



CORNWELL TECHNOLOGY CENTER

8515 E Anderson Dr | Scottsdale, AZ 85255
Perimeter Center Business Park

±22,834 SF Building
FLEX / R&D SPACE
with lab
100% Air Conditioned
AVAILABLE

For More Information, Please Contact:

Ken Elmer

D 480.522.2778

M 480.818.2142

kelmer@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 03 04 26



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.cpiaz.com



FLEX / R&D SPACE AVAILABLE FOR LEASE

Cornwell Technology Center is an upscale flex property located within the prestigious Perimeter Center Business Park. The nearest intersections are the Loop 101 Freeway and Bell Road as well as Loop 101 Freeway and Princess Drive. Just minutes to Scottsdale Sports Complex, TPC Golf Course, Westworld Scottsdale and Scottsdale Airpark.

Surrounded by desirable amenities within a 3 mile radius including restaurants, shopping at Kierland Commons, Scottsdale Quarter, Scottsdale Promenade, and Scottsdale 101.

Additional Highlights:

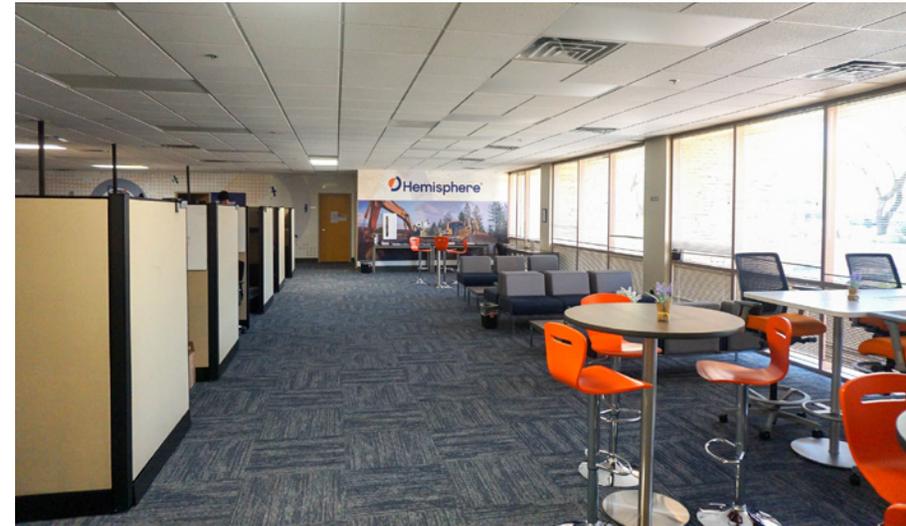
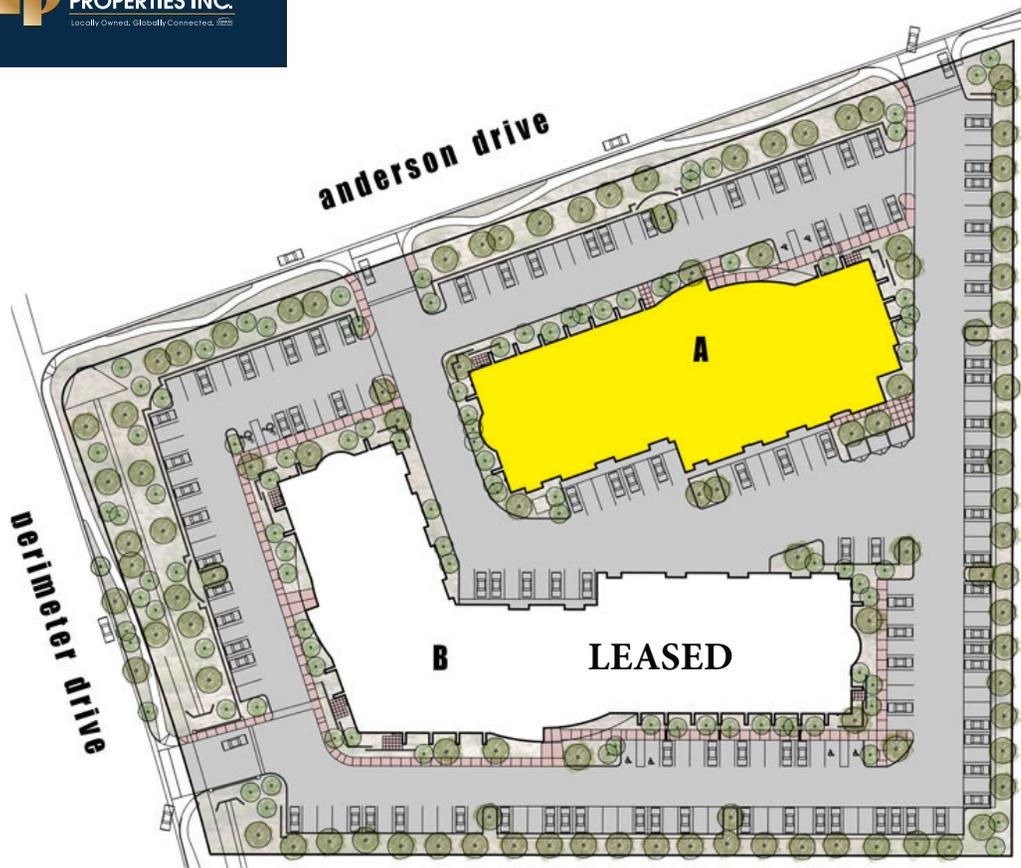
- Lab Area (Currently used as Electronic Repair Lab)
- 2 Shower Rooms
- Drop ceiling throughout
- LED Lighting
- Fire suppression sprinklered
- Covered Parking Available

