

FOR LEASE

El Presidio at Pinnacle Peak
8700 East Vista Bonita Drive | Scottsdale, AZ

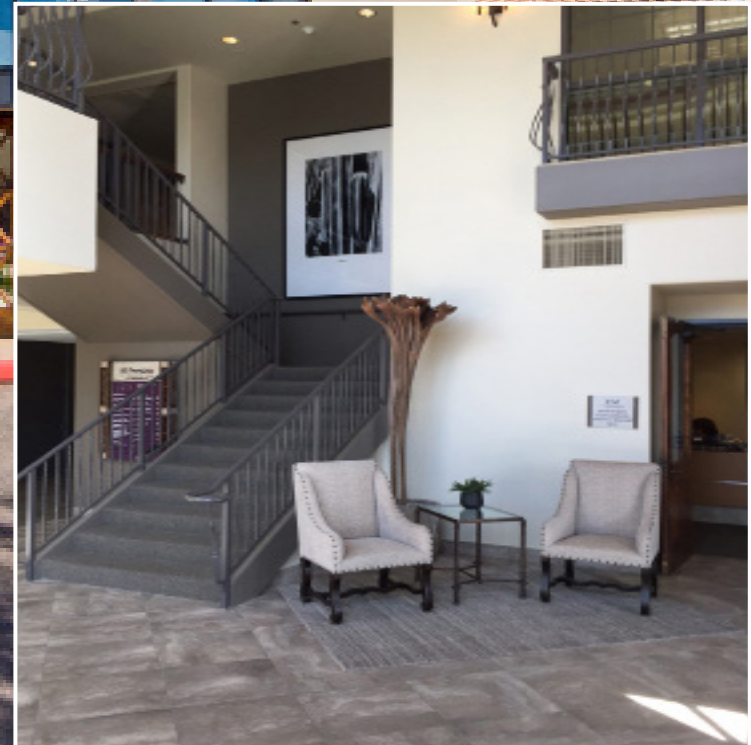


For additional information, please contact:

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**CUSHMAN &
WAKEFIELD**



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Building Features:

- New/Renovated Lobbies and Common Areas
- Property Type:
2-Story Class "A" Office
- Property Size: ±59,635 SF
- Parking Ratio: 3.8:1,000 SF
- Zoning: C-2, City of Scottsdale
- Move-in Ready Suites
- **Lease Rate: \$23.00/SF Full Service**
- Tenant Improvements:
Negotiable
- Covered Parking Available

Availability:

First Floor:

Suite 138: ±1,085 RSF

Suite 188: ±2,012 RSF

Second Floor:

Suite 220: ±1,265 RSF

Suite 260: ±4,881 RSF (divisible)

Area Amenities:

- Can accommodate medical, dental and office occupiers
- Surrounded by the upscale, master-planned communities of Troon, Estancia and DC Ranch
- High visibility frontage on Pinnacle Peak Road
- Quality improvements with an appeal oriented towards the high-image corporate user
- Located in North Scottsdale in the prestigious Pinnacle Peak market
- Dog friendly building

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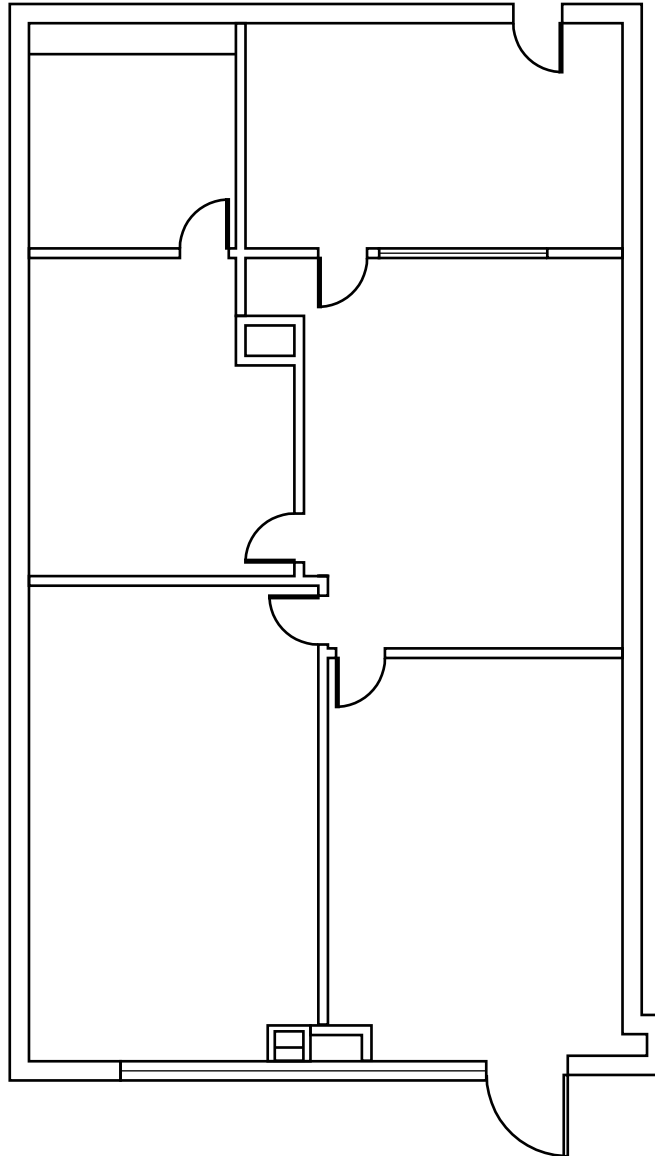
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Suite 138

