

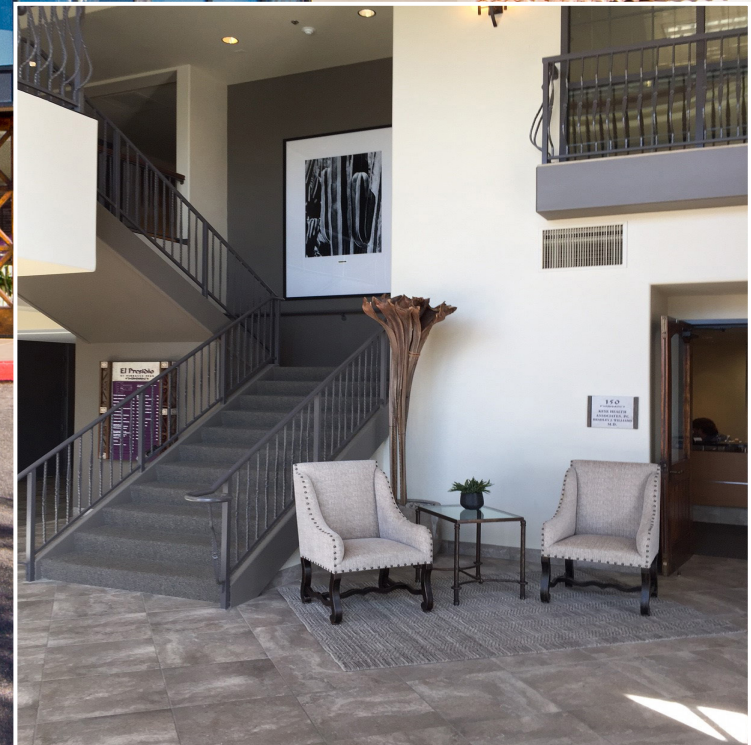
FOR LEASE

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

Availability:

First Floor:

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

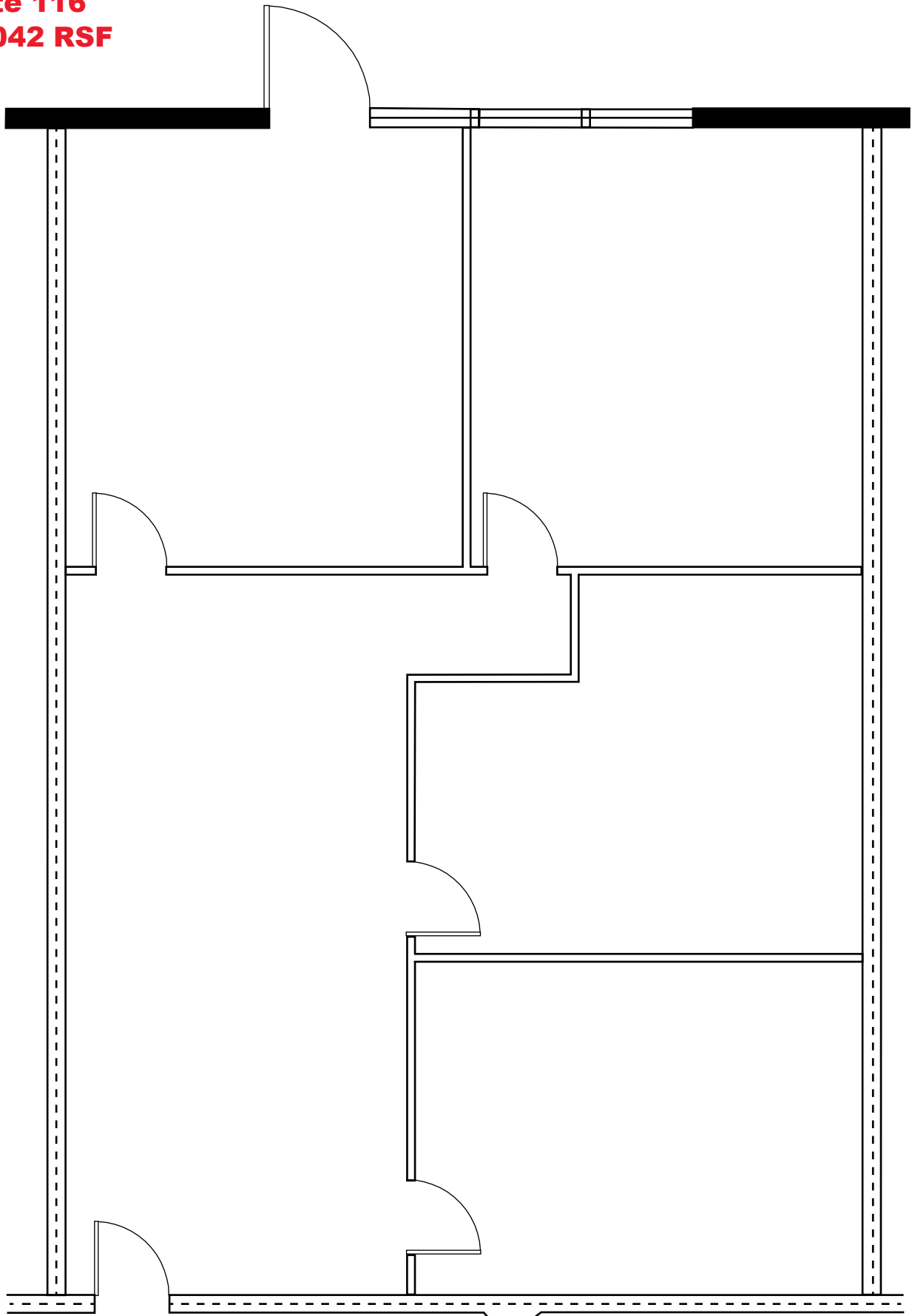
Second Floor:

