

FOR LEASE > OFFICE SPACE

Alamos Building

8787 E PINNACLE PEAK RD • SCOTTSDALE, AZ 85255



LAST SUITE AVAILABLE

SUITE 204:	±2,553 SF
BUILDING SIZE:	±21,731 SF
LEASE RATE:	\$18.50 FS
ZONING:	C-2, City of Scottsdale
YEAR BUILT:	1985
PARKING:	Ratio: 4.3/1,000 27 covered spots - Reserved @ \$35/month

BUILDING FEATURES

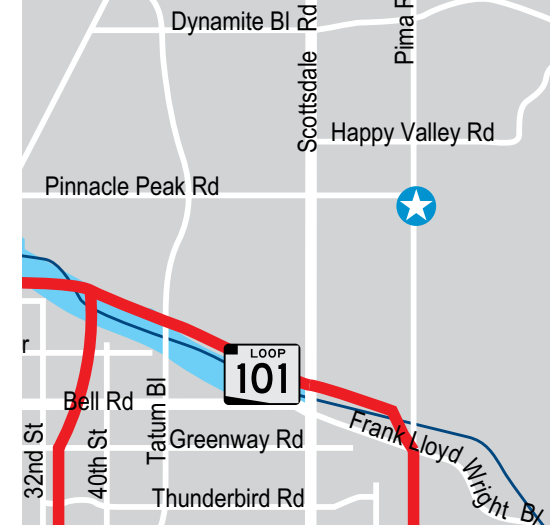
- > Stunning mountain views from every office
- > Large walking deck and additional private balconies
- > First and second story common area rest rooms
- > Upgraded interior finishes : baseboards, wood paneling, and lighting
- > Built-out kitchenette and break room options
- > Private entry offices
- > Tenant friendly landlord

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Alamos Building > 8787 E Pinnacle Peak Rd



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AREA DESCRIPTION

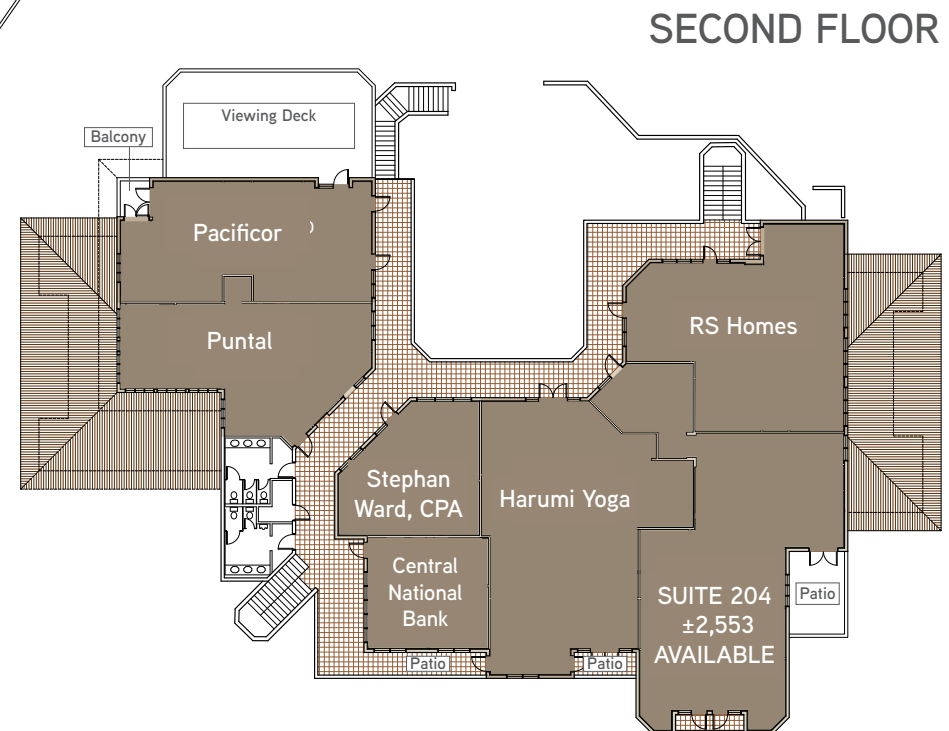
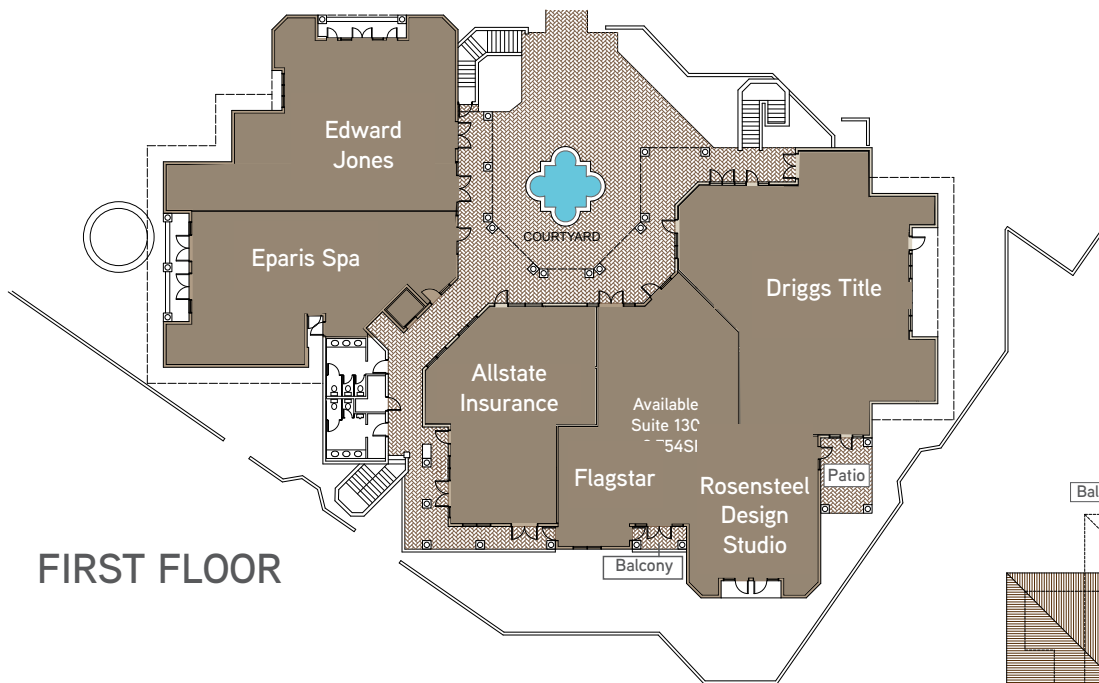
This unique North Scottsdale property sits on the south west corner of Pinnacle Peak and Pima Road, creating great visibility for clients and guest, as well as stunning views of McDowell Mountain. Numerous dining, shopping, and recreational accommodations such as AJ's Fine Foods, Starbucks, CVS Pharmacy, and Pinnacle Peak Country Club and Golf Course are within close walking distance.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 Average Household Income	\$135,820	\$108,706	\$97,604
2015 Estimated Population	2,899	25,277	58,573
2020 Projected Population	3,050	27,283	63,368
TRAFFIC COUNTS			
Pinnacle Peak Rd & Pima Rd	30,082 vehicles per day		



