

— 7500 —

E. PINNACLE PEAK RD | G-120
Scottsdale | Arizona

AVAILABLE FOR LEASE OR SALE

SALE PRICE: \$939,000 (±\$195 PSF) | LEASE RATE: \$15.50



****±4,800 SF | STAND ALONE BUILDING WITH UPSCALE OFFICE BUILDOUT****