Suite 204 - 1,301 RSF
Suite 260 - 4,881 RSF (divisible)

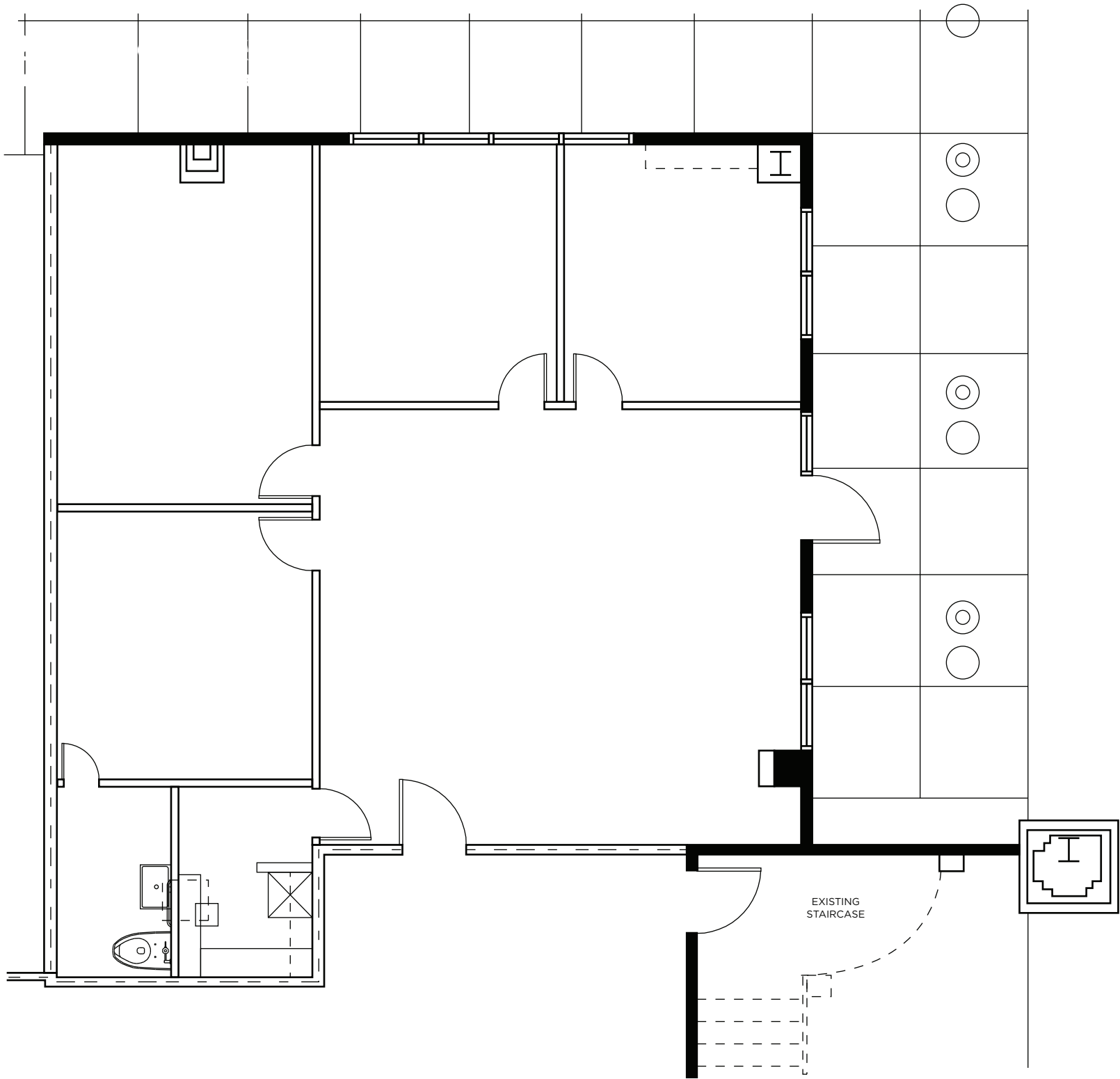
Area Amenities:

