

# North Scottsdale / Carefree Submarket

## OFFICE, MEDICAL, OR RETAIL FOR LEASE

8700 E PINNACLE PEAK ROAD | SCOTTSDALE, ARIZONA 85255

±1,252 RSF | ±2,155 RSF | ±3,272 RSF

**NEW SPEC  
SUITES**



**FOR ADDITIONAL INFORMATION AND TO SCHEDULE A TOUR CONTACT:**



**John Quatrini**  
Associate Broker  
john@shellcommercial.com  
Office: (480) 443-3992  
Cell: (602) 859-0506



**Suzanne Enright**  
Senior Associate  
suzanne@shellcommercial.com  
Office: (480) 443-3992  
Cell: (602) 471-2981

 **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.

## **BRAND NEW SPEC SUITES AVAILABLE FOR OFFICE, MEDICAL OR RETAIL TENANTS**

### **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

### **FEATURES:**

- Office / Medical / Retail
- Zoning: C-1 City of Scottsdale
- Common Area Restrooms
- Common Area Parking ±5/1,000
- Covered Reserved Parking Available ±1/1,000
- Great North Scottsdale Location on the Northwest Corner of Pinnacle Peak and Pima

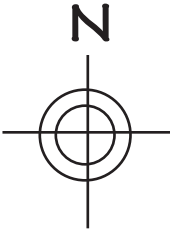
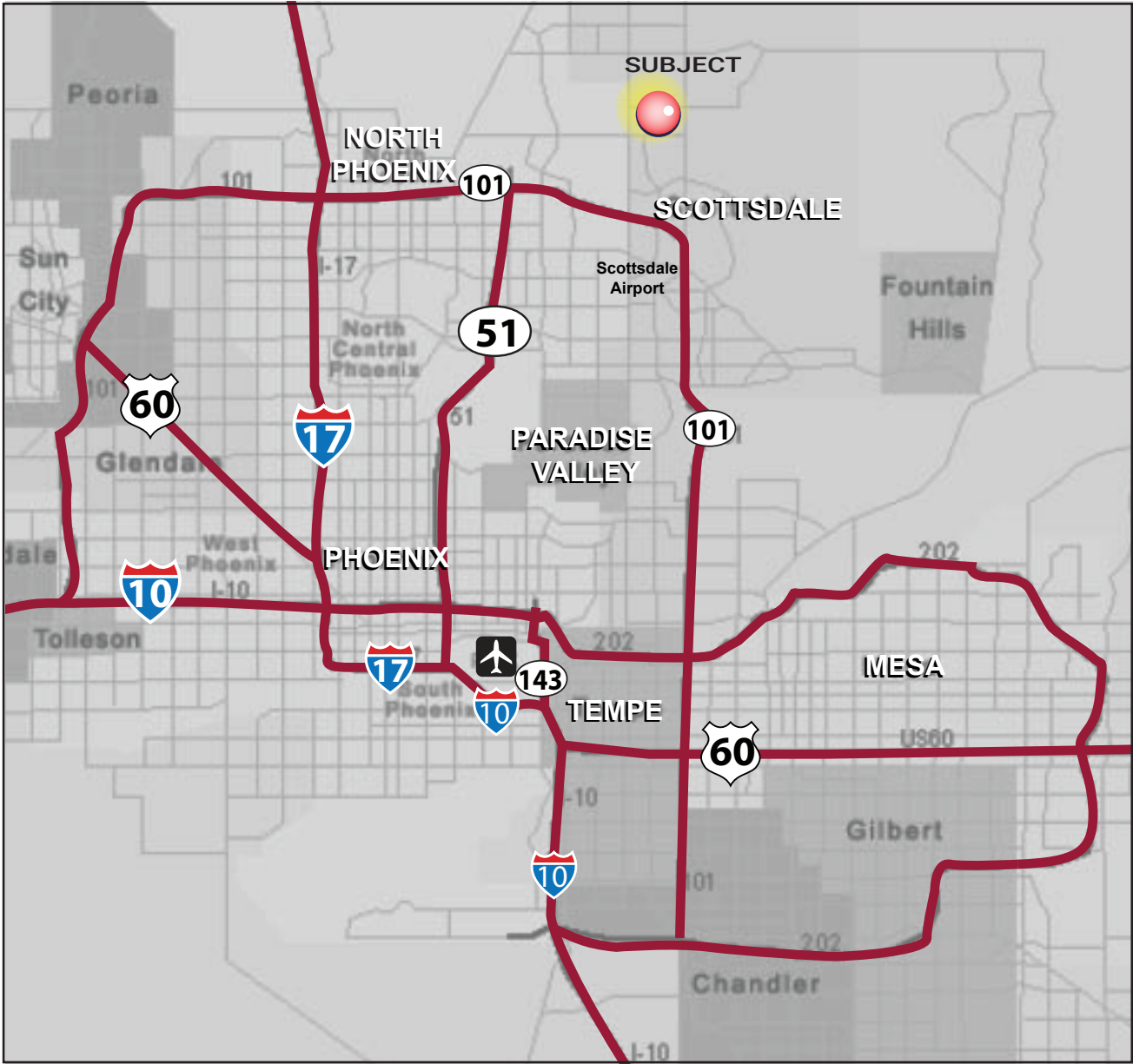
8700 E PINNACLE PEAK RD | SCOTTSDALE, AZ 85255

