

**CBRE**

Professional Office Available  
For Lease - ±1,112 SF



8350 E Raintree Dr  
Suite 235  
Scottsdale, AZ 85260

# RAINTREE CROSSING



## Project Highlights

Raintree Crossing buildings are  $\pm 75,137$  SF professional/medical office condo park with available custom built-out office space in an upscale North Scottsdale trade area offering a secure second floor location with beautiful mountain views!

### PROPERTY SUMMARY

Building Size	$\pm 38,084$ SF	
Stories	2	
Year Built	2006	
Zoning	C-4, Scottsdale	
Parking	4.0/1000 SF <i>covered reserved available</i>	
Availability	Suite 235	$\pm 1,112$ SF
Lease Rate	\$24.00/SF	modified gross net Janitorial

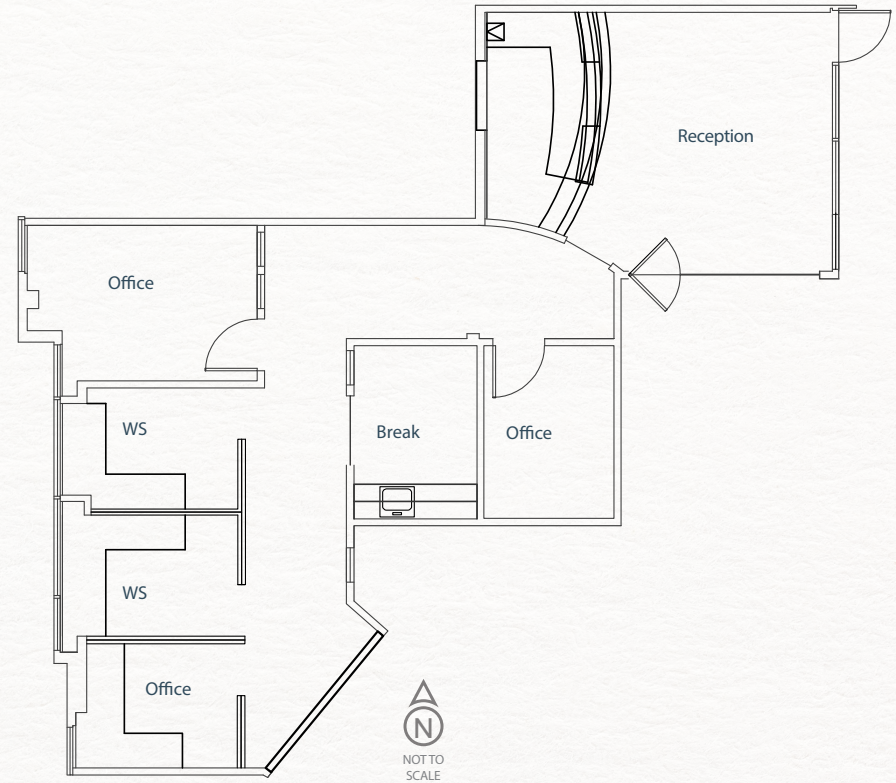


- Professionally designed high-end office
- Endcap space with three sides of energy efficient glass extensive natural light throughout
- Built-in space efficient office partitions with glass dividers and audio-visual package
- Fully furnished and decorations convey with the property
- Intelligent temperature management system
- Easy access to common area elevator and restrooms

# Location



SUITE 235  
±1,112 SF



## DEMOGRAPHICS

2024	Employees	Avg HH Income	Median Age
1 mile radius	33,027	\$177,063	49.0
3 mile radius	113,517	\$165,787	45.7
5 mile radius	179,479	\$168,913	47.3

Source: esri

## TRAFFIC COUNTS

Raintree Dr & Loop 101 ±30,730 vpd

Raintree Dr & Hayden Rd ±10,430 vpd

Source: mpsi



 Scottsdale

 THE PROMENADE  
SCOTTSDALE

THE WESTIN  
KIERLAND  
RESORT & SPA  
PHOENIX-SCOTTSDALE

 SCOTTSDALE  
QUARTER

Scottsdale Airport

 WESTWORLD  
OF SCOTTSDALE

**SITE**

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## CONTACT US:

