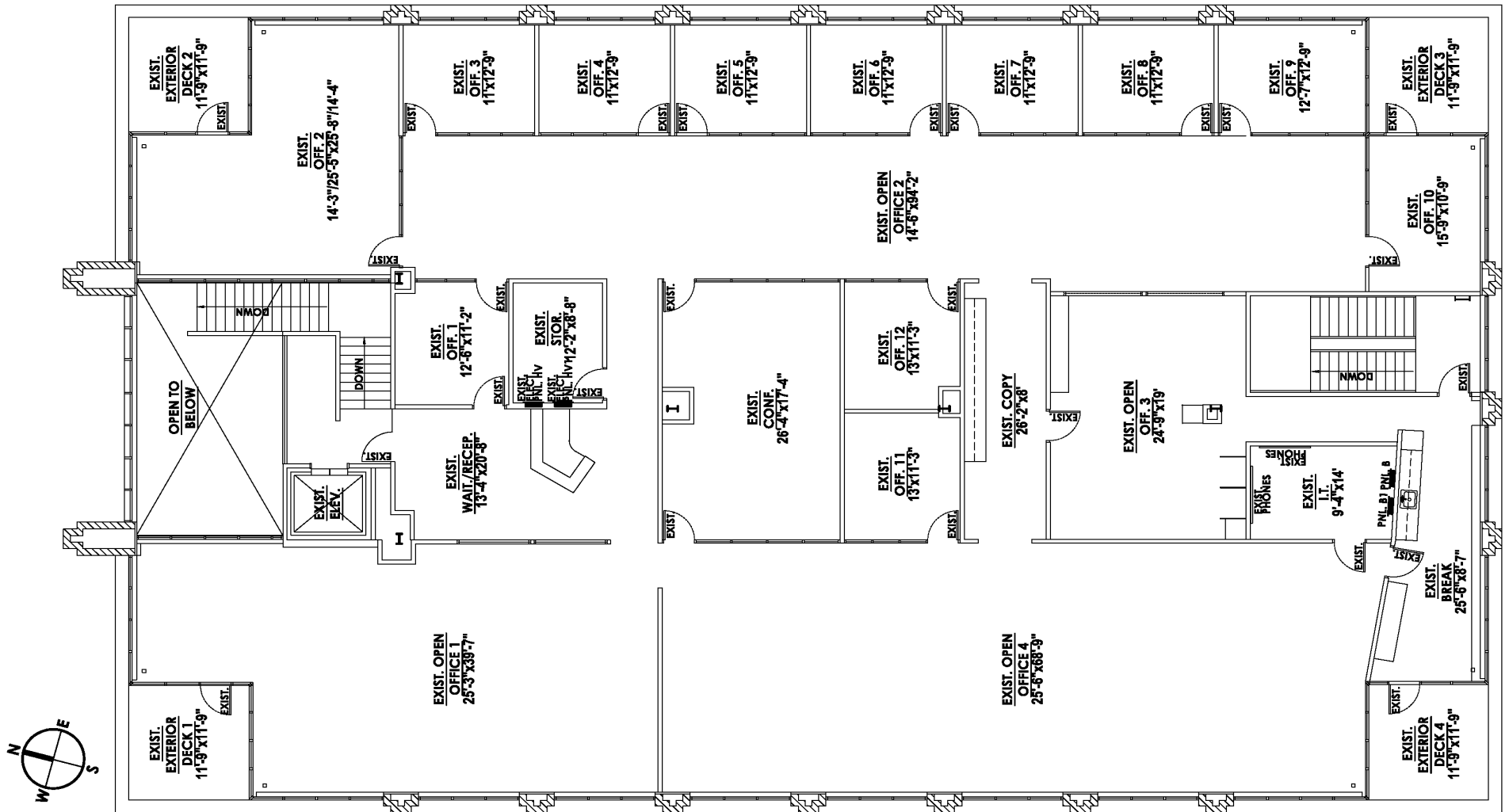


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Second Floor

Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.



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