

PERIMETER CENTER • NORTH SCOTTSDALE  
**FOR LEASE UP TO  $8,753\pm$  SF**

OFFICE OR OFFICE + WAREHOUSE

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8388 E HARTFORD DRIVE | SUITE 112 | SCOTTSDALE, ARIZONA 85255



**SKYLIGHTS FOR LOTS OF NATURAL LIGHT!**

All information contained herein is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of this information.

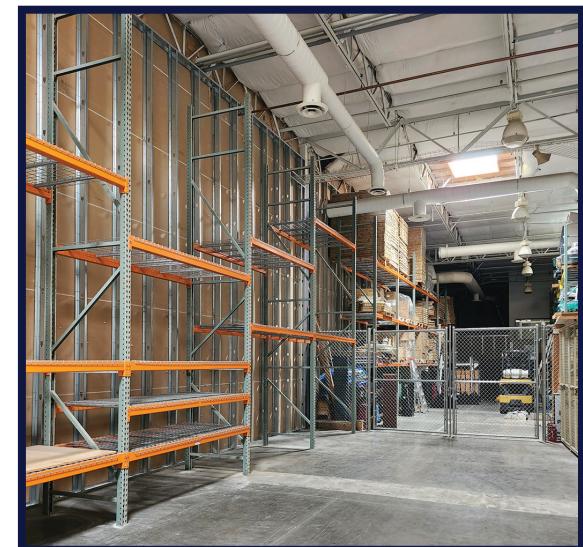
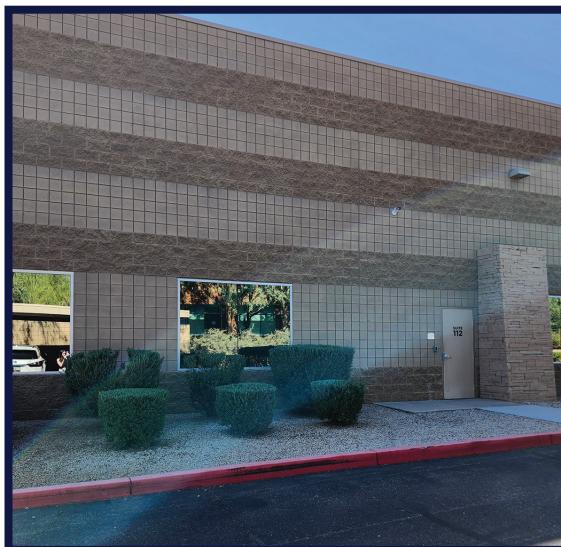
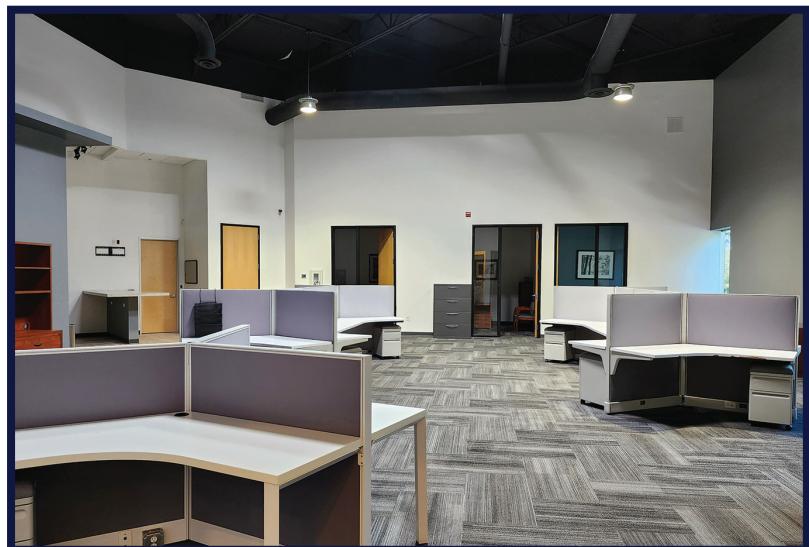
## **FEATURES:**

