

Pinnacle East
CORPORATE CENTER

PINNACLE EAST CORPORATE CENTER

8955 E PINNACLE PEAK RD | SCOTTSDALE, AZ

OFFICE SUITES AVAILABLE
FOR LEASE

±17,122 SF OFFICE CONDO
BUILT IN 1999

APN: 217-07-943
ZONED C-2

LEASE RATE
\$21.00 F/S

EXCLUSIVE CONTACTS

TYSON BREINHOLT

D 480.966.7513

M 602.315.7131

TBREINHOLT@CPIAZ.COM

CLIFF JENKINS

D 480.634.2332

M 480.888.6017

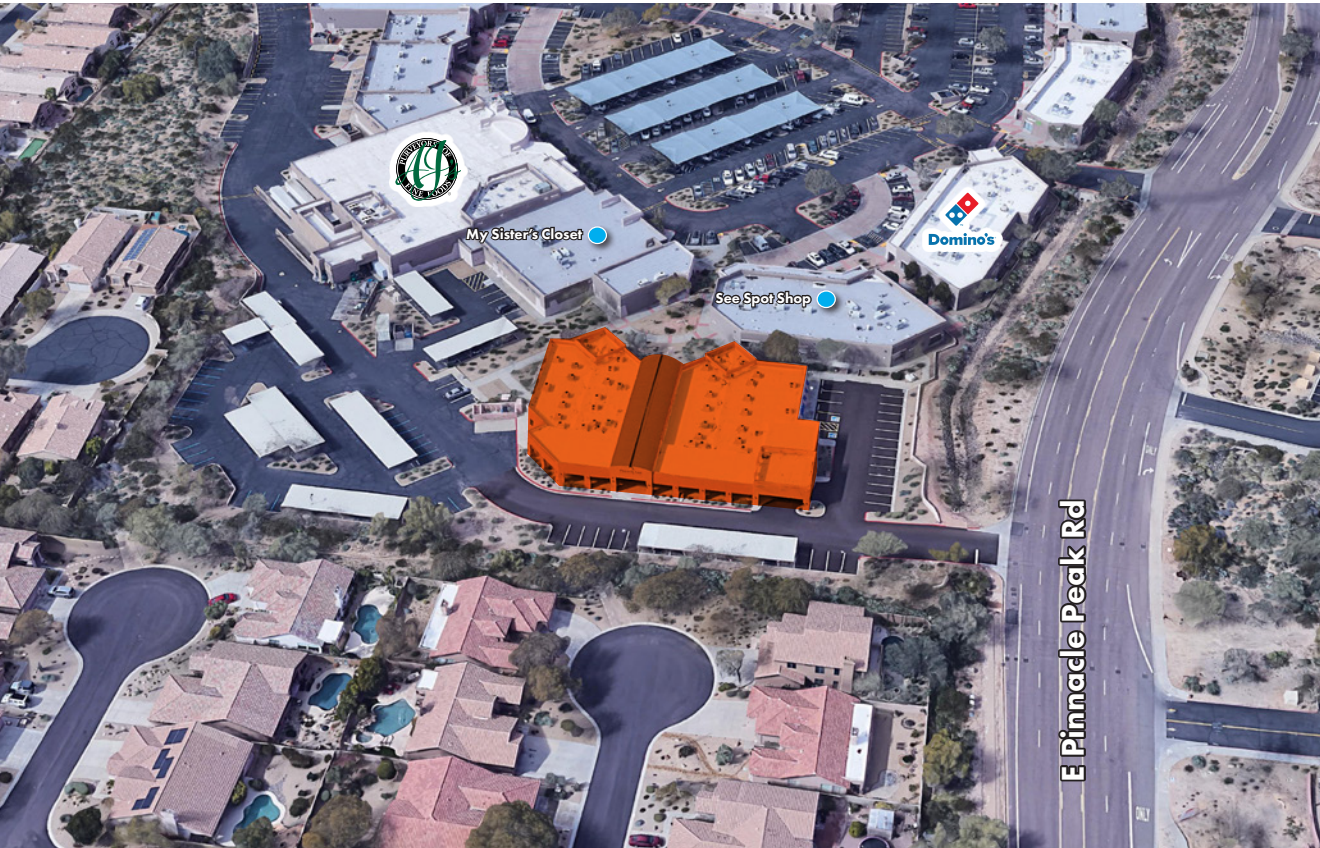
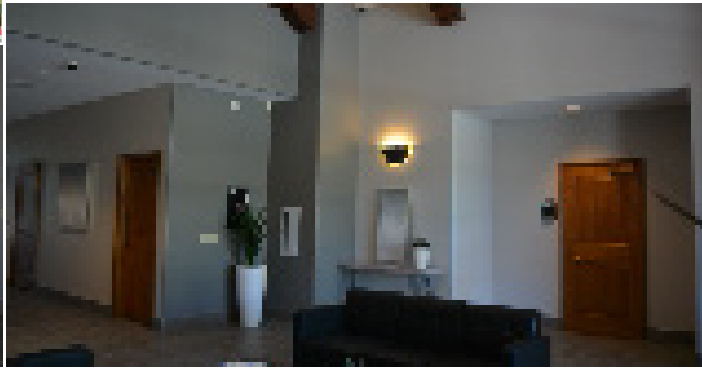
CJENKINS@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC INTERNATIONAL

