



# FOR LEASE

## THE SONORAN CORPORATE CENTER

8322 E HARTFORD DR | SCOTTSDALE, AZ 85255

Professional Freestanding Medical /  
Office Building with Creative  
Open Hi-Tech Image

Located in the prestigious Perimeter  
Center Business Park 1/2 mile from  
Loop 101 Freeway

### Exclusive Contacts

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Ken Elmer  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiac.com](http://www.cpiac.com)



Located in The Sonoran  
Corporate Center, an  
approximate 74,701 SF, six  
building office project.

## 2-Story Medical Office Building with Creative Hi-Tech Image

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### Property Overview

Address:	8322 E Hartford Dr Scottsdale, AZ 85255
Building Size:	±21,064 SF
Stories:	2-Story Brick Office Building
Height:	30 feet
Balconies:	4
Year Built:	2002
Zoning:	I-1, PCD, Scottsdale
Parking:	±3.8:1,000 SF
Covered Parking:	28 Spaces
Tax Parcel No.:	215-07-226
Lease Rate/SF/Year	\$22.00 NNN

- **1st Floor-10,763 SF Medical Office**  
(former Pain Center/Physical Therapy)
- **2nd Floor-10,301 SF Creative Hi-Tech Office**
- **Building Signage Available**
- **Direct Access to 101 Freeway**
- **Adjacent 21,064 SF Building Available**  
for a combined total of 42,128 SF

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## Demographics



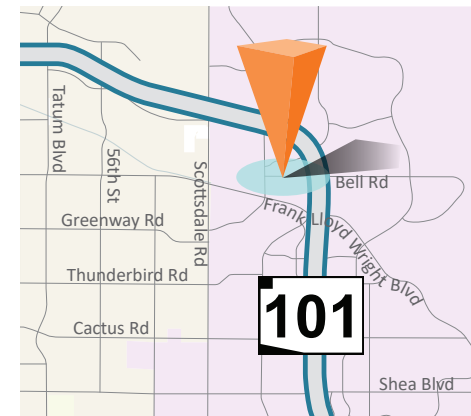
Population  
4,098 (1M)  
57,871 (3M)  
143,962 (5M)



Households  
1,781 (1M)  
26,272 (3M)  
60,924 (5M)



Avg HH Income  
\$98,046 (1M)  
\$96,036 (3M)  
\$99,206 (5M)



### Nearby Premier Golf Courses



Scottsdale



### Luxury Nearby Resort Hotels

THE WESTIN  
KIERLAND

JW MARRIOTT

Fairmont  
SCOTTSDALE PRINCESS

### Premier Shopping & Retail



THE PROMENADE  
SCOTTSDALE



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**THE SONORAN  
CORPORATE CENTER**  
Close to Freeways, Retail  
Amenities, Resorts & Airport

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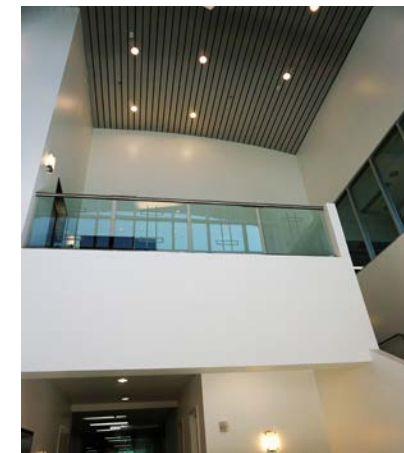


## Property Operating Expenses, Utilities & Communication

Operating Expenses	Annual	Cost PSF (21,064 SF)
Property Taxes 2021	\$46,439	\$2.20
Property Insurance, Structural & Flood	\$7,000	\$0.33
Property Association - Sonoran	\$15,791	\$0.75
Property Association - Perimeter	\$3,738	\$0.18
Property Management	Market	TBD
ESTIMATED TOTAL (NNN)	\$72,968	\$3.46

## Utilities & Communication

Electric	APS
Water/Sewer/Trash	Included in Association Cost
Communication	Cox & Century Link