- 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

Suite 116
±1,042 RSF

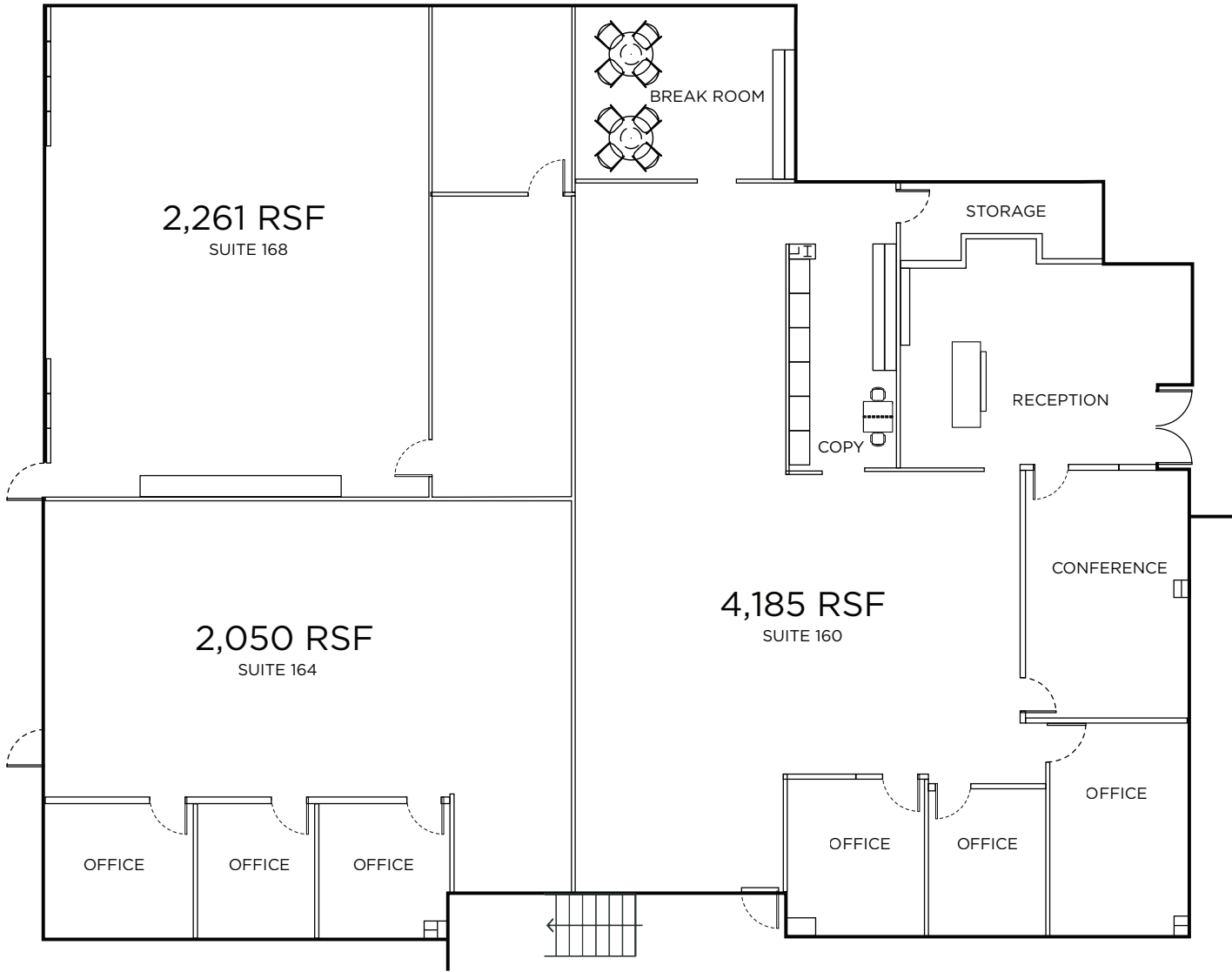