- Four (4) – Five (5) private offices with  $\pm 14'$  ceilings
- Large Open Flex Work Space with  $\pm 22'$  ceilings, exposed ductwork and skylights for great natural light
- Conference Room
- Reception Room
- Full Kitchen featuring double sink, oven, microwave, room for full size refrigerator and ample cabinetry and countertop space
- Built-in table in kitchen space
- Two (2) restrooms each featuring a shower
- Fully air-conditioned warehouse portion with  $\pm 22'$  clear height ceilings, skylights and 12'x12' electric rollup door
- Zoned I-1
- Parking Ratio 3.4/1,000 sf, covered parking available
- Easy access to Loop 101



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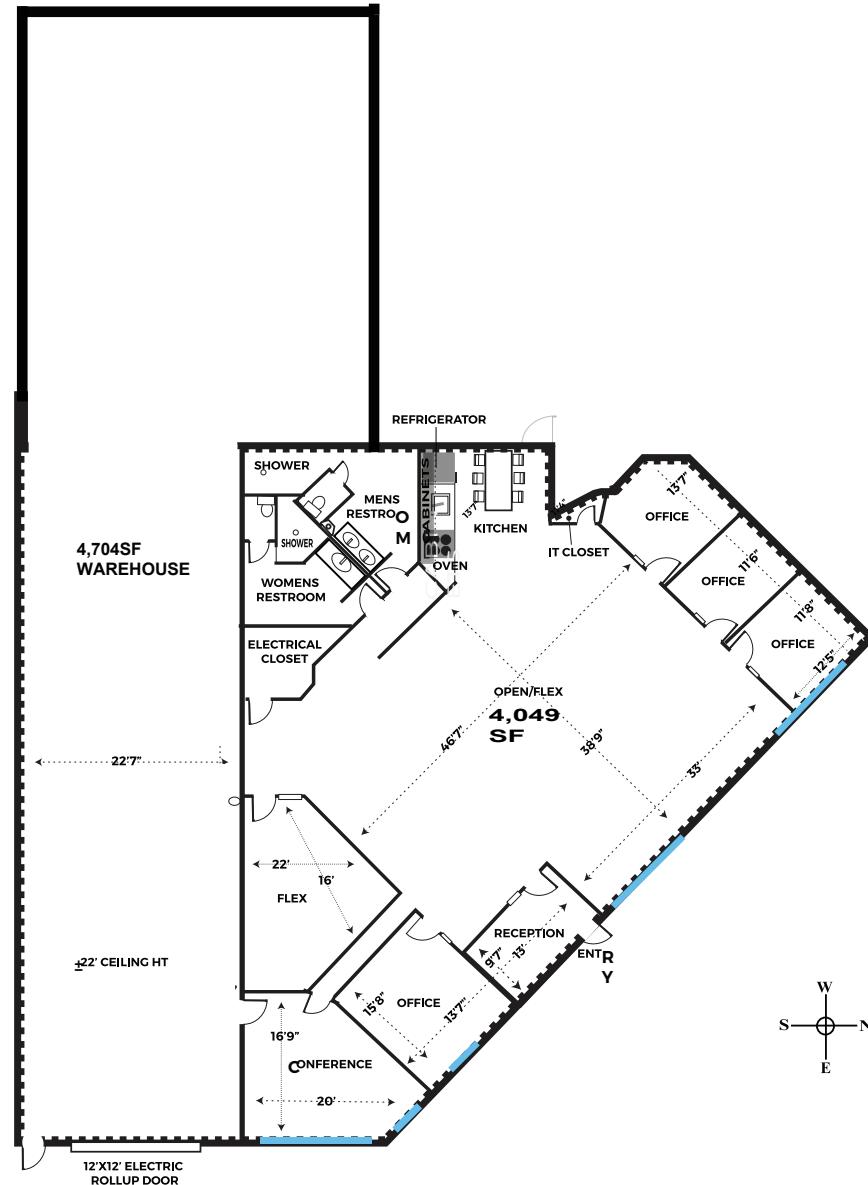
## PHOTOS



