

Office / Flex / Warehouse Space

FOR LEASE ±2,648 to 9,166 Sq. Ft.

Anderson Business Center



**SUITES AVAILABLE
SEPARATE OR COMBINED**

SPACE OPTIONS:

- Suite 100: ±2,648 sf
- Suite 101: ±6,518 sf
- Combined: ±9,166 sf

LOCATION OVERVIEW:

- Close Proximity to North Scottsdale's Finest Amenities
- Minutes from Loop 101 Freeway

**PROPERTY OWNED AND
MANAGED BY:**



- Stable and flexible property owner in Phoenix/Tucson metro, since 1992, with office and industrial properties totaling over 10.3 million square feet.
- Local Ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery.
- Efficient lease negotiation process.

8541 E Anderson Drive | Suites 100 - 101 | Scottsdale, Arizona 85255

Presented by

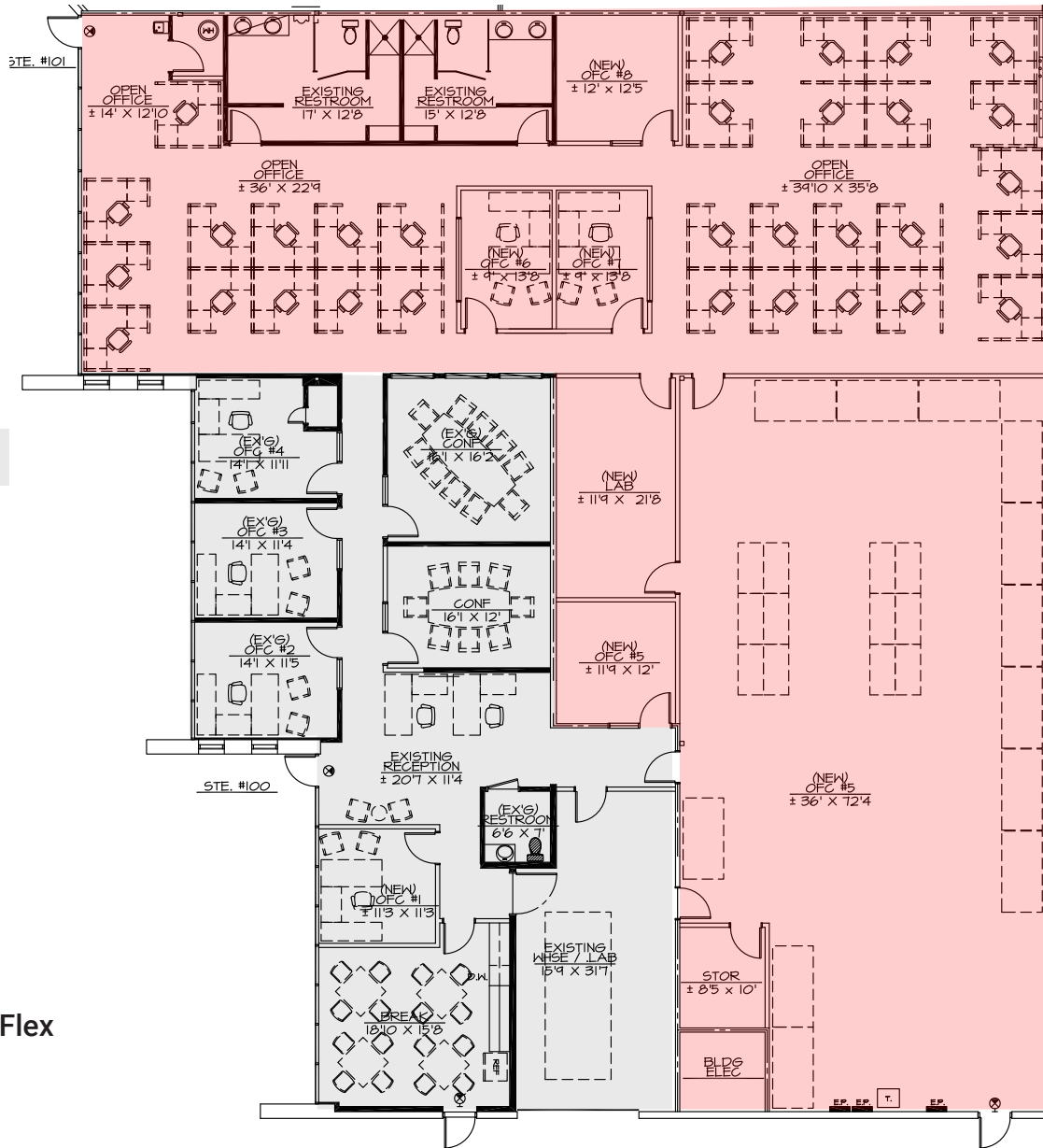
JOHN QUATRINI
Associate Broker
C 602 859 0506
john@shellcommercial.com

SUZANNE ENRIGHT
Senior Associate
C 602 471 2981
suzanne@shellcommercial.com

Shell Commercial Investment Real Estate
O 480 443 3992
F 480 443 3680
www.shellcommercial.com
16410 N 91st Street | Suite 112 | Scottsdale, AZ 85260

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.

AVAILABLE SEPARATE OR COMBINED



SUITE 100

- ±2,648 sf
- Reception
- Five (5) offices
- Conference room
- Kitchen/break room
- Restroom
- 100% A/C Warehouse/Flex
- 20' clear height

SUITE 101

- ±6,518 sf
- Reception
- Three (3) private offices
- Plenty of open office flex/space
- Two (2) restrooms
- 100% A/C Warehouse
- Storage room
- 20' clear height

NOT TO SCALE

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.

SCOTTSDALE AIRPORT

LOOP 101

8551

8561

8541

ANDERSON DRIVE