Suite 132
±1,250 RSF



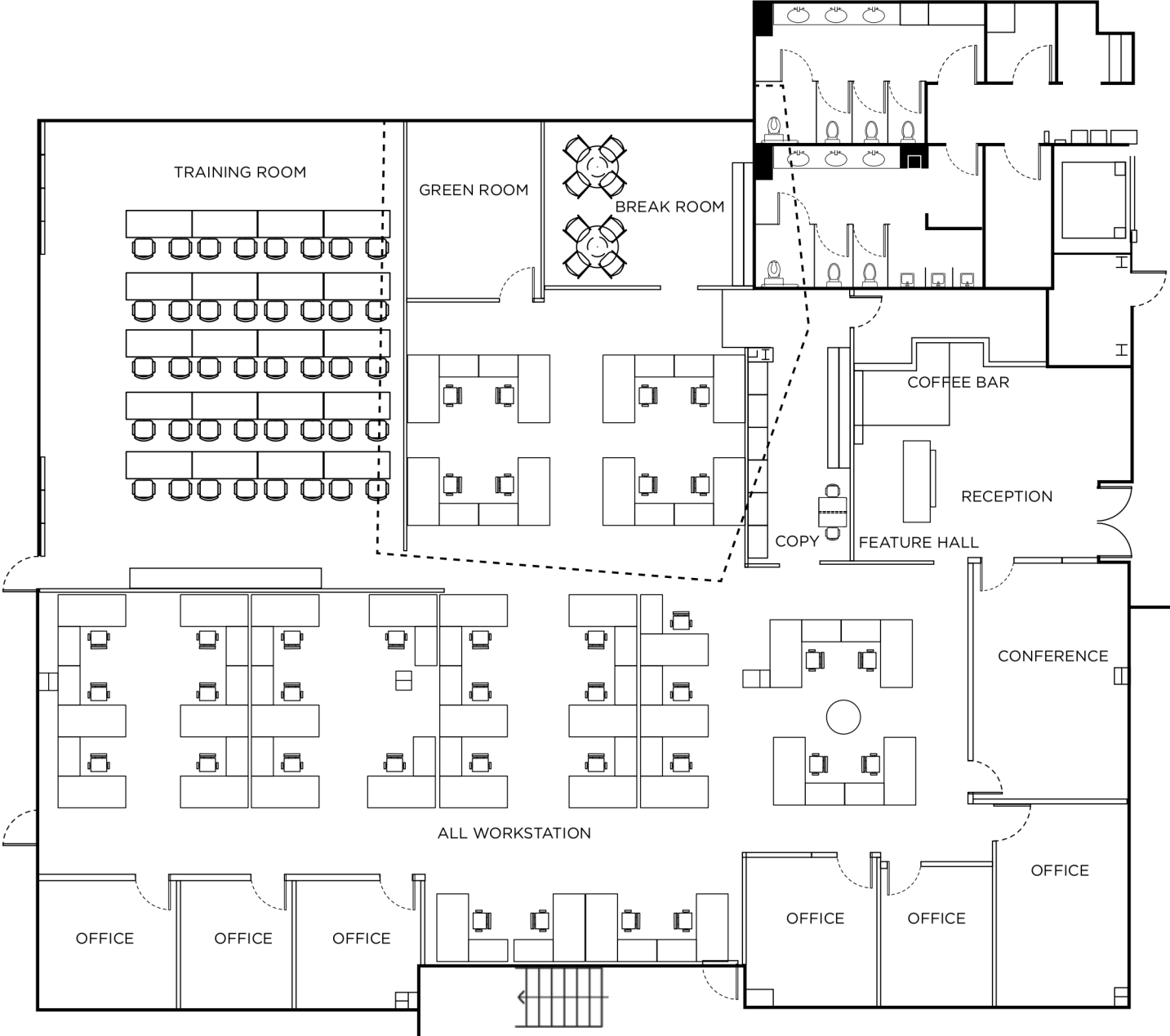
Suite 160-168

±8,497 RSF

