

FOR LEASE

# Perimeter Parkview Corporate Center

8355 E Hartford Dr, Scottsdale



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# Perimeter Parkview Corporate Center > 8355 E HARTFORD DR • SCOTTSDALE, AZ

## Available Area / Space

Suite	Size (RSF)	Comments	Lease Rate
103	3,559	Spec suite with large open-office area	\$25.00 SF

**LEASE RATE:** \$25.00 SF

**YEAR BUILT:** 2007

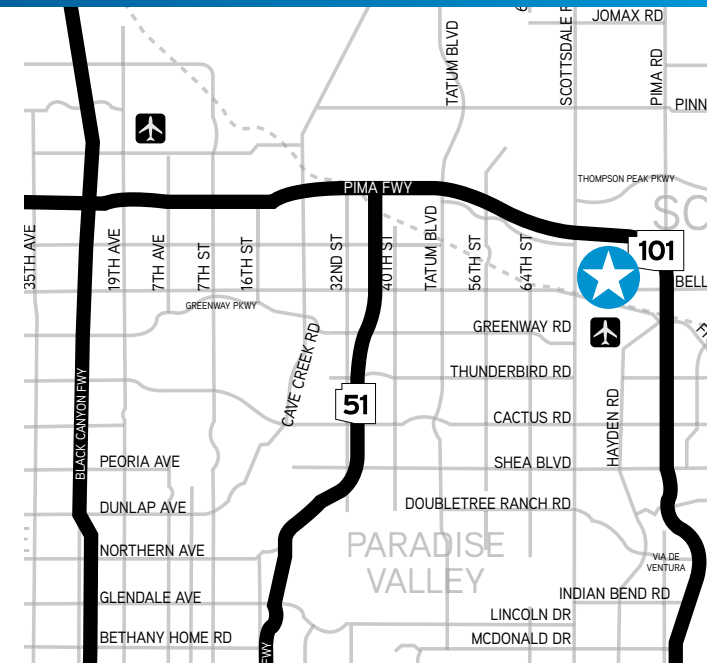
**BUILDING SIZE:** ±24,154 SF

**PARKING:** Ratio: 4.26/1,000  
55 covered spots

**ZONING:** I-1, City of Phoenix

## BUILDING FEATURES

- > Impressive demographics with median household income of \$91,736 and population of 148,906 within five miles
- > Just South of the Loop 101 Freeway – 91,443 VPD
- > Perimeter Parkway Corporate Center has frontage with outstanding visibility and presence to 82nd Street
- > Primary access to the property is provided via two curb cuts – one on Hartford Drive to the east and the other on 82nd Street to the west. Hartford Drive is a common driveway that runs the length of the Perimeter Center master planned development. The primary entrance to Perimeter Center is at the signalized intersection of Perimeter Drive and Bell Road.



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# Perimeter Parkview Corporate Center > AERIAL MAP



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# Perimeter Parkview Corporate Center > PHOTOS & DEMOGRAPHICS

## Demographics

Description	1 Mile	3 Mile	5 Mile
2017 Median HH Income	\$78,602	\$89,288	\$91,736
2017 Total Population	2,140	59,816	148,906
2022 Projected Population	2,354	64,813	160,325

## Traffic Counts

Hayden Road & Bell Road	28,200 cars per day
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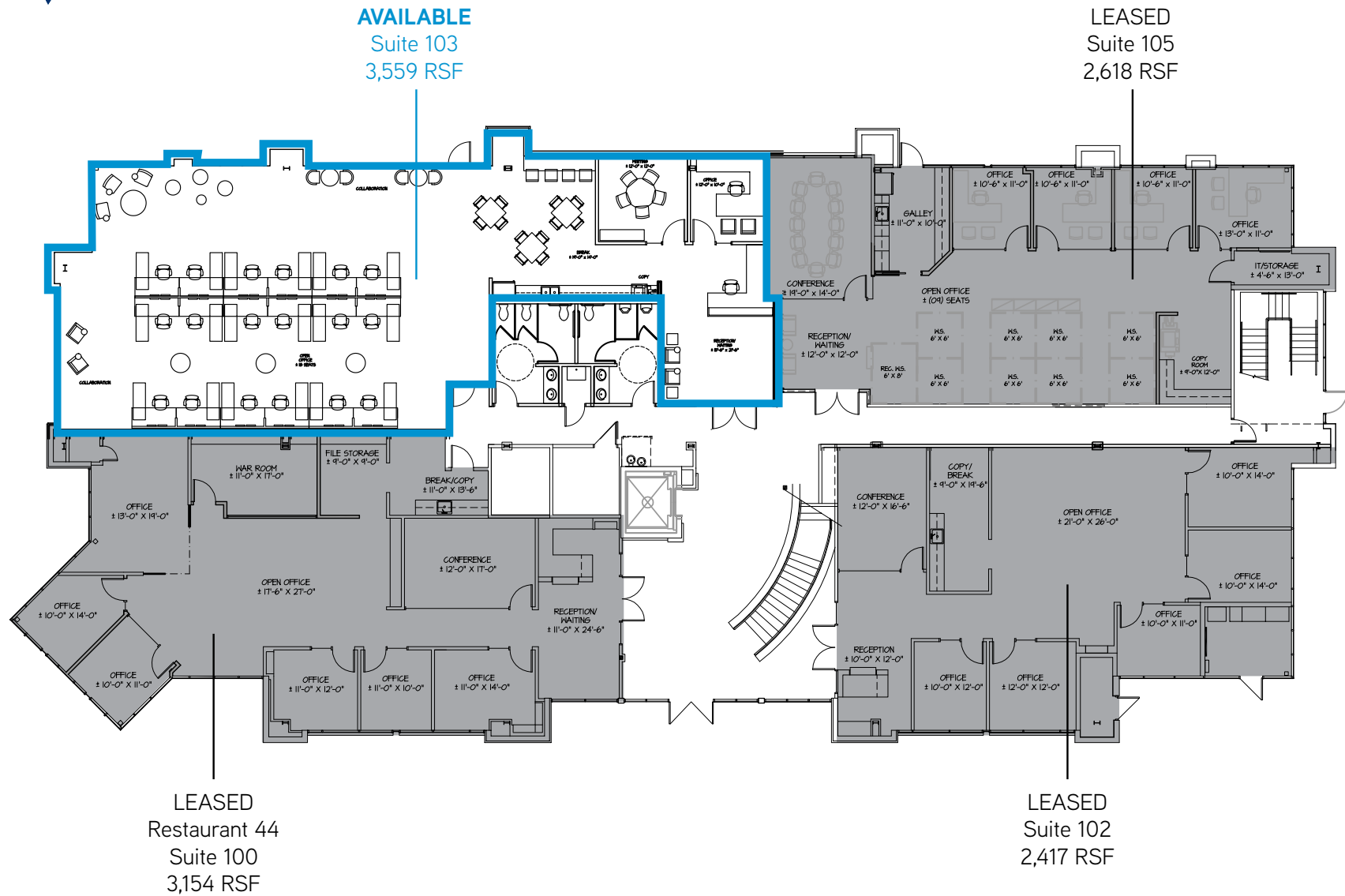
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# Perimeter Parkview Corporate Center > FIRST FLOOR AVAILABILITY



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