PROPERTY SUMMARY

Available	September 2025
Address	8515 E Anderson Dr Scottsdale, AZ 85255
Building Size	±22,834 SF
Lease Rate	Call For Pricing
SES	1,200A, 277/480V, 3-Ph (APS)
Zoning	I-1 PCD
Cooling	100% Air Conditioned



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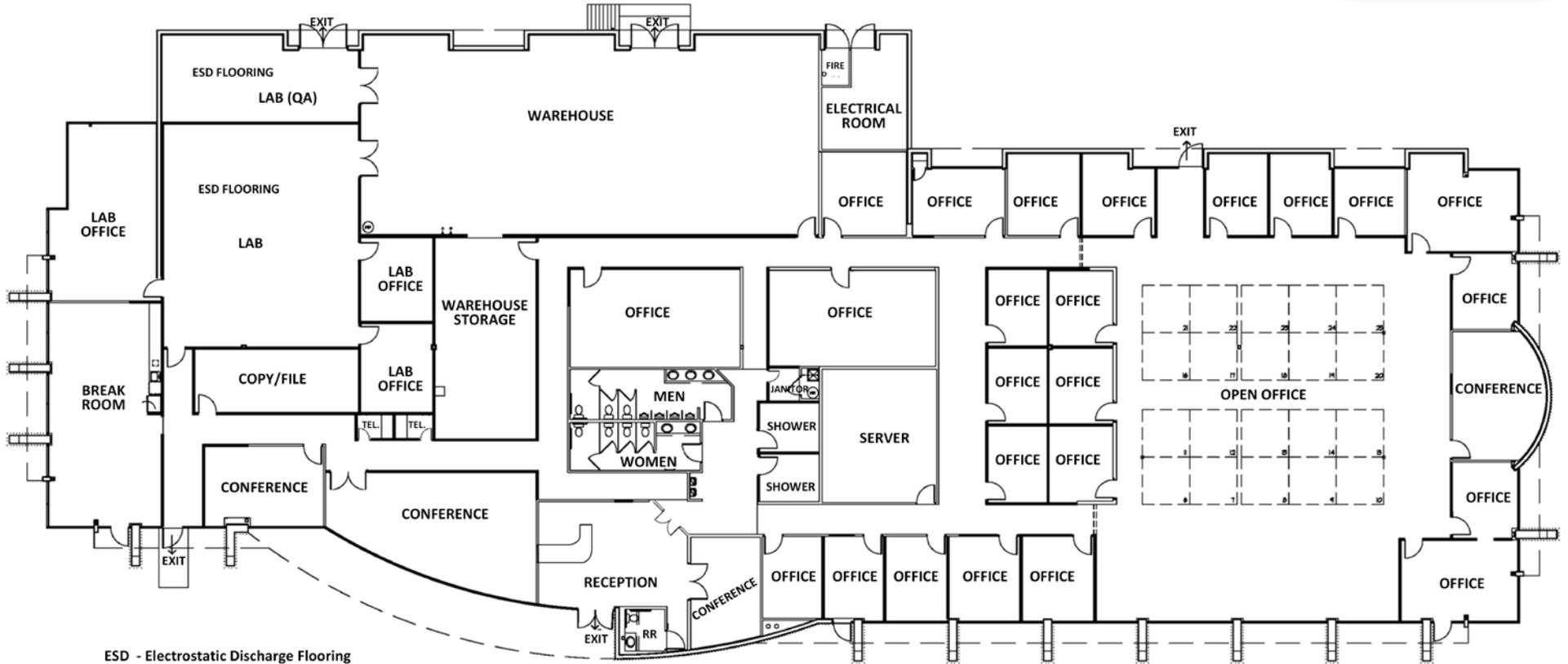


