

North Scottsdale / Carefree Submarket

OFFICE, MEDICAL, RETAIL, BANK FOR LEASE ±6,679 RSF

8700 E PINNACLE PEAK ROAD | SCOTTSDALE, ARIZONA 85255

±6,679 RSF DEMISABLE TO
THREE (3) SPEC SUITES:
±1,252 RSF • ±2,155 RSF • ±3,272 RSF



FOR ADDITIONAL INFORMATION AND TO SCHEDULE A TOUR CONTACT:



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 **SHELL**
Commercial Investment Real Estate
O 480 443 3992 16410 N 91st Street
Suite 112 Scottsdale, AZ 85260
shellcommercial.com

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

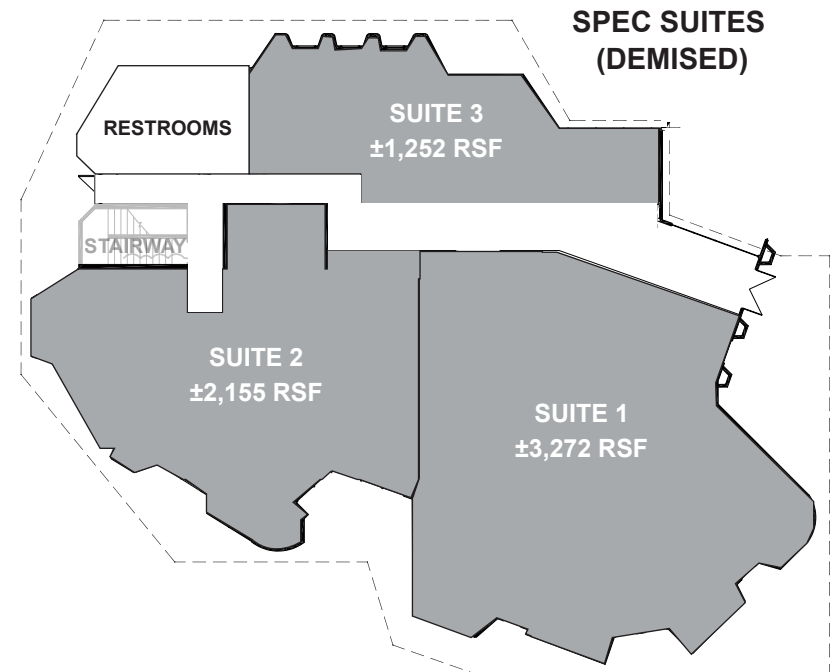
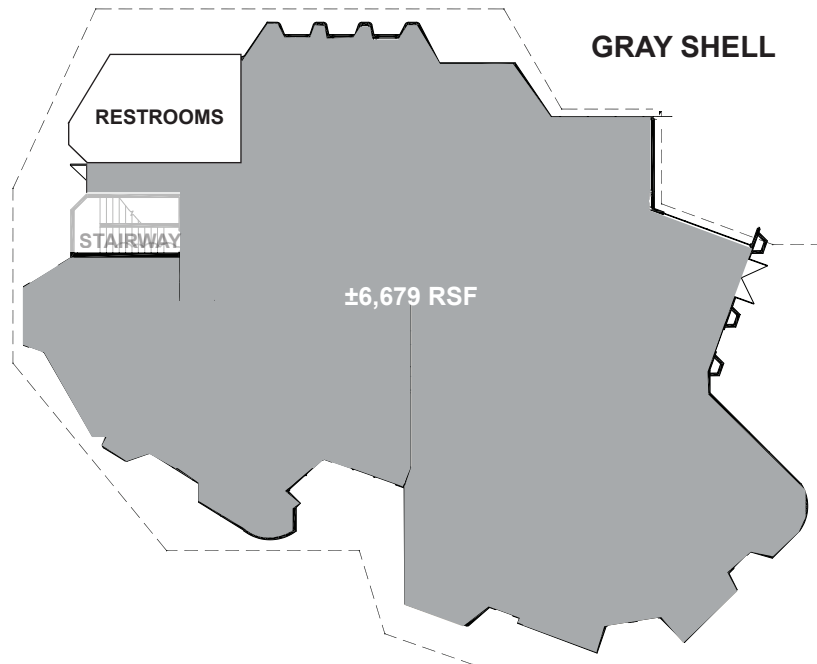
"GRAY SHELL"