## VICINITY MAP

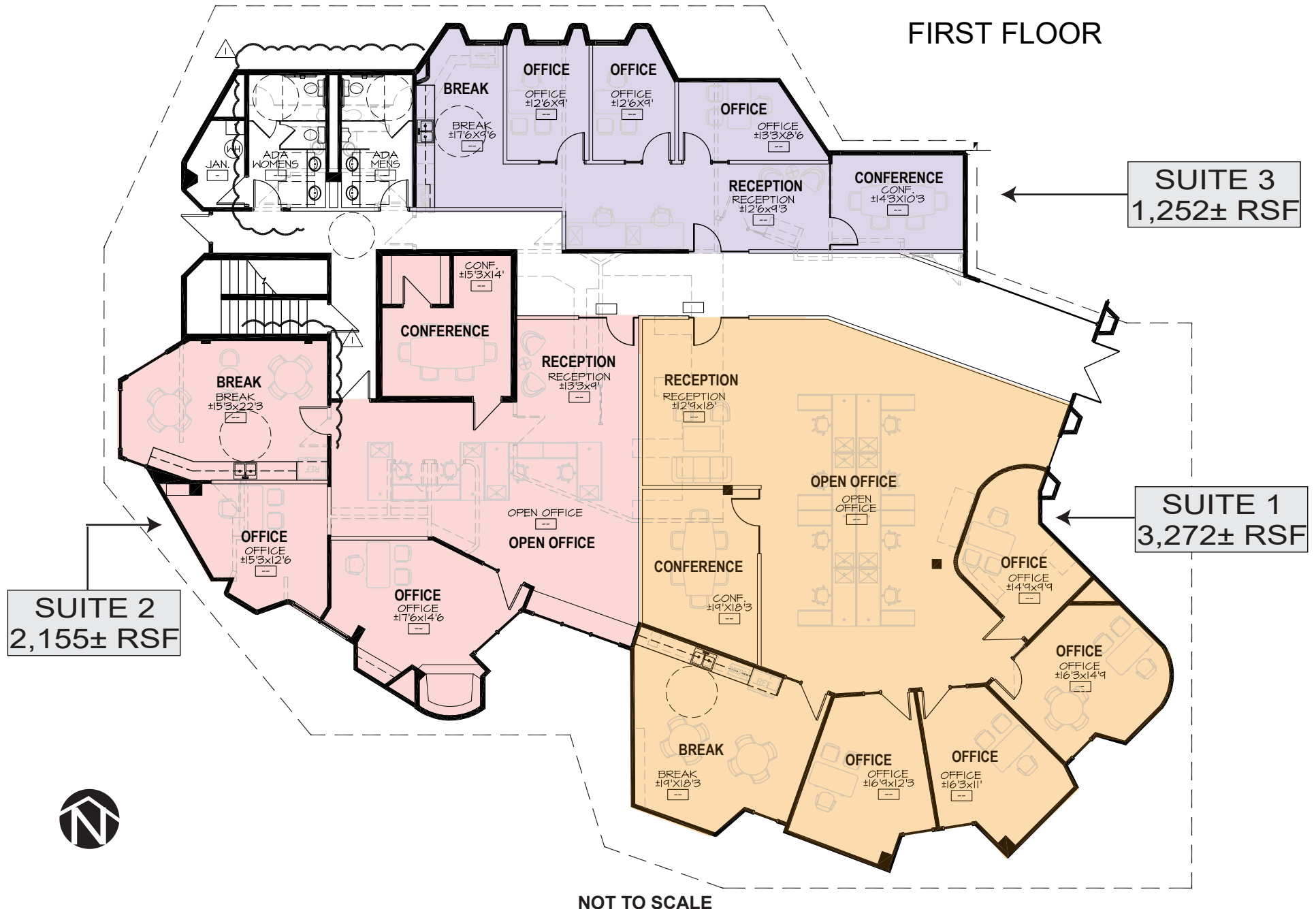
Nearby restaurants include Mastro's, Lamp Pizza, Jade Palace! Seven-minute drive to 101 Freeway access!



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.



## FIRST FLOOR



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.