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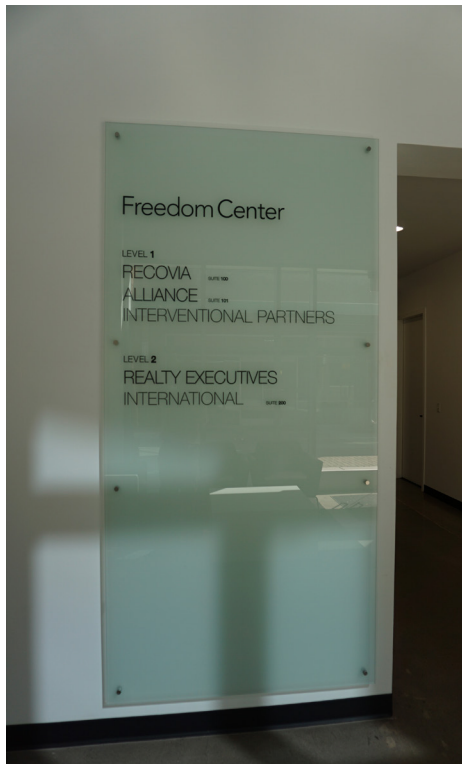
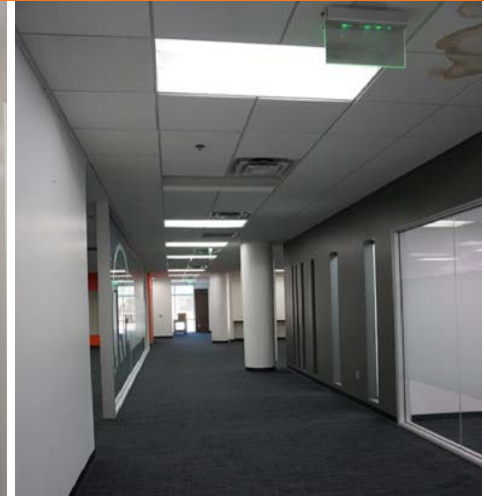
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## First Floor - Medical Office Former Physical Therapy



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## Second Floor - General Office



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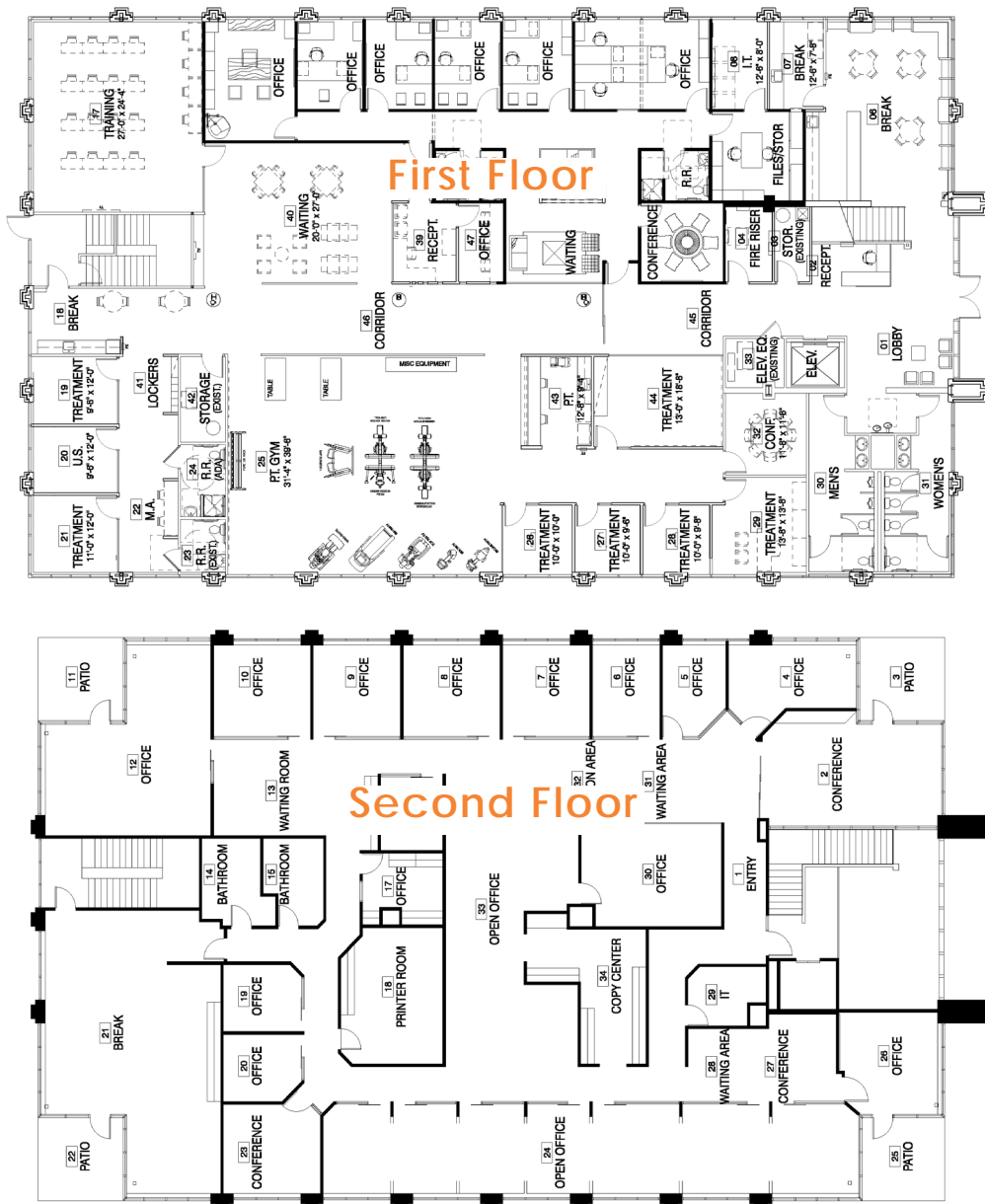
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Floor Plan Configuration