- SIZE:** ±6,679 RSF
- TYPE:** Office / Medical / Retail
- ZONING:** C-1, City of Scottsdale
- PARKING:** Eleven covered reserved stalls
+ 5.1/1,000 common
- FEATURES:**
 - Drive-through window
 - Men's restroom
 - Women's restroom (2 stalls)

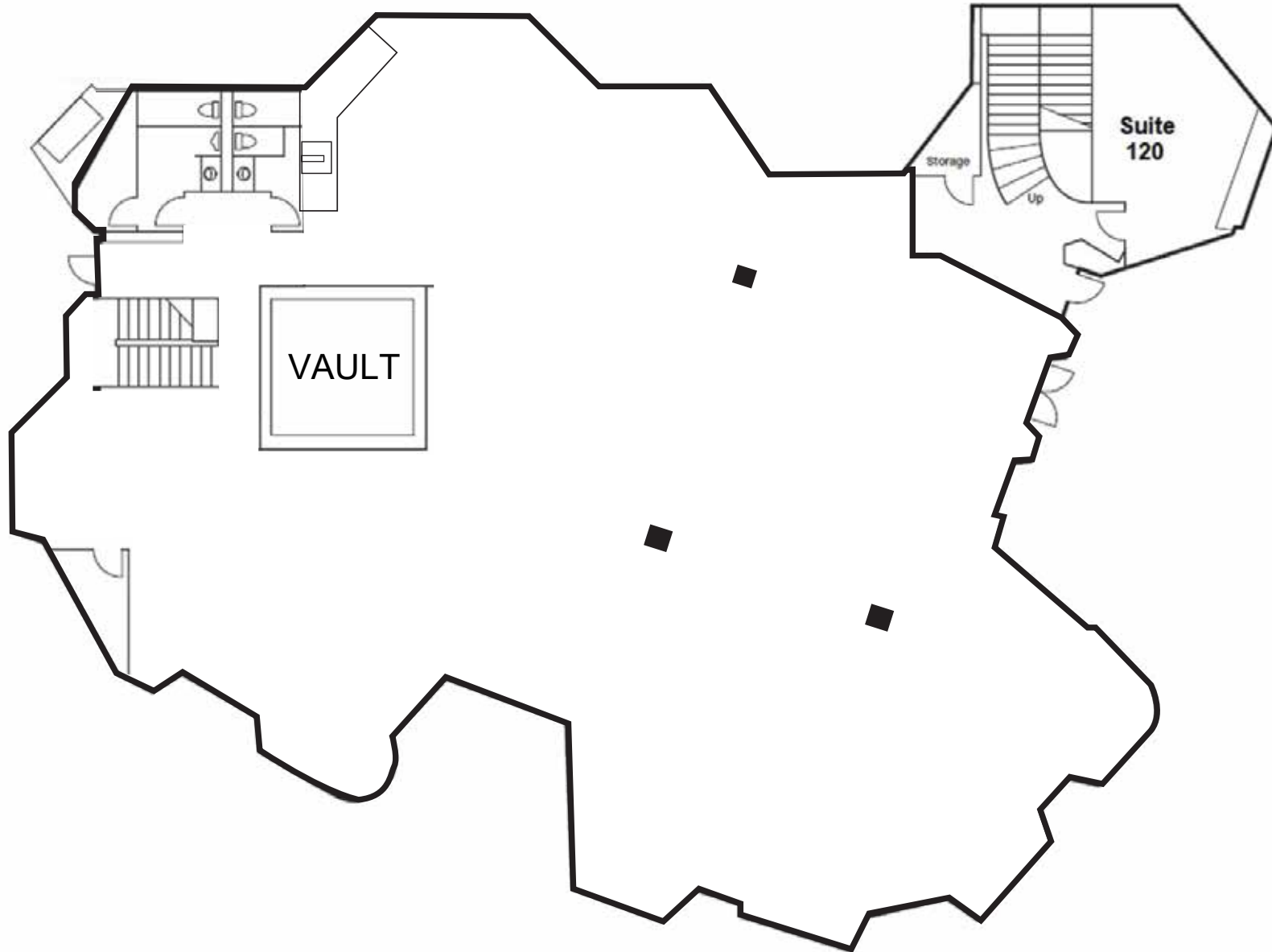
DEMISABLE AS "SPEC" SUITES:

