

# 1125 W Pinnacle Peak Rd

1125 W PINNACLE PEAK RD  
PHOENIX / AZ

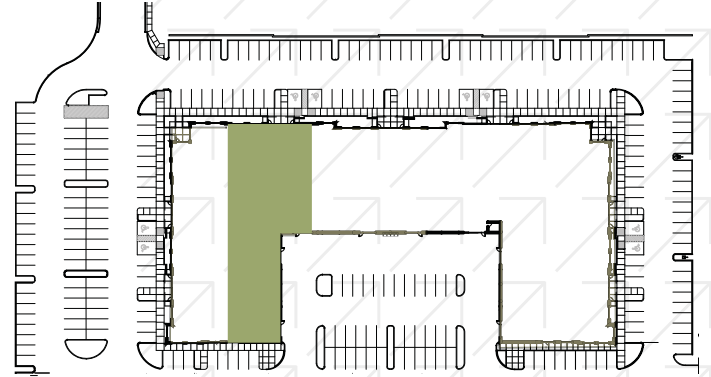
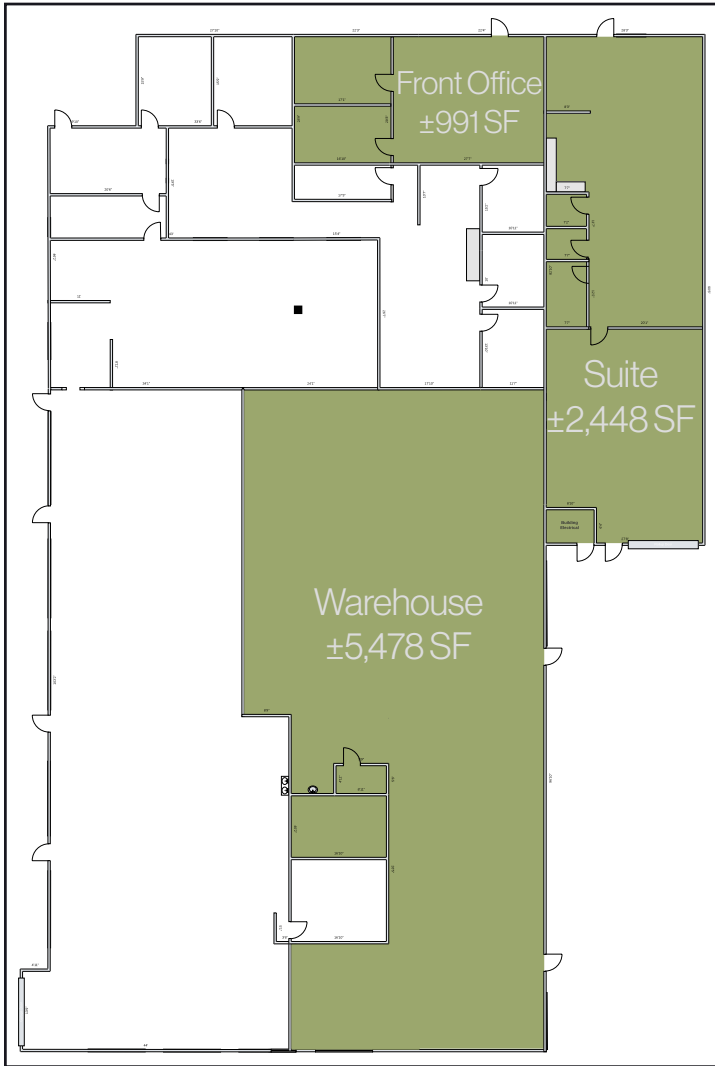


**±8,917 SF**  
**Space for**  
**Sublease**



# Site Plan

1125 W Pinnacle Peak Rd



NOT TO SCALE



±8,917 SF Available

100% AC

±16' Clear Height

5:1,000 Parking Ratio

1 Grade Level Door

±3,439 SF Quality Training Office Space

Sublease Expiration 2/28/2027

Access to I-17, Loop 101, & SR-51 Freeways

Frontage on Pinnacle Peak Road

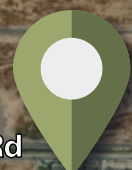
Retail Amenities Nearby

NOT TO SCALE

HAPPY VALLEY TOWNE CENTER



# Nearby Amenities



W Pinnacle Peak Rd



PHOENIX DEER VALLEY AIRPORT



W Rose Garden Ln

W Beardsley Rd

LOOP 101

LOOP 101

DEER VALLEY TOWNE CENTER



W Utopia Rd


# 1125 W Pinnacle Peak Rd


## ±12,000 SF Space for Sublease

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### 10 Mile Radius Demographics