BUILDING A (8515 E ANDERSON DR)

This up-scale flex building is a part of the two-building Cornwell Technology Center. The Center offers a total of 208 parking spots (60 covered) with a heavy 3.7 per 1,000 parking ratio.

The property is located one-quarter mile from Loop 101 with access via Princess Drive. The prestigious area of North Scottsdale also offers easy access to Scottsdale Airport. The property is located in Perimeter Center, a 200-acre master-planned corporate park.

CURRENT FLOOR PLAN



ESD - Electrostatic Discharge Flooring

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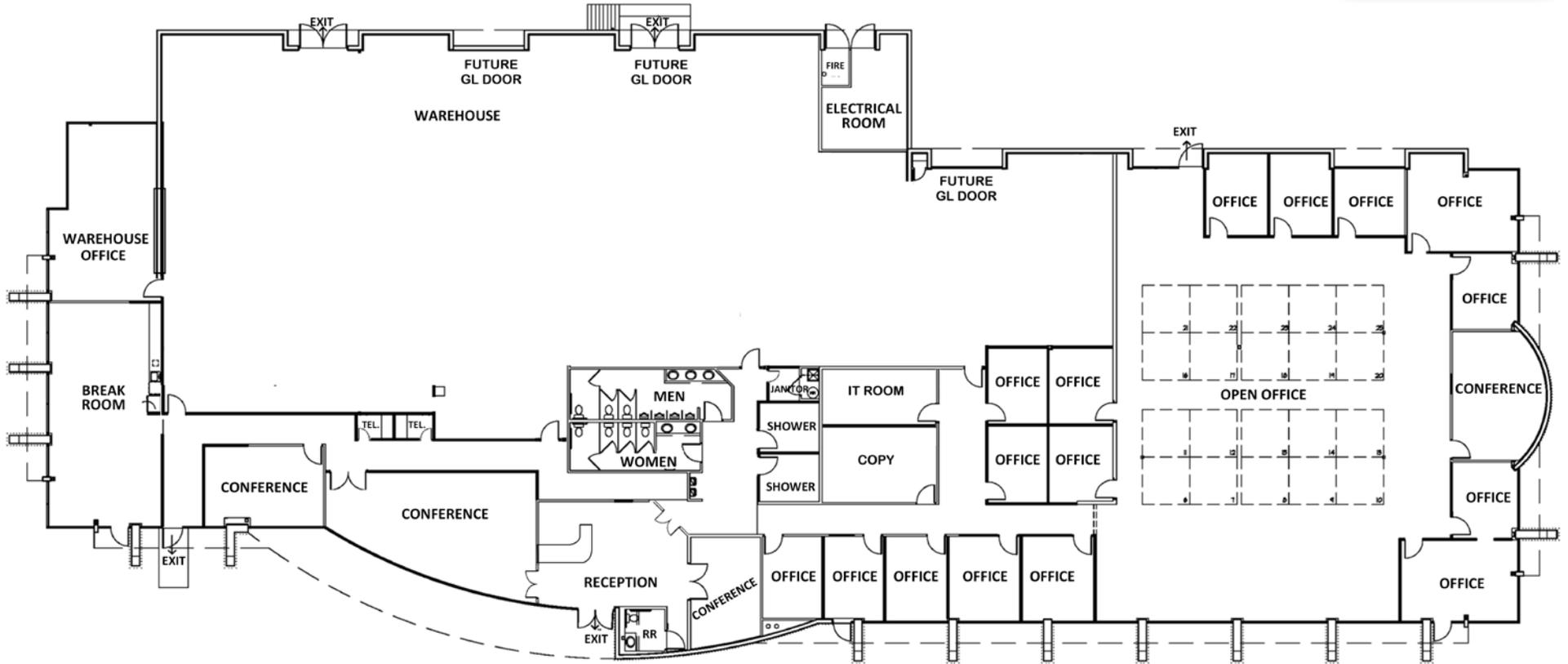


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CONCEPTUAL FLOOR PLAN



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