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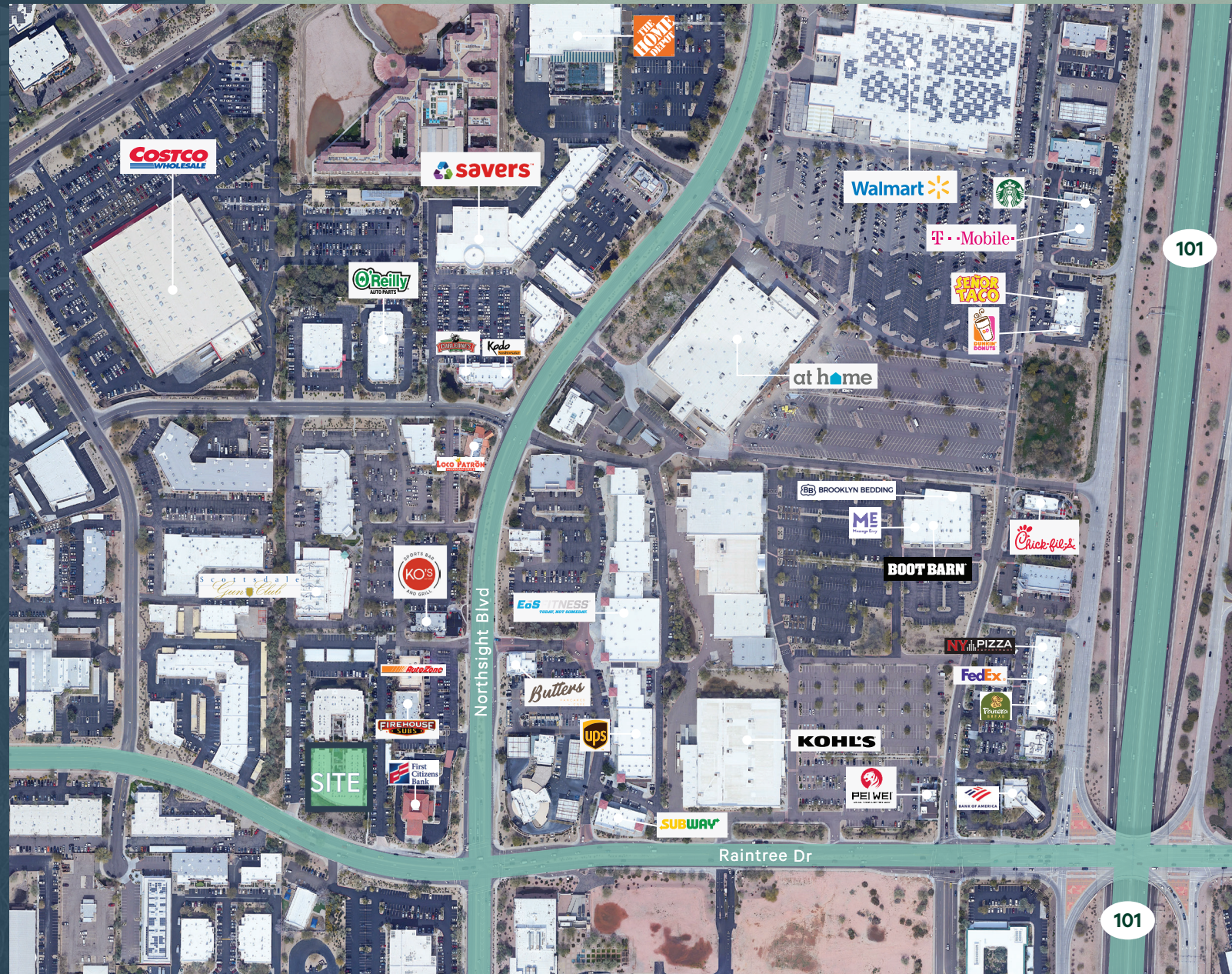
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