



8600 E. ANDERSON  
DRIVE  
SCOTTSDALE, AZ

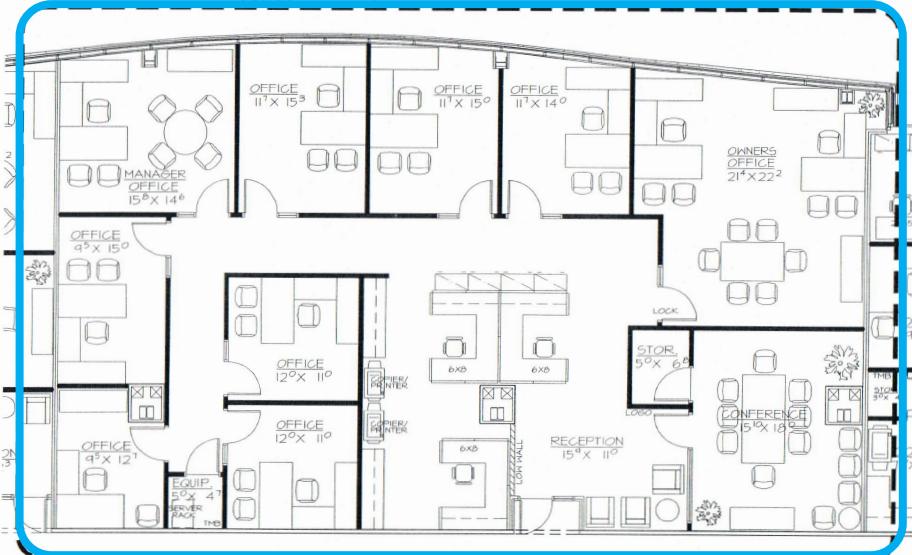
Lindsey Dulle  
602.317.7713  
Lindsey@CRE8Advisors.com

**1,500 - 3,756 SF TURN-KEY  
OFFICE FOR LEASE**

# PROPERTY SUMMARY

8600 E. ANDERSON DRIVE  
SCOTTSDALE, AZ

## Suite 240 | 3,756 SF



## PROPERTY SUMMARY

ASKING RENT:

CALL FOR PRICING

35,770 SF

TOTAL BUILDING AREA:

1,500 - 3,756 SF

AVAILABLE SF:

215-07-392

APN:

## PROPERTY OVERVIEW

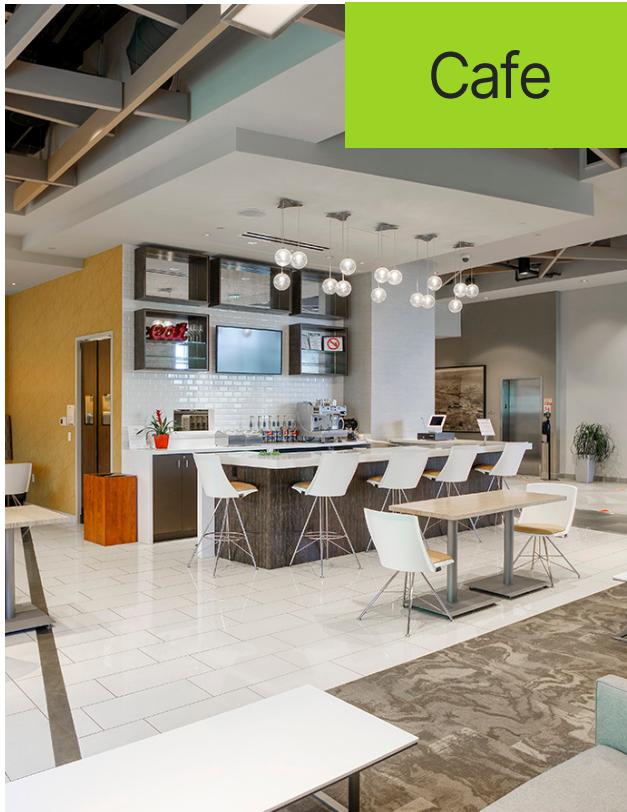
- 1,500 - 3,756 SF Turn-Key Office Space Available For Lease!
- Fully built-out with 9 offices, conference room and open reception area but space can be demised.
- Situated on the second floor with elevator access
- The building has amazing amenities including
  - First floor cafe with patio serving breakfast/lunch/snacks
  - Access to meeting rooms, green room and networking events
  - On-site management
- Ample open parking with EV charging stations and ease of access to the property.
- Located in the Heart of Scottsdale, right off the 101 between Princess Drive & Bell Road.
- Situated close to the Scottsdale Airport and abundant amenities with over 1.2 million SF of retail and restaurants in the immediate area
- Population of 632,624 people within a 20 minute drive and located in a rapidly growing area.

## PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	4,758	71,684	157,368
2029 Population:	5,232	79,250	172,713
Number of Households:	2,204	33,960	70,381
Average Household Income:	\$141,635	\$140,576	\$144,090

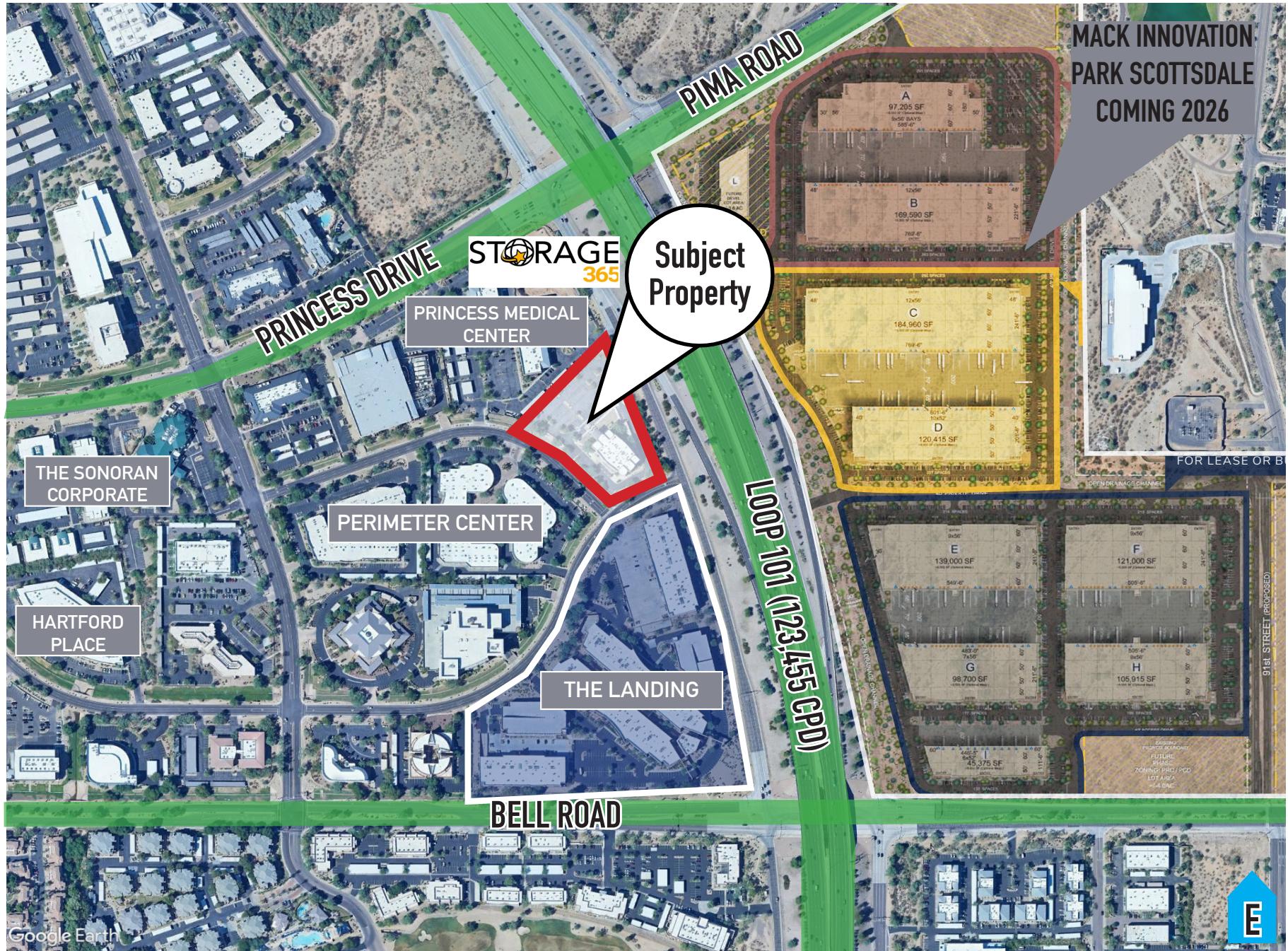
# PROPERTY AMENITIES

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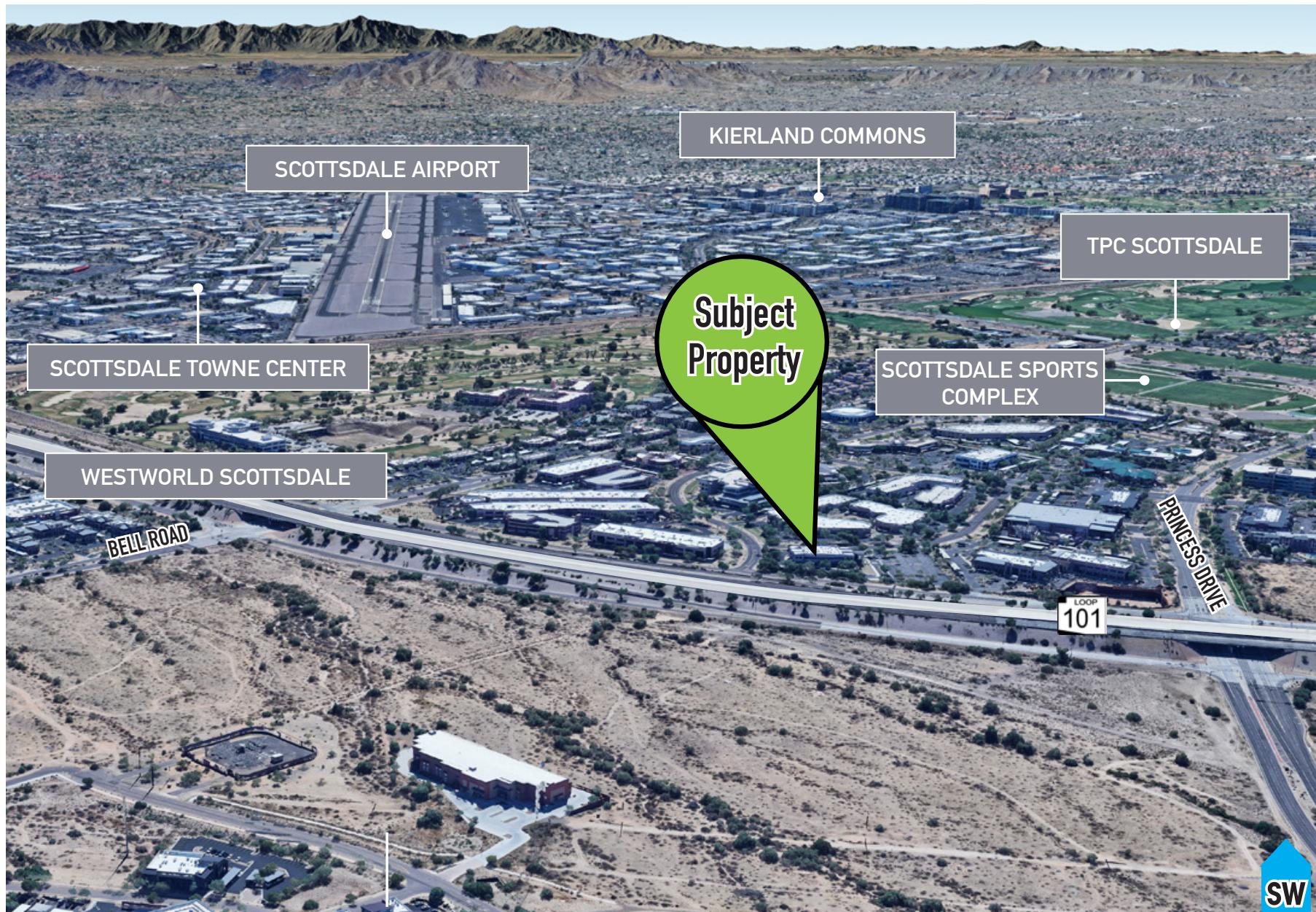
# IMMEDIATE AREA AERIAL

8600 E. ANDERSON DRIVE  
SCOTTSDALE, AZ



# TRADE AREA AERIAL

8600 E. ANDERSON DRIVE  
SCOTTSDALE, AZ





# CRE8 ADVISORS

For Additional details contact the team  
by phone at: (602) 888. CRE8  
or by email: [Lindsey@CRE8Advisors.com](mailto:Lindsey@CRE8Advisors.com)