

PIMA

OFFICE PAVILION



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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8465 N. PIMA ROAD, SCOTTSDALE, AZ

SALE OR LEASE



FEATURES



90,000 SF Class A
Office Building



Two-Story with
±45,000 SF Plates



215 Workstations, 44 Offices,
10 Phone Rooms and
9 Conference Rooms



On-Site Fitness Center, Break
Rooms and Training Rooms



5.3/1,000 SF
Parking Ratio



Close Proximity to
Prime Retail Amenities



Built in 2008



7.34 Acre Site

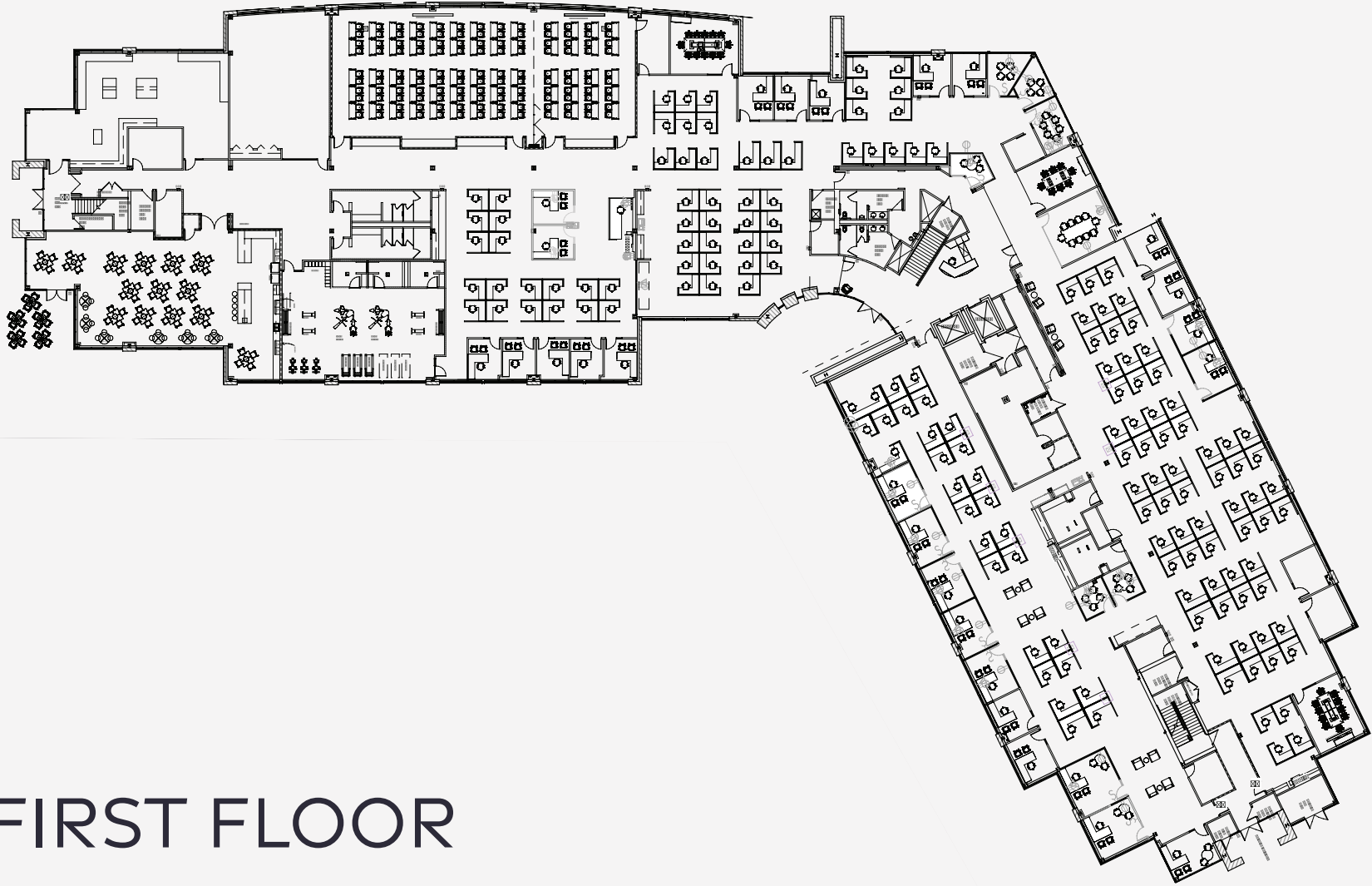


100% Vacant and Turn Key

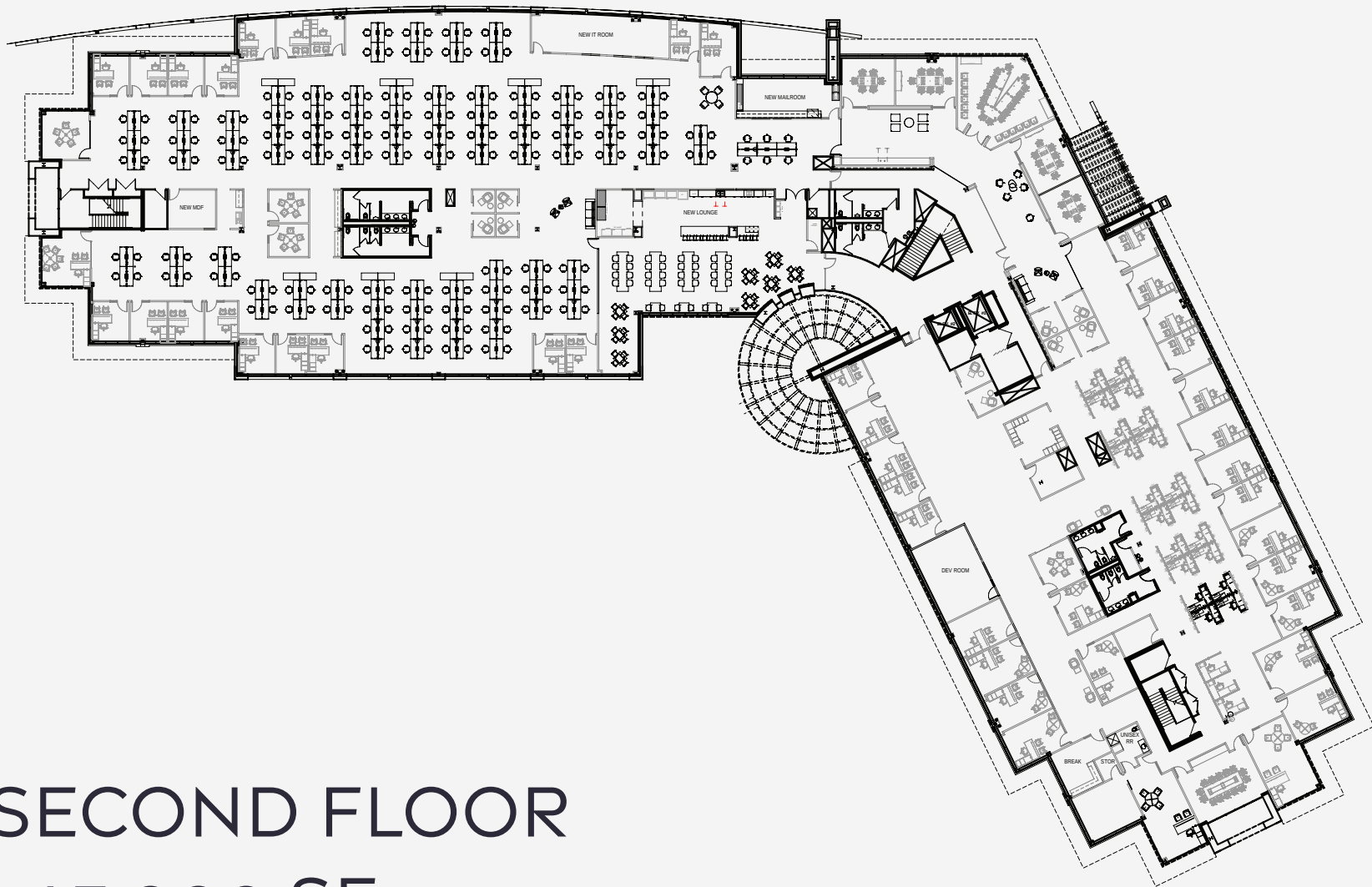