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.
10 18 24



OFFICE SUITES FOR LEASE

PROPERTY OVERVIEW

Building Size:	±17,122 SF
Floors:	1
Zoning:	C-2
Parcel Number:	217-07-943
Year Built:	1999
Parking Ratio:	4.3/1,000
Frontage:	Pinnacle Peak

AVAILABILITY

- Suite 100 | ±3,438 SF | \$21.00 F/S
(Max Cont. w/ Ste 104 to ±8,200 SF)
- Suite 103 | ±2,565 SF | \$21.00 F/S
- Suite 104 | ±4,762 SF | \$21.00 F/S
(Max Cont. w/ Ste 100 to ±8,200 SF)

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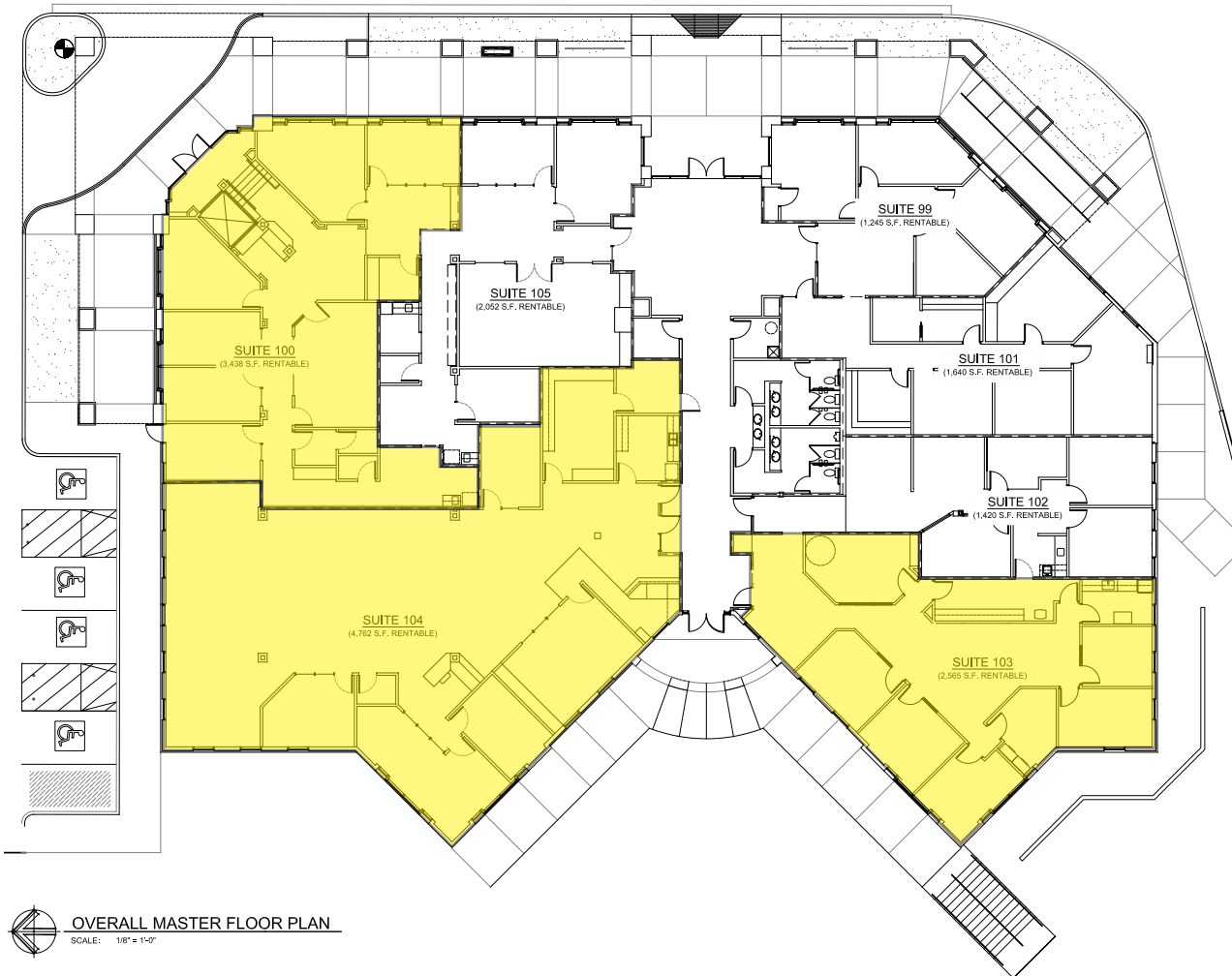
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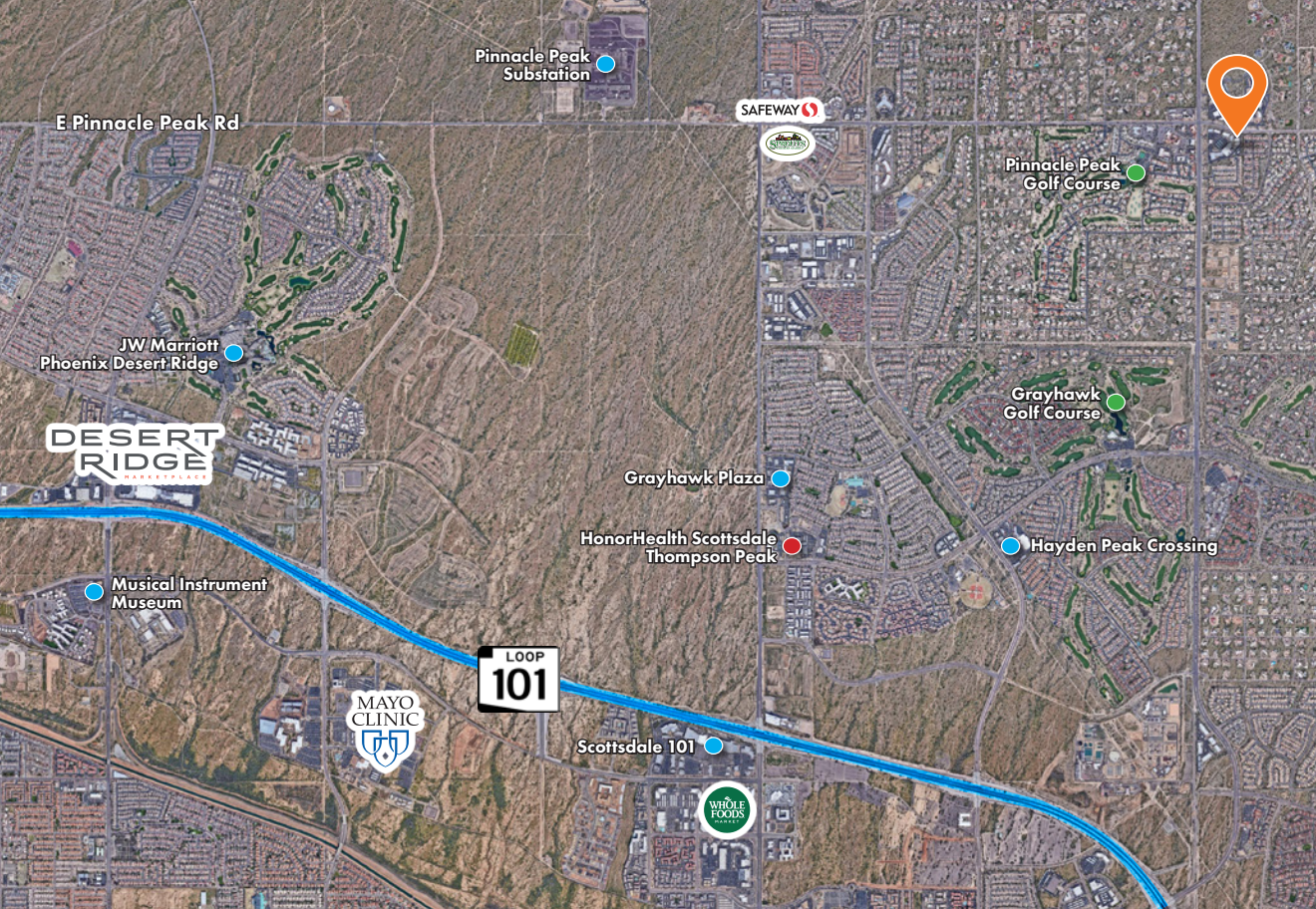
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OVERALL MASTER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DEMOGRAPHICS

