

Move-In-Ready

Office Building Space for Lease
or Sale to Owner/User/Investor

8955 E. PINNACLE PEAK ROAD | SCOTTSDALE, AZ



Pinnacle East

Corporate Center



Pinnacle East

Corporate Center



Lease Rate:
\$19.50 PSF
full service

Sale Price:
\$2,950,000
\$172.29/SF

Property Features

- > ±17,122 SF Class “A” office building
- > Walk to shops and restaurants
- > Fully improved with high-end finishes
- > Move-In ready
- > Efficient design
- > On the same campus as AJ’s Fine Foods Shopping Center

Availability

Suites 104: ±4,762 SF] Contiguous ±6,814 SF Total Available
Suites 105: ±2,052 SF	





**Total Available $\pm 6,814$ SF for Owner-
User with Gross Annual Income
from existing tenants of \$192,829**



For More Information Please Contact



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Pinnacle East

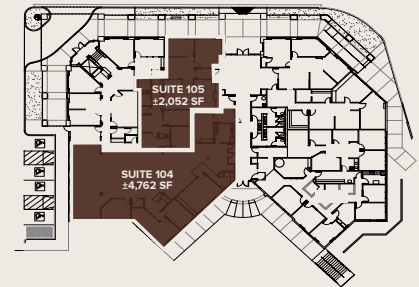
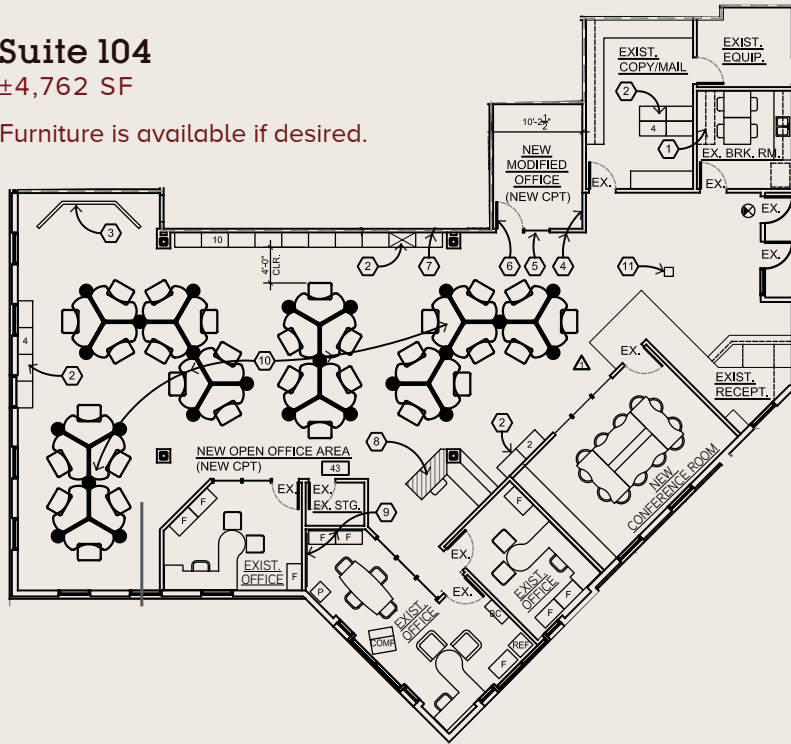
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Suite 104

±4,762 SF

Furniture is available if desired.



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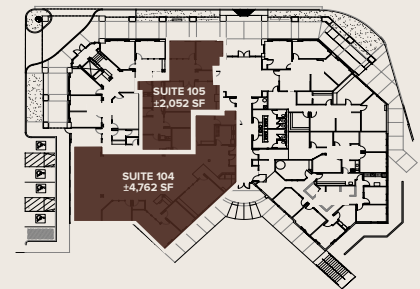
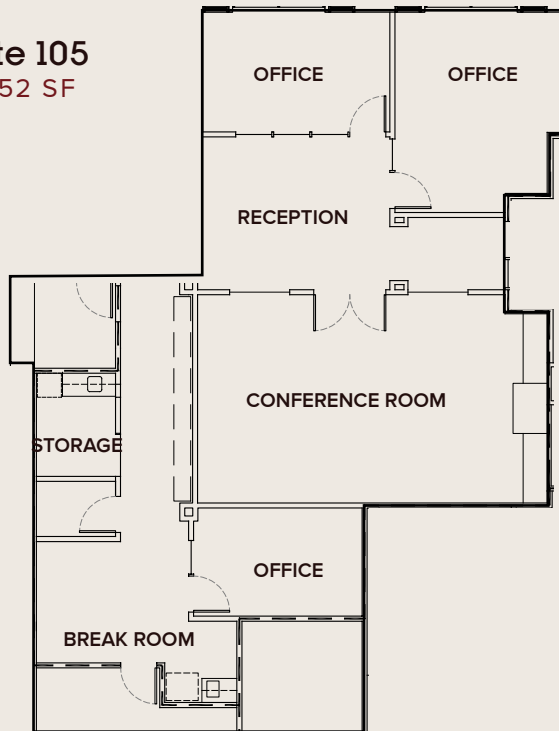
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Suite 105
±2,052 SF



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