±1,086 RSF Medical



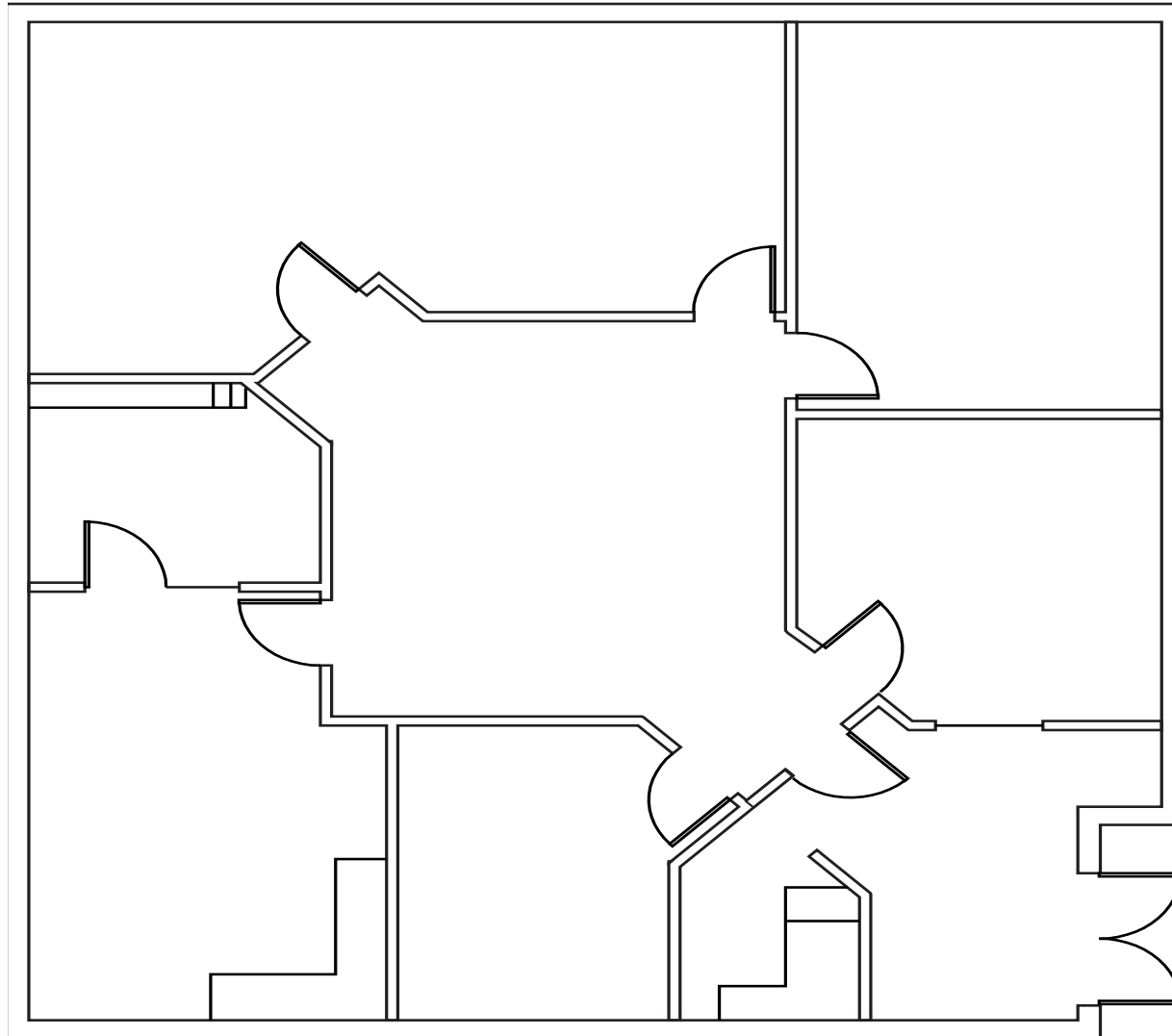
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Suite 188

