

OFFICE SPACE AT LA MIRADA

8900 E. PINNACLE PEAK ROAD
SCOTTSDALE, AZ 85255

OFFICE BUILDING FOR LEASE

ERIC BLUMSACK

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PROPERTY DESCRIPTION

Discover the ideal commercial space at 8852 E Pinnacle Peak Rd. This modern property offers a prime location in the heart of Scottsdale, complete with high-visibility signage opportunities and ample parking for convenience. The interior features customizable office suites, a welcoming lobby, and well-appointed common areas. With easy access to major roadways and situated in a thriving business hub, this space is perfect for companies seeking a professional and accessible location.

PROPERTY HIGHLIGHTS

- High-visibility signage opportunities
- Customizable office suites
- Ample parking for tenants and visitors
- Welcoming lobby and common areas

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OFFERING SUMMARY

Available SF:	773 - 2,932 SF
Building Size:	147,214 SF
Vehicles Per Day:	32,000 Via N. Pima Road 10,700 Via E. Pinnacle Peak

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$229,818	\$210,522	\$198,543
Total Population	2,816	27,809	66,935
Total Households	1,182	12,340	29,786

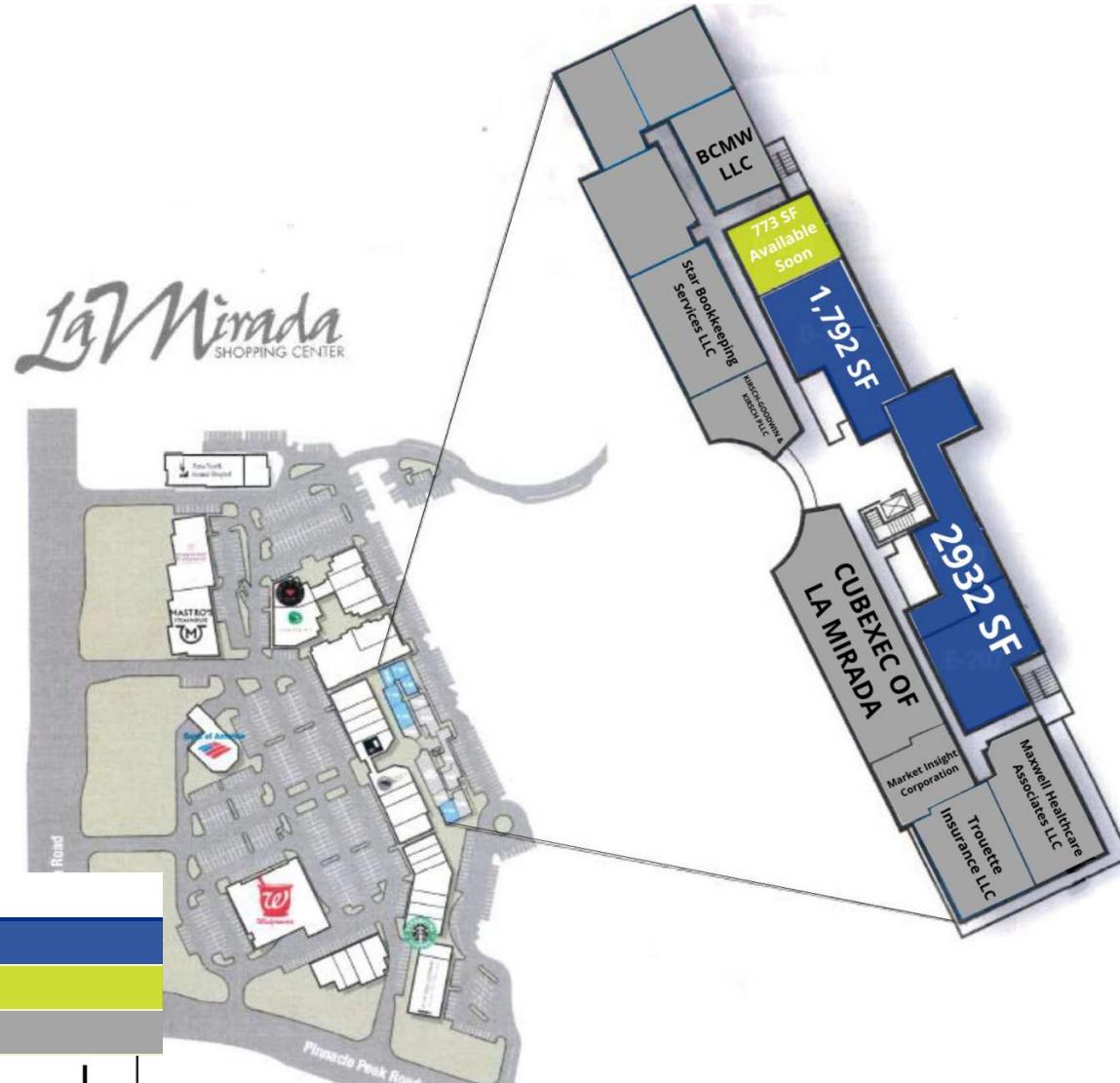


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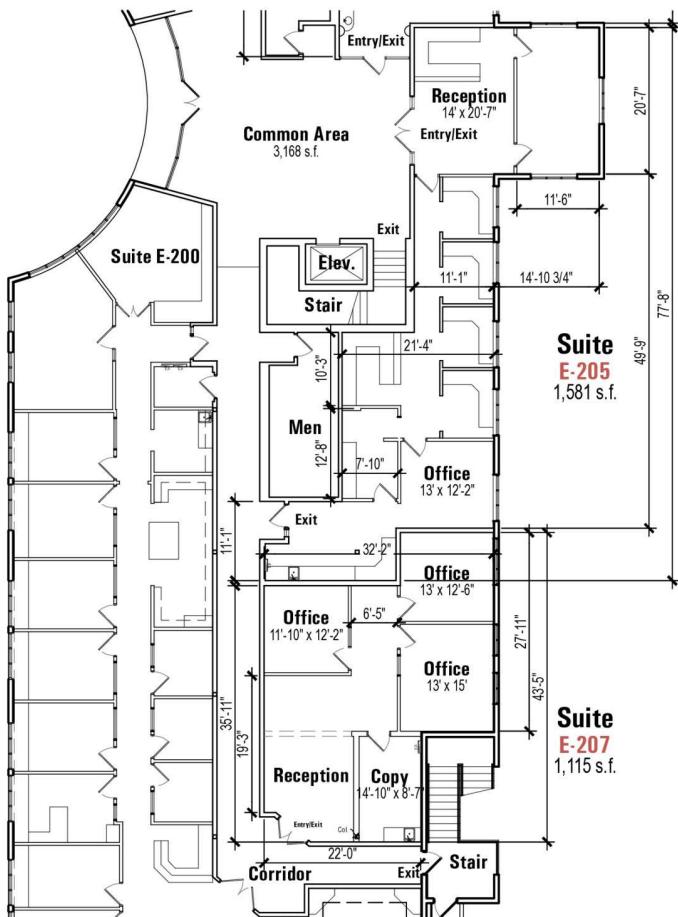
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suit number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



OFFICE SPACE AT LA MIRADA

D-7, D-210 E. PINNACLE PEAK ROAD, SCOTTSDALE, AZ 85255



Space Plan

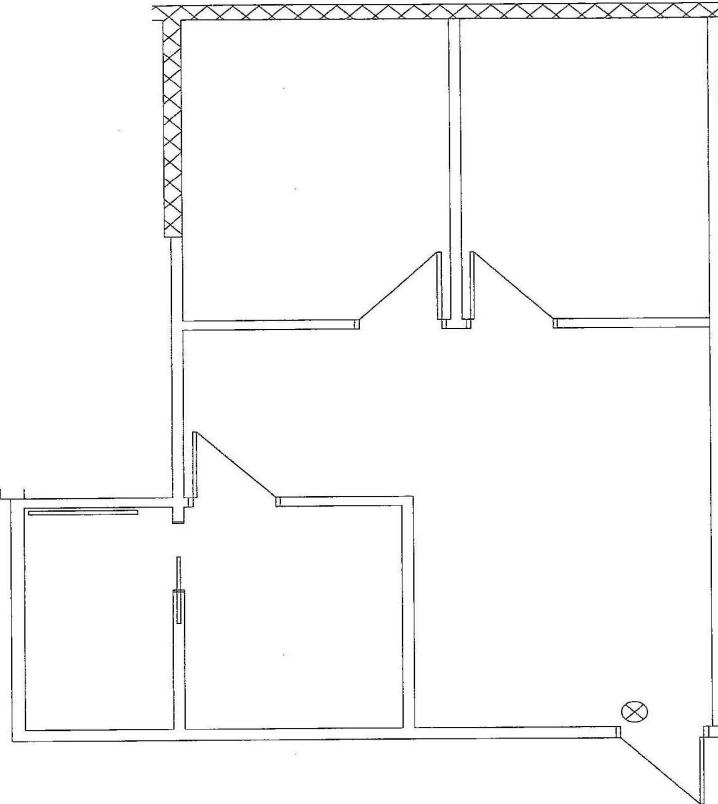
Scale: 1/16" = 1'-0"



La Mirada at Pinnacle Peak

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Suite # D-220

773 RSF



PLAN NORTH

LA MIRADA at PINNACLE PEAK
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Scottsdale, AZ

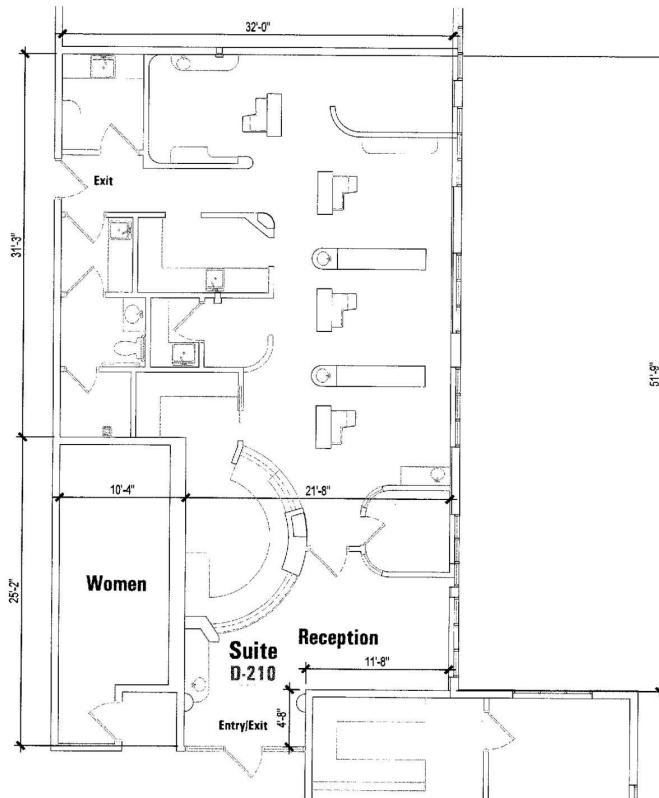


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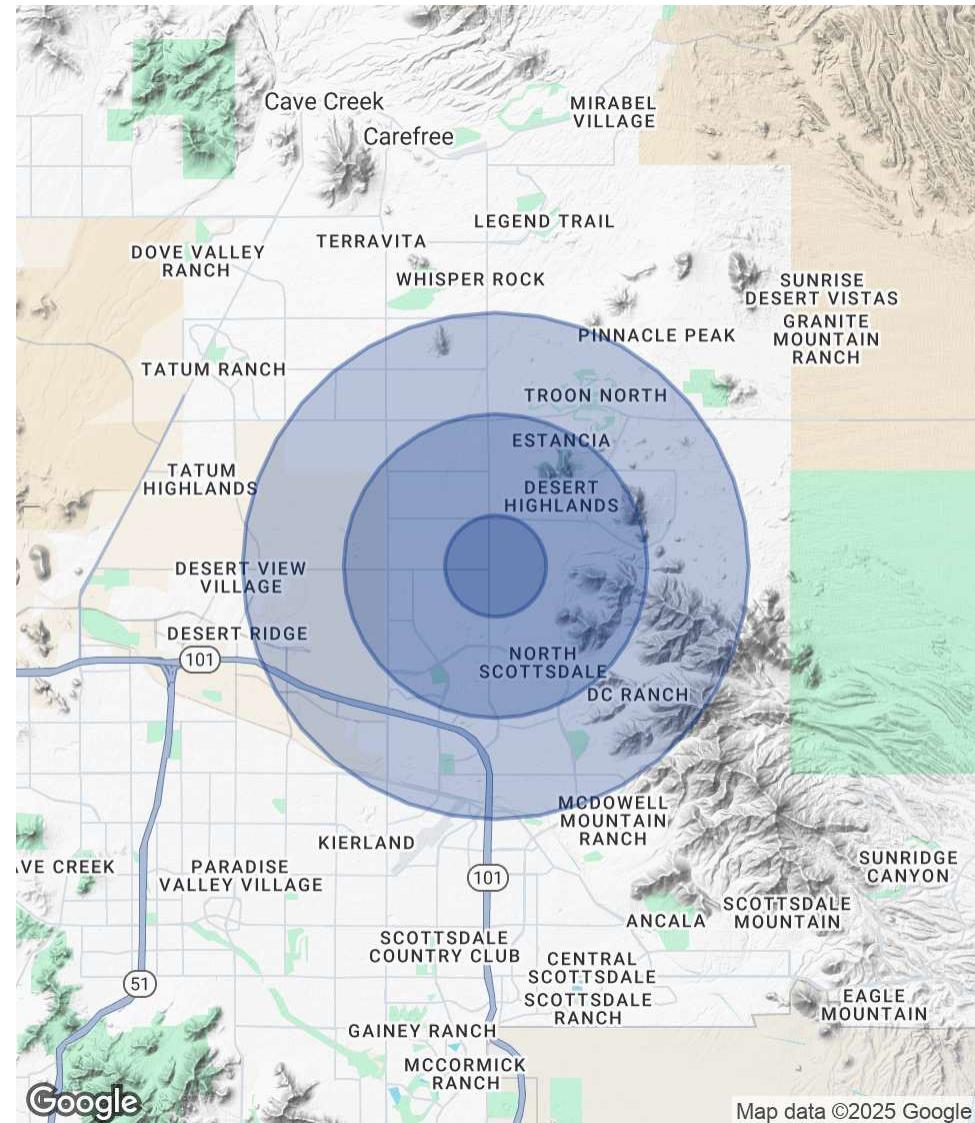
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,816	27,809	66,935
Average Age	52	51	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,182	12,340	29,786
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$229,818	\$210,522	\$198,543
Average House Value	\$1,255,441	\$1,113,947	\$1,030,005

Demographics data derived from AlphaMap



Map data ©2025 Google

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