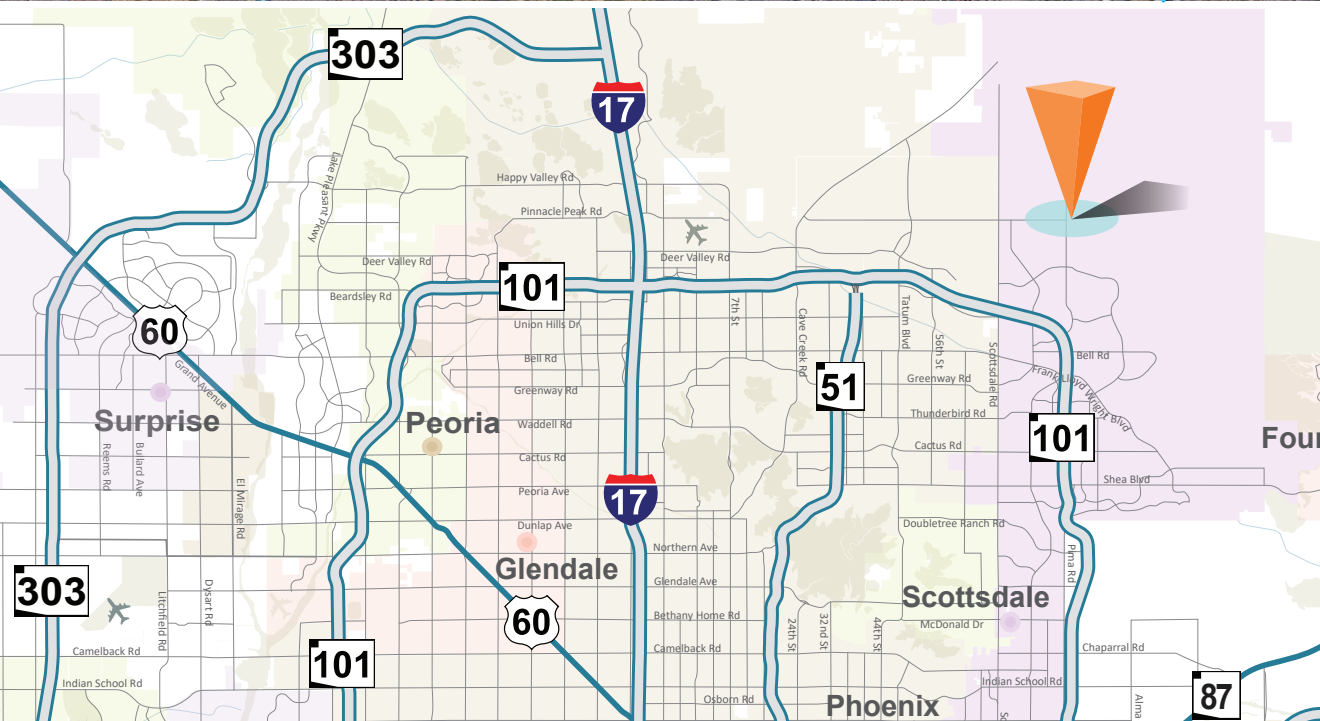
POPULATION
3,423 (1M)
26,865 (3M)
64,787 (5M)



HOUSEHOLDS
1,444 (1M)
11,104 (3M)
28,735 (5M)



AVG HH INCOME
\$240,272 (1M)
\$198,308 (3M)
\$163,948 (5M)



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