Building and Monument
Signage Available



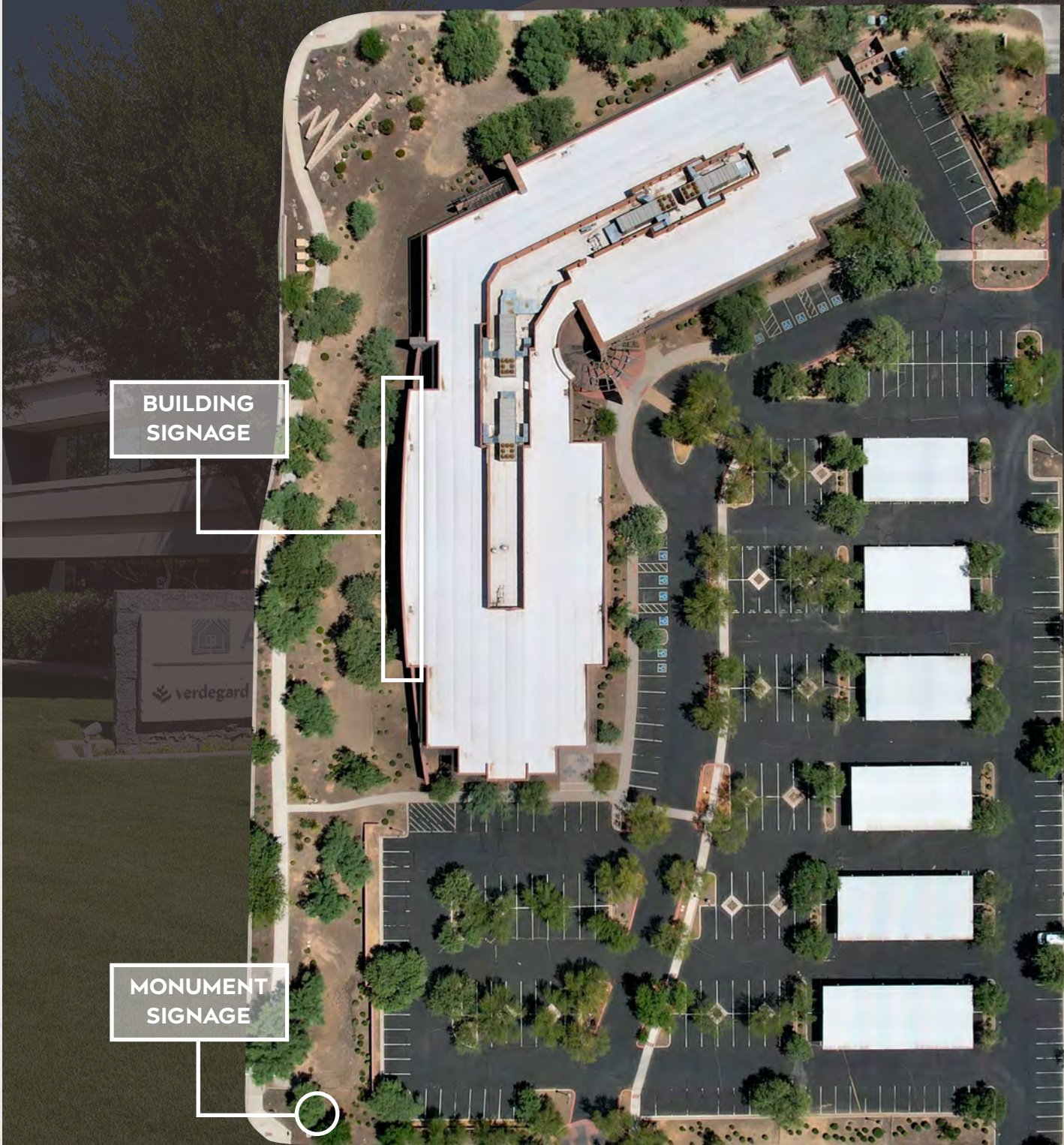


FIRST FLOOR
±45,000 SF



SECOND FLOOR
±45,000 SF

SITE PLAN



AMENITIES





145,289
5-Mile Population



48.8
5-Mile Median Age



69,777
5-Mile Households



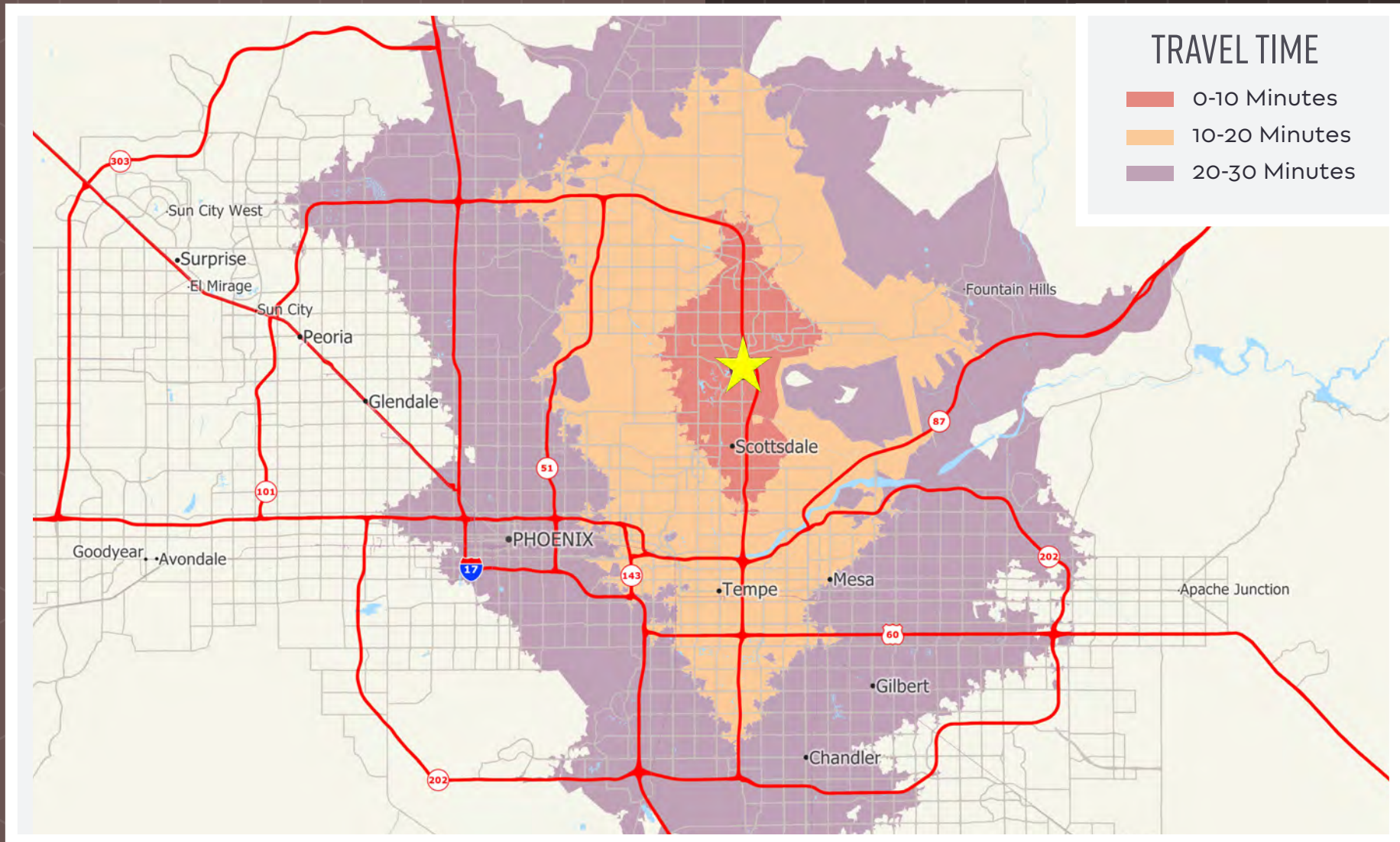
38.0%
5-Mile Bachelor's Degree



\$194,595
5-Mile Avg HH Income



81.8%
5-Mile White Collar



AT THE CENTER OF SCOTTSDALE

A stylish and efficient corporate setting located within minutes of the most valued transportation, education, commerce and recreation amenities in Metro Phoenix.

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