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

For additional information, please contact:

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



### **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

#### **Availability:**

#### **First Floor:**

Suite 116 - ±1,042 RSF Suite 132 - ±1,250 RSF Suite 160/168 - 8,497 RSF (divisible)

• Move-in Ready Suites

- Lease Rate: \$23.00/SF Full Service
- Tenant Improvements: Negotiable
- Covered Parking Available

Second Floor:

Suite 204 - 1,301 RSF

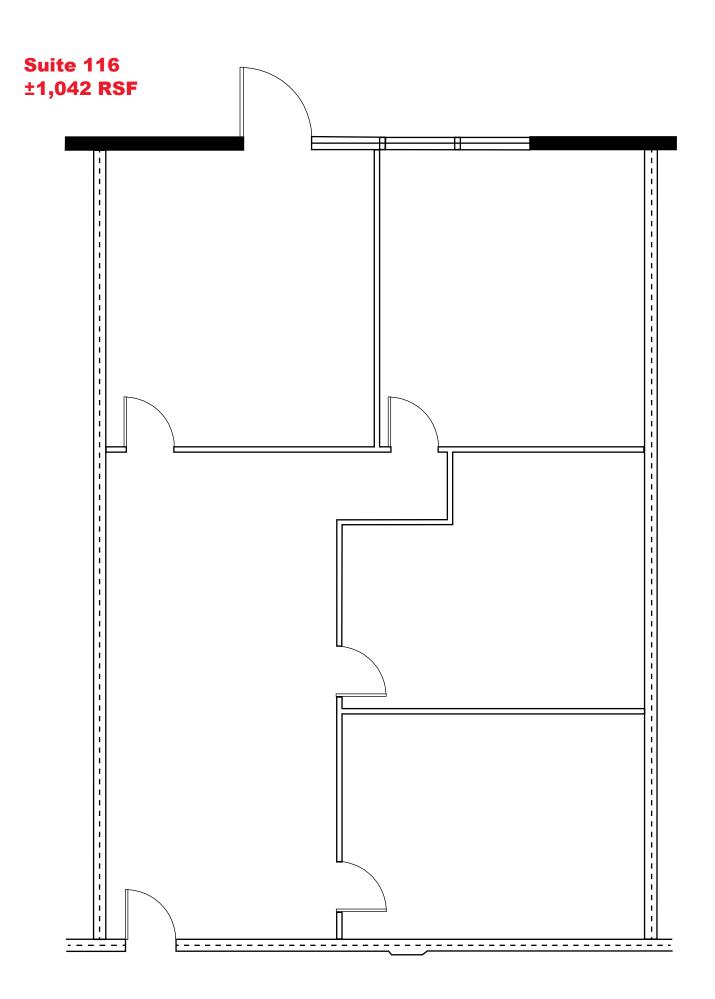
Suite 260 - 4,881 RSF (divisble)