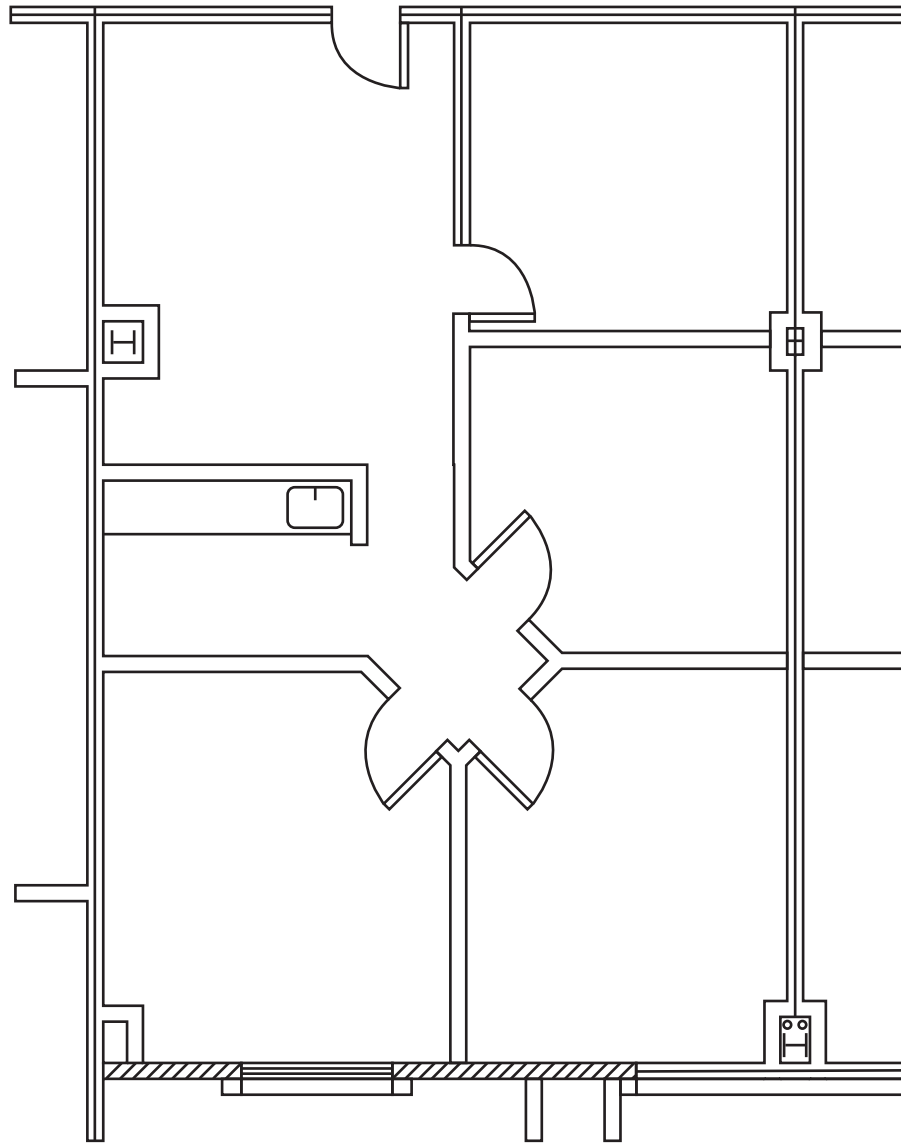


Suite 160-168

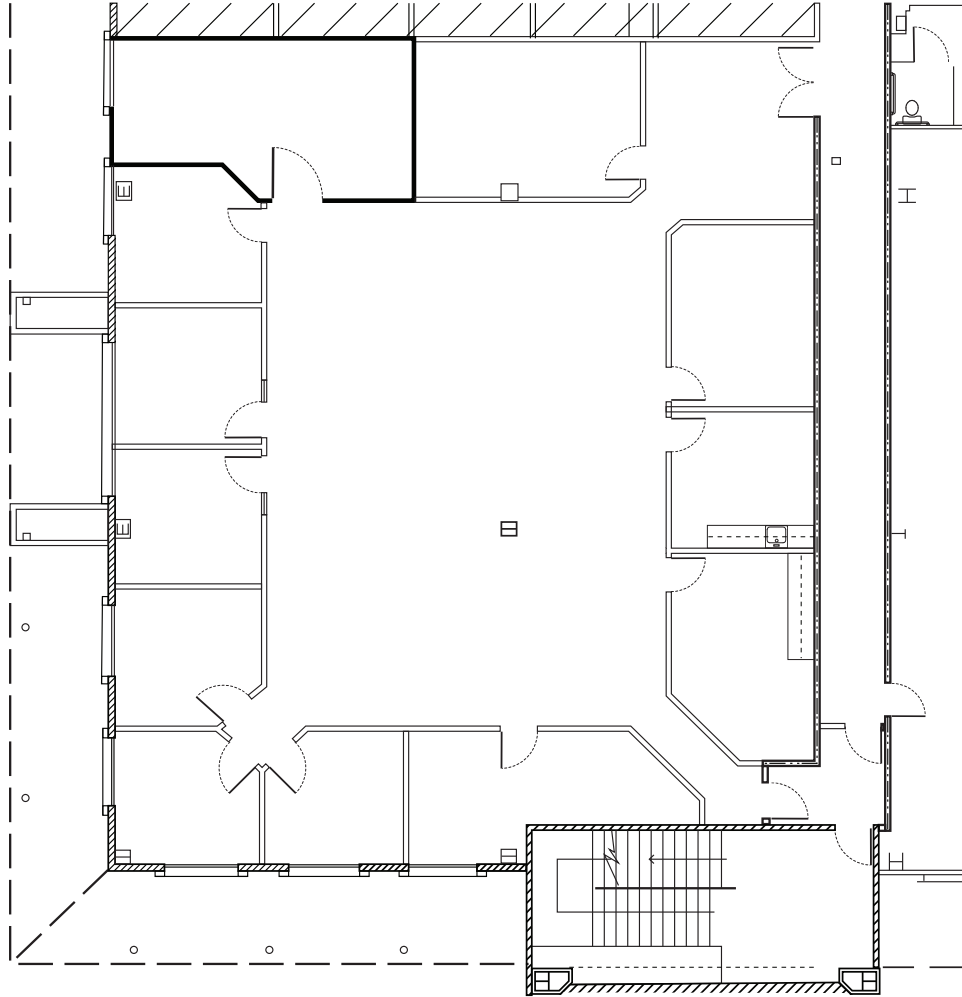
±8,497 RSF



Suite 204
±1,301 RSF



Suite 260
±4,881 RSF



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