±2,012 RSF

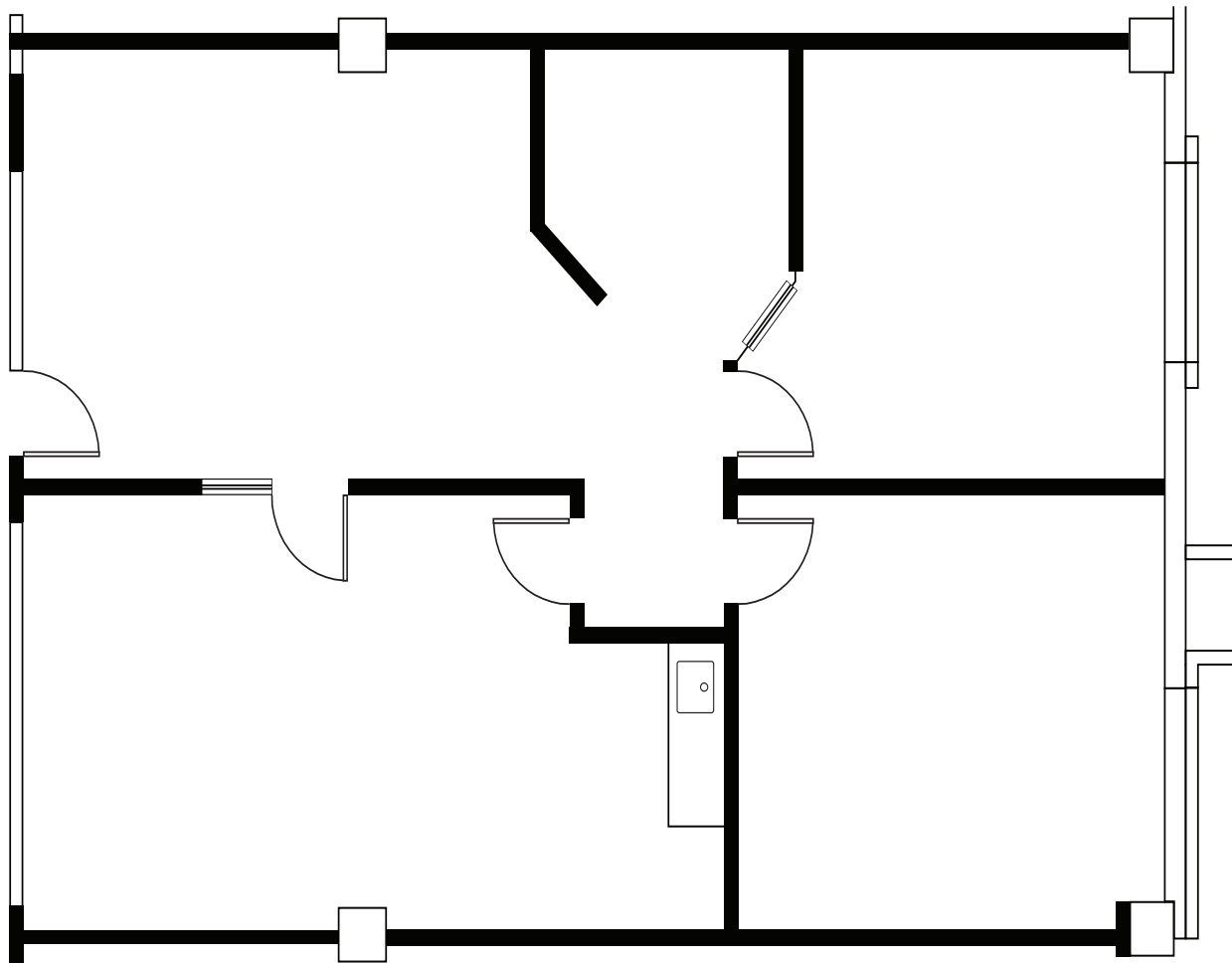


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Suite 220
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Suite 260

±4,881 RSF