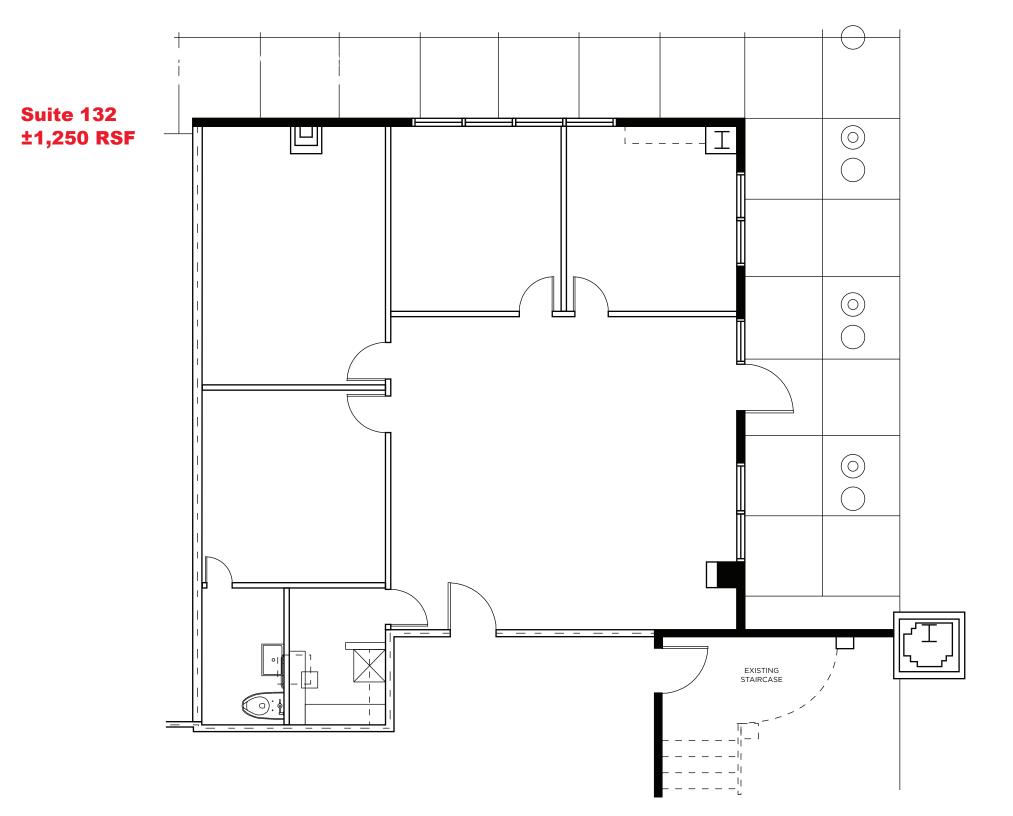
### **Area Amenities:**

- 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



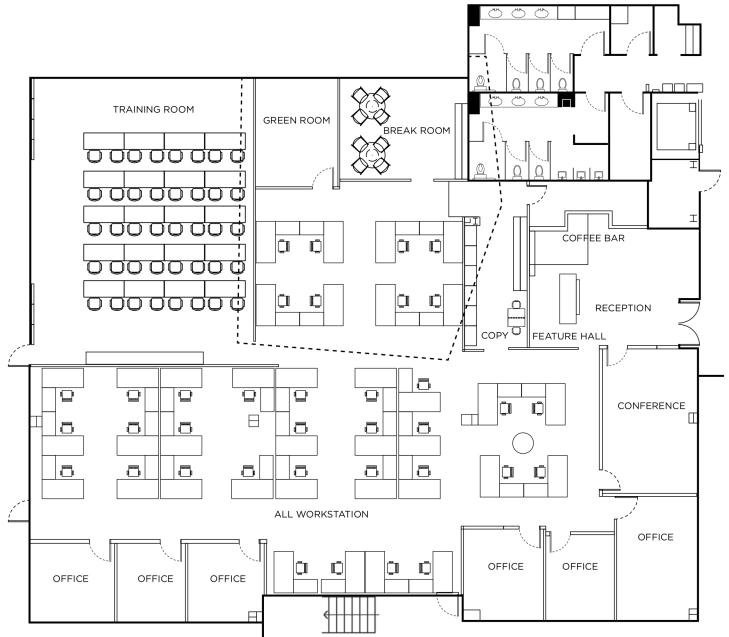




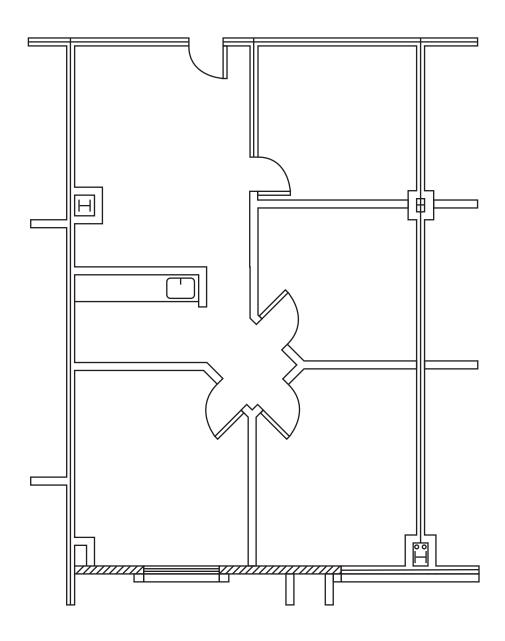
## Suite 160-168 ±8,497 RSF



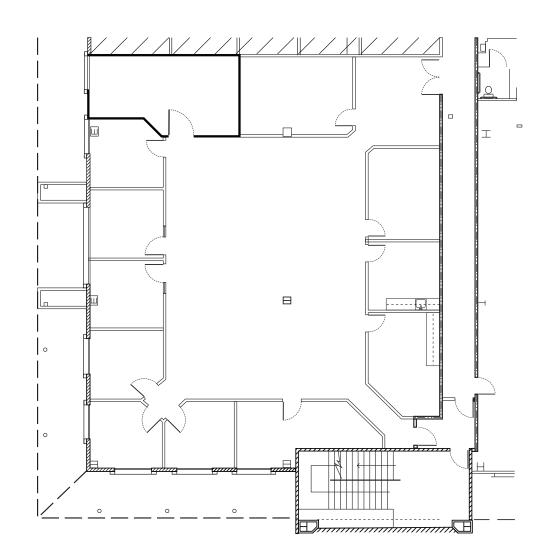
### Suite 160-168 ±8,497 RSF











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