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PLAN



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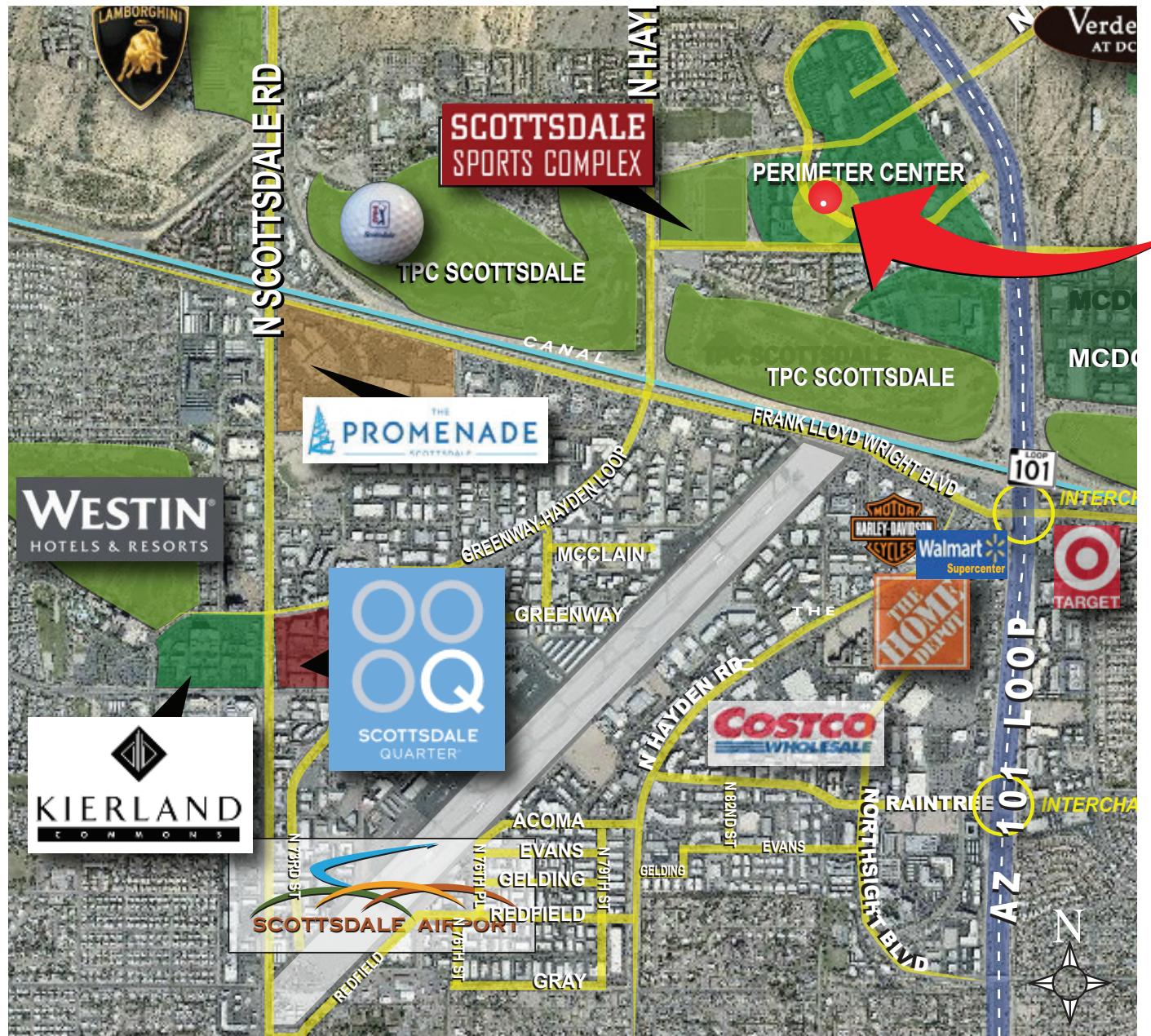
SUITE LOCATION/SITE PLAN



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## SUITE LOCATION/SITE PLAN



### SUBJECT

- Easy access to Loop 101 Freeway on-ramp/off-ramp at Raintree Drive
- Surrounded by North Scottsdale's finest amenities and shopping destinations, including Scottsdale Quarter, Kierland Commons, and the Scottsdale