- SUITE 1: ±3,272 RSF**
Reception, conference room, four (4) offices, open office, break room
- SUITE 2: ±2,155 RSF**
Reception, conference room, two (2) offices, open office, break room
- SUITE 3: ±1,252 RSF**
Reception, conference room, three (3) offices, open office, break room



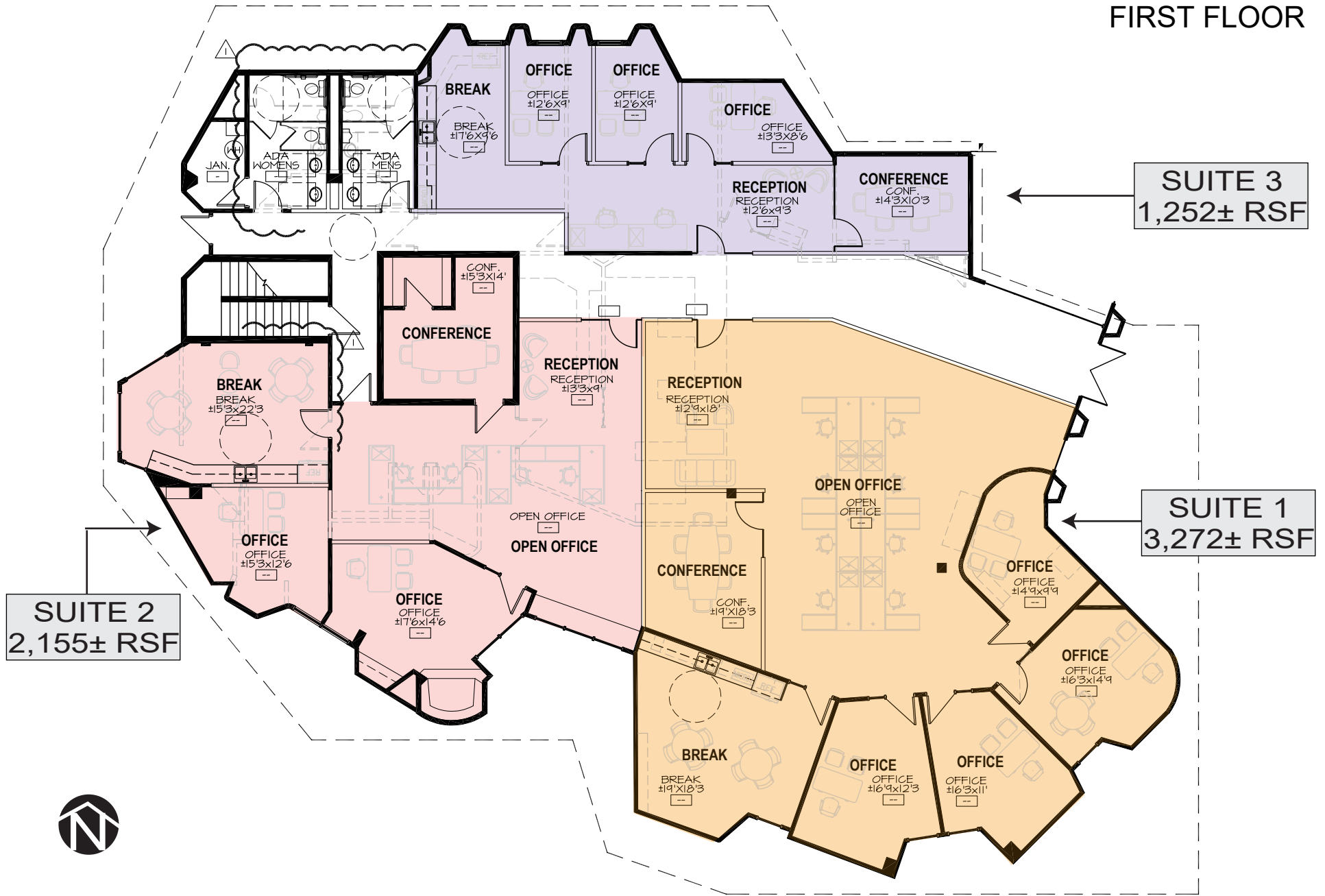
“GRAY SHELL”

FIRST FLOOR



NOT TO SCALE

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Nearby restaurants include Mastro's, Lamp Pizza, Jade Palace! Seven-minute drive to 101 Freeway access!