795,661 Population 

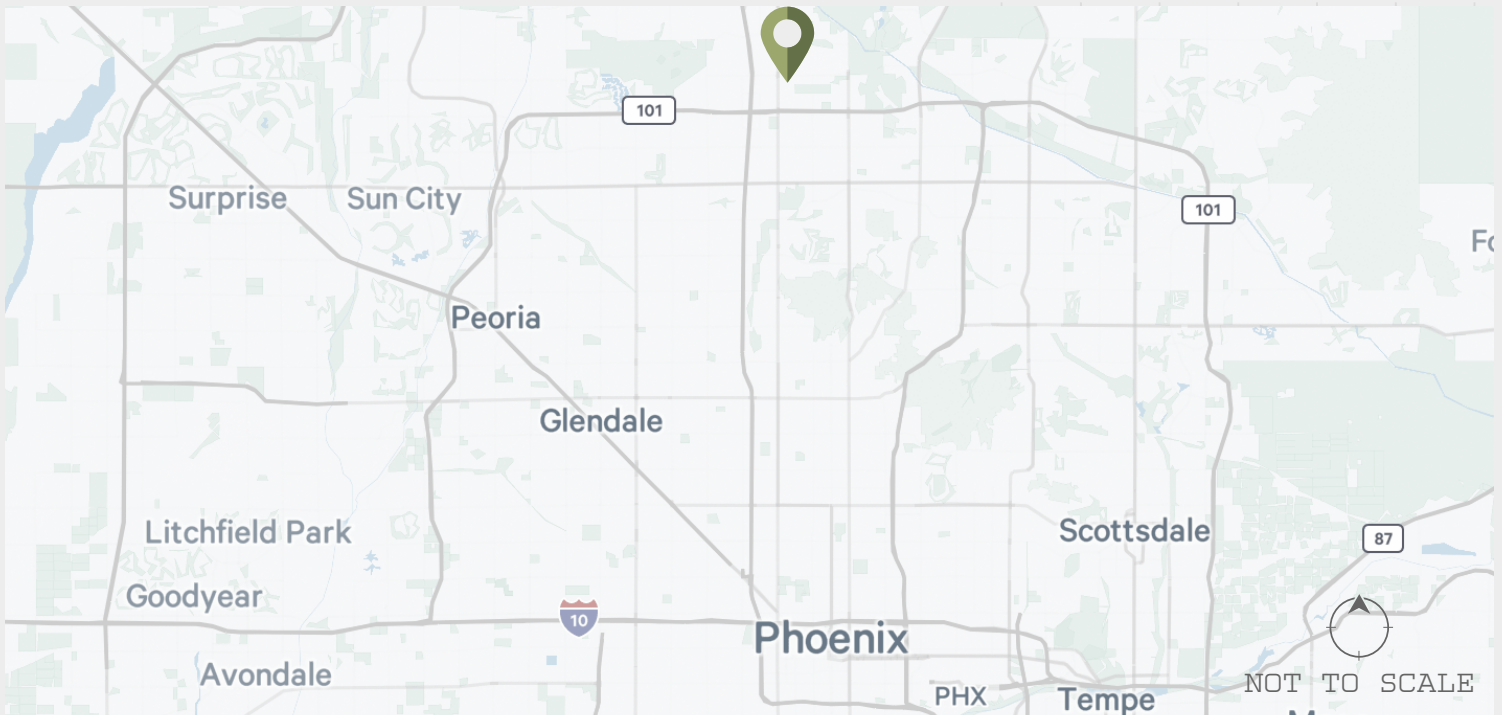
293,295 Employees 

22,700 Businesses 

39.8 Median Age 

\$124,644 House Hold Income 

SOURCE: ESRI 2024



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