	First Floor	Second Floor	Combined Floors
Square Feet	10,763	10,301	21,064
Reception Area/Desks	1	1*	1
Elevator	1	1	1
Stairways	2	2	2
Restrooms-Public	2 Large M/F	0	2 Large M/F
Restrooms-Private	4	2	6
Showers with Private Restrooms	3	N/A	3
Exam/Treatment Rooms	9	N/A	9
Offices	7	11-12	18-19
Conference/Training Room	1	2	3
Breakroom with Sink	2	1 Large	3
Large Open Areas	2	2	4
IT	1	1	2
Storage/Fire Riser/Elevator Equipment	3	1	4
Copy/Printer Room/Files	3	1	4
Balconies	N/A	4	4
Exits	2	2	2
Locker Area	1	0	1

\*Reception Area for Second Floor is presently located on First Floor.

- Electric - 1,200 Amps, 120/208V, 3 Phase
- Fire Sprinklered
- HVAC - Split System Units

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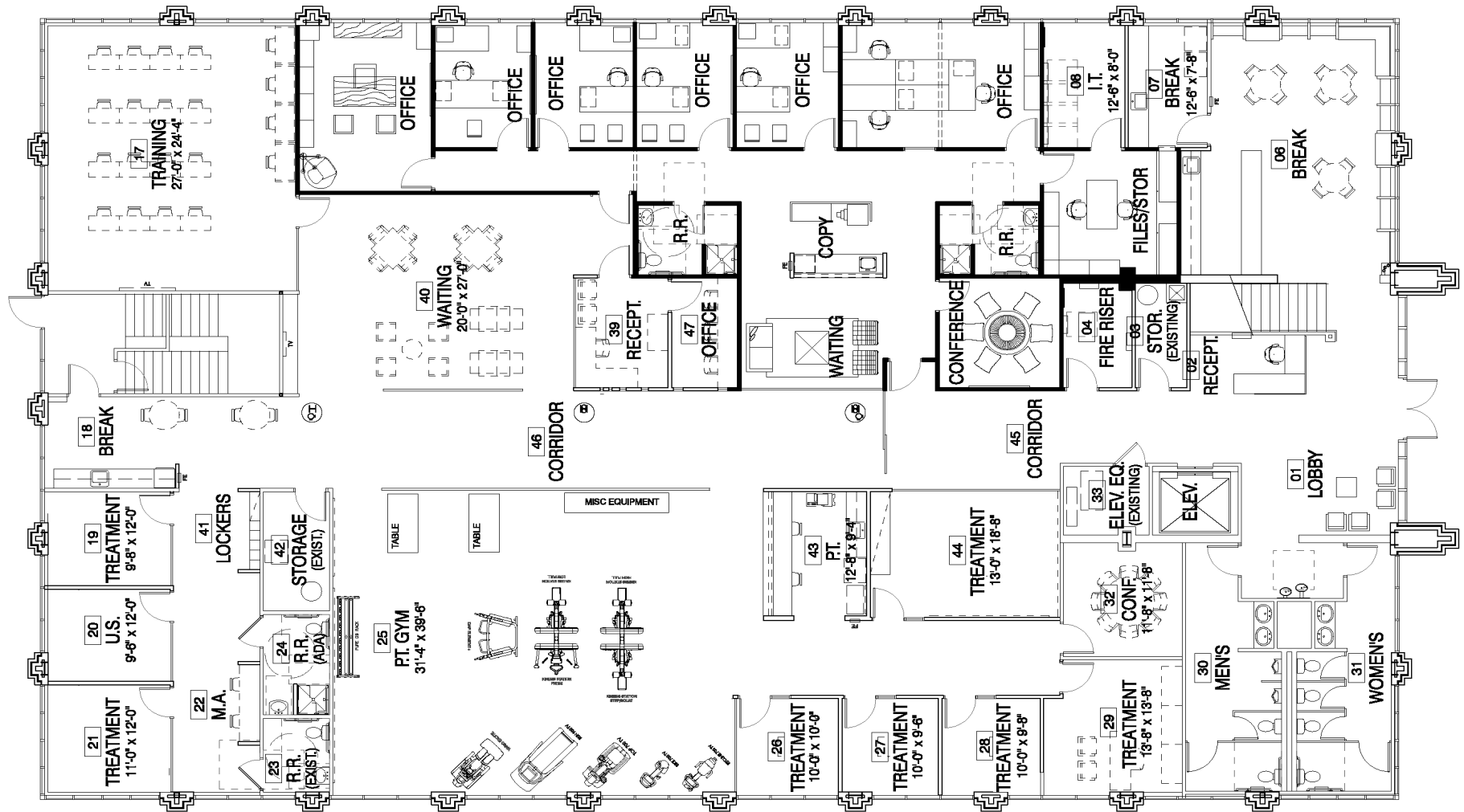
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## First Floor

Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified. Speculative potential furniture layout.



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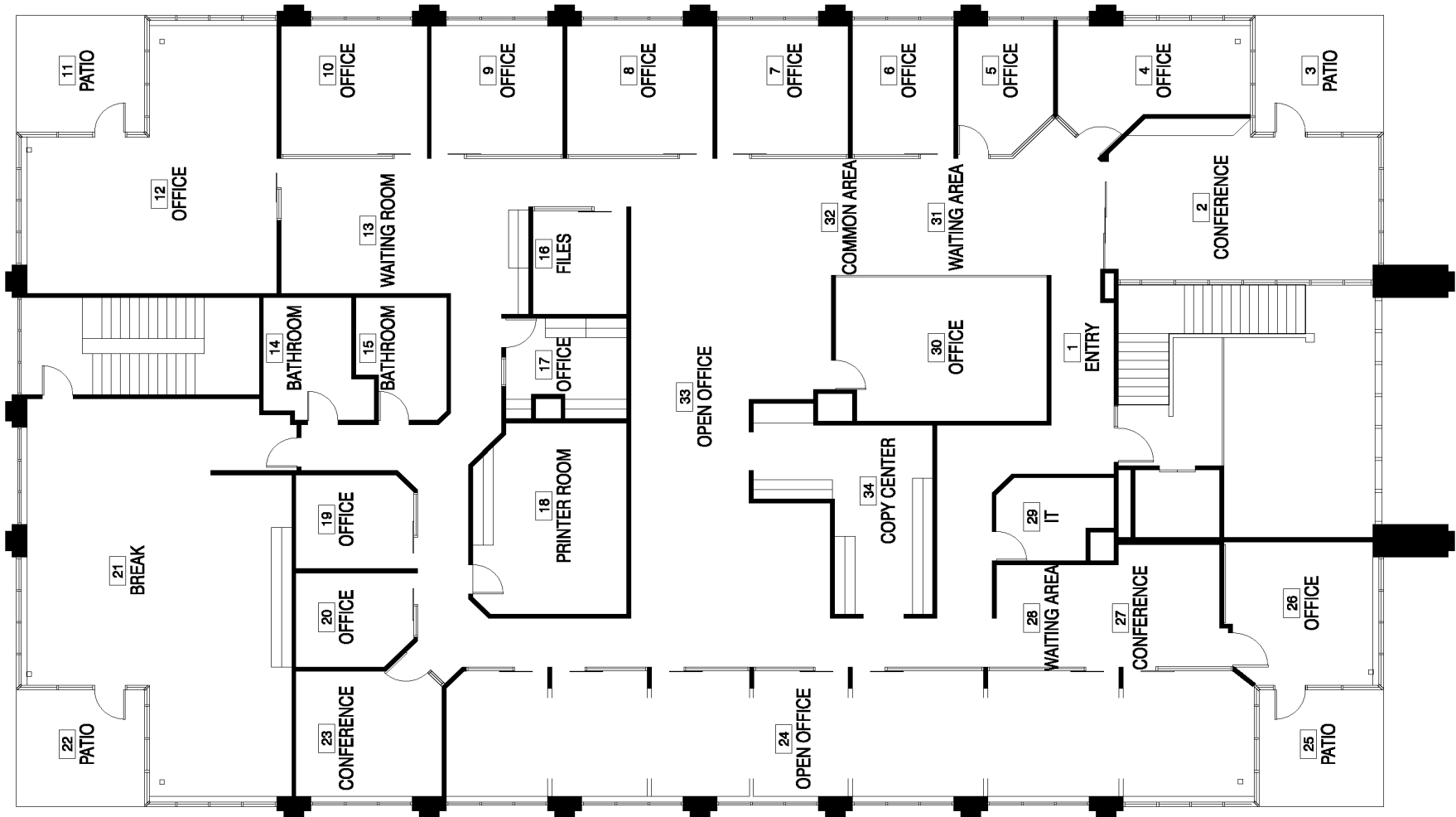
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