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Alamos Building > Space Plans



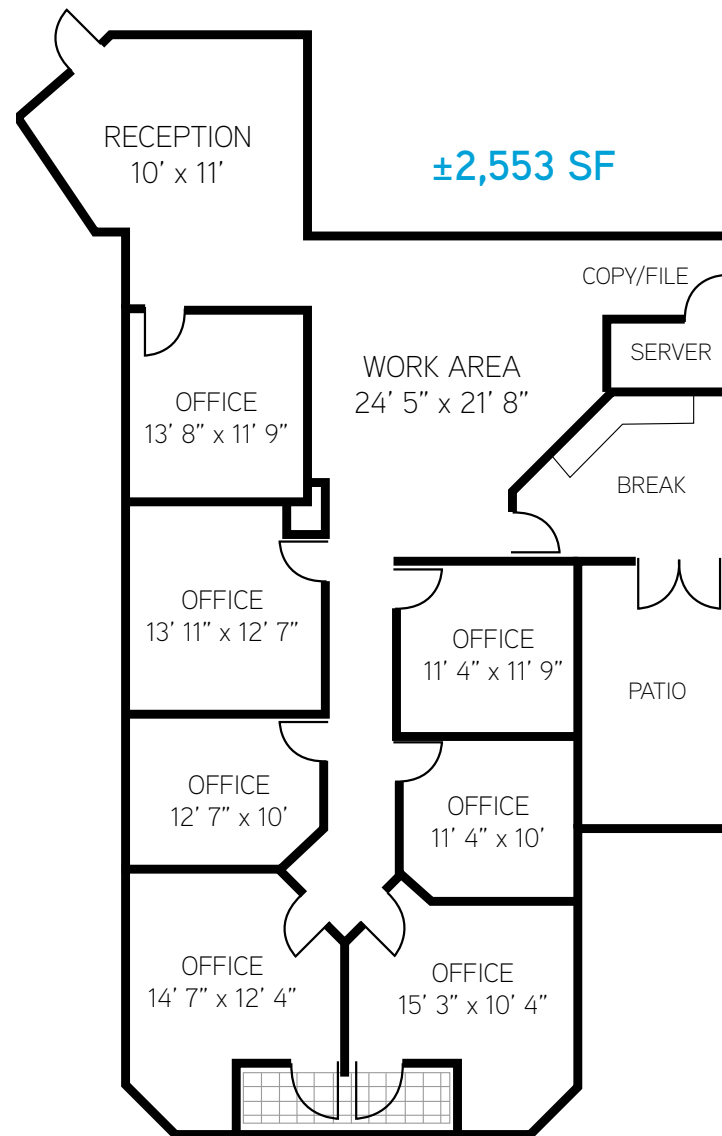
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Alamos Building > Suite 204



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Alamos Building > Spec Pictures



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Alamos Building > Exterior Photos



PROPERTY DESCRIPTION

The Alamos Building is a vibrant Spanish Colonial style, multi-tenant office building with upgraded features. Replacing a common area lobby, offices enclose a beautifully landscaped and maintained gated courtyard. Guests are first greeted by the plaza's decorative wrought iron entry and impressive Spanish fountain. Other exterior architectural features include open air walkways, decorative columns, and Saltillo tile surrounded by an ornate second story balustrade.

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