

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



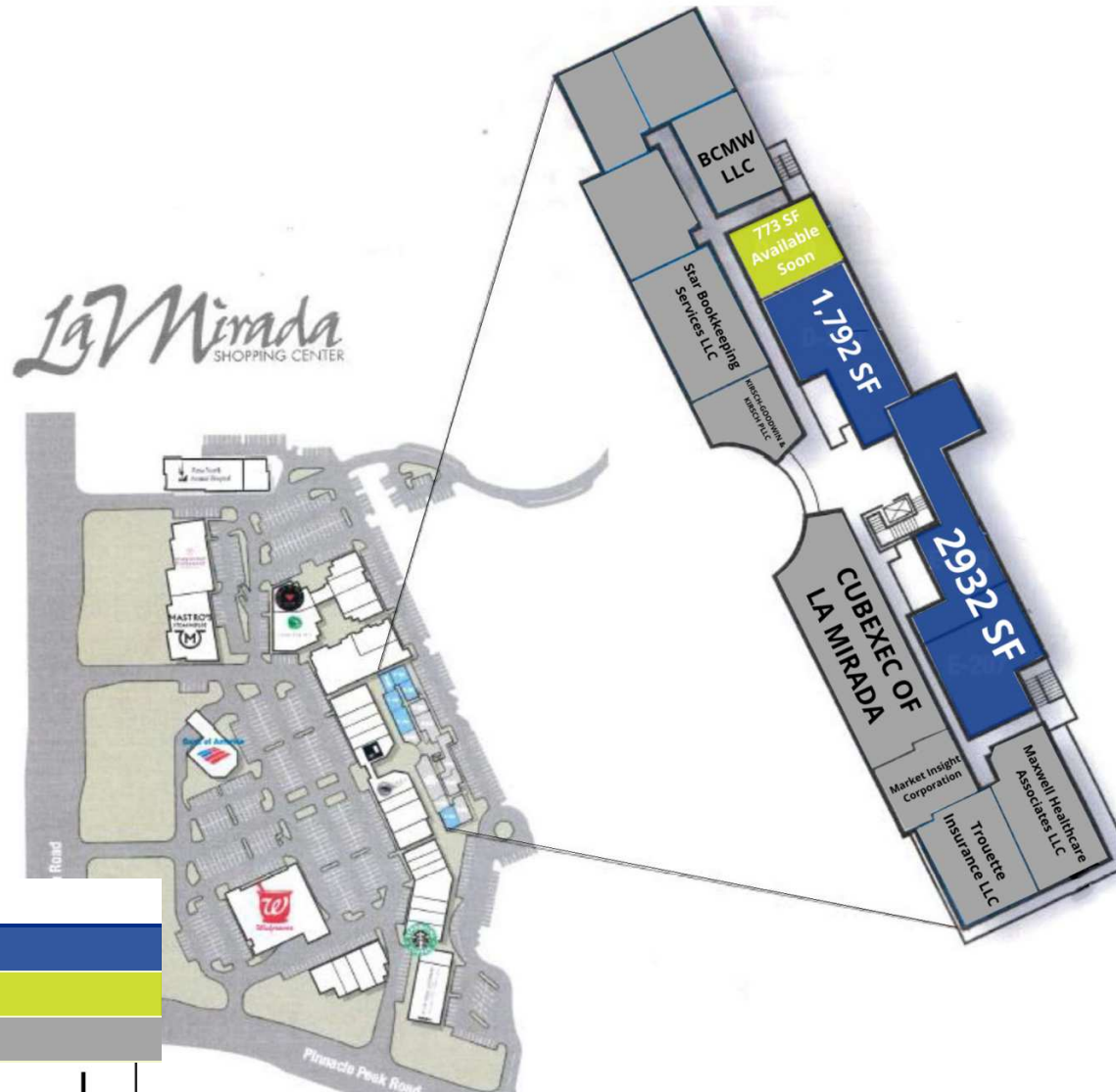
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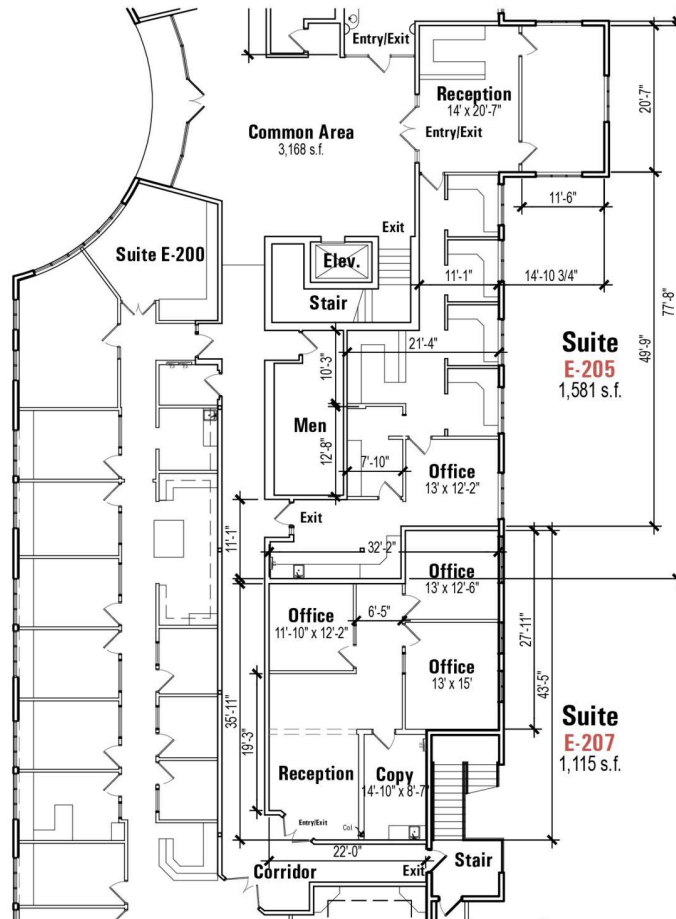
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OFFICE SPACE AT LA MIRADA

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



Space Plan

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

0' 4' 8' 16'



La Mirada at Pinnacle Peak

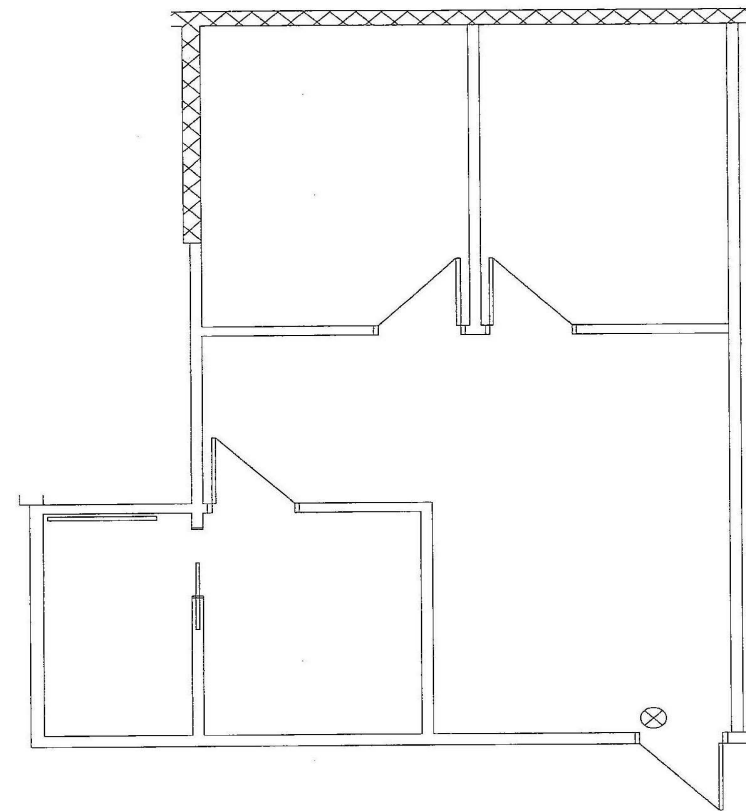
8000 E. Pinnacle Peak Road, Scottsdale, Arizona 85255

Exist.

Project Number: 1624
Date: 17 Jun 2017



LAVA Architecture, Inc.
3433 E. Hatcher Road



Suite # D-220

773 RSF

SCALE: NTS

05.16.07



PLAN NORTH

LA MIRADA at PINNACLE PEAK
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Scottsdale, AZ

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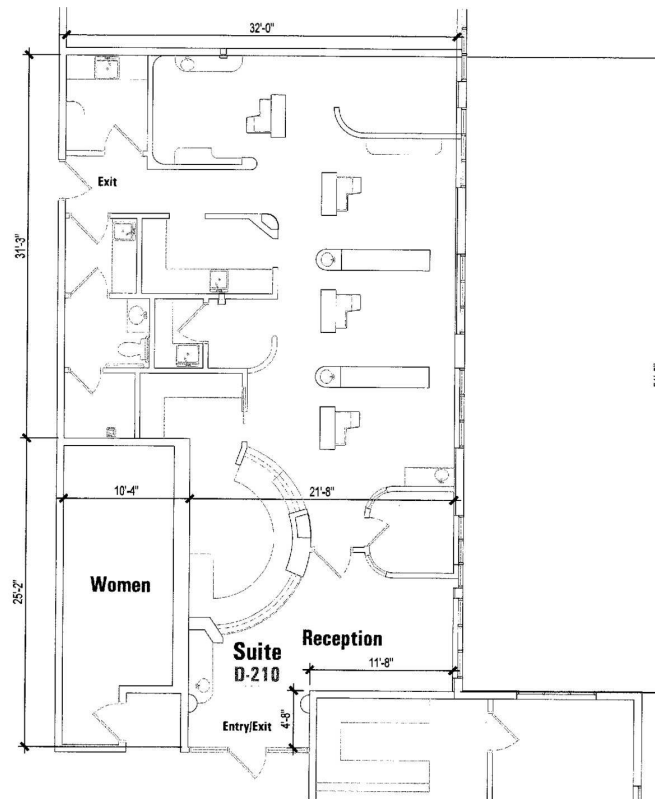
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OFFICE SPACE AT LA MIRADA

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



Space Plan

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

0' 4' 8' 16'



La Mirada at Pinnacle Peak

8900 E. Pinnacle Peak Road, Scottsdale, Arizona 85255

Exist. | 
PROJECT NUMBER: 1624
DATE: 12 June 2017
LAVA Architecture, Inc.
3023 E. SUTTER ROAD
PHOENIX, AZ 85028 602.954.1410

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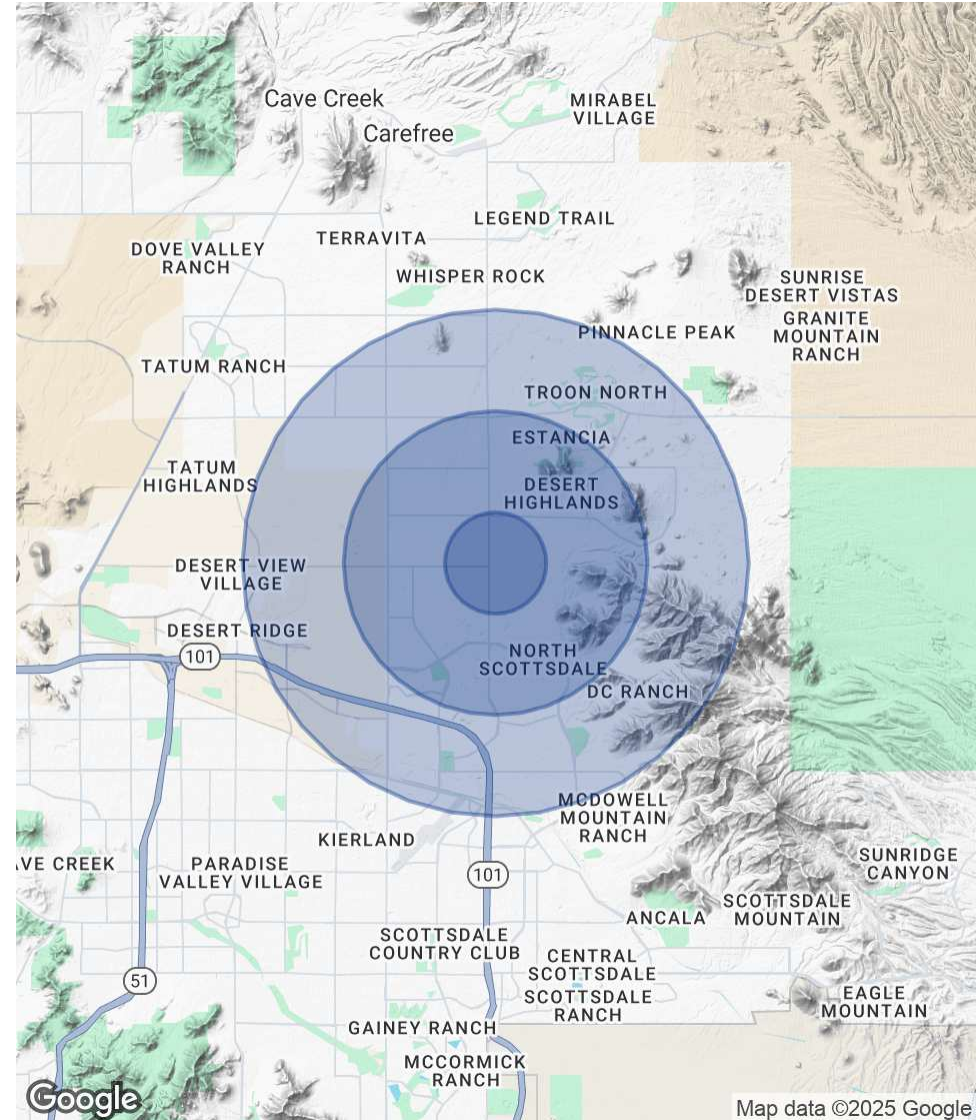


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,816	27,809	66,935
Average Age	52	51	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,182	12,340	29,786
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$229,818	\$210,522	\$198,543
Average House Value	\$1,255,441	\$1,113,947	\$1,030,005

Demographics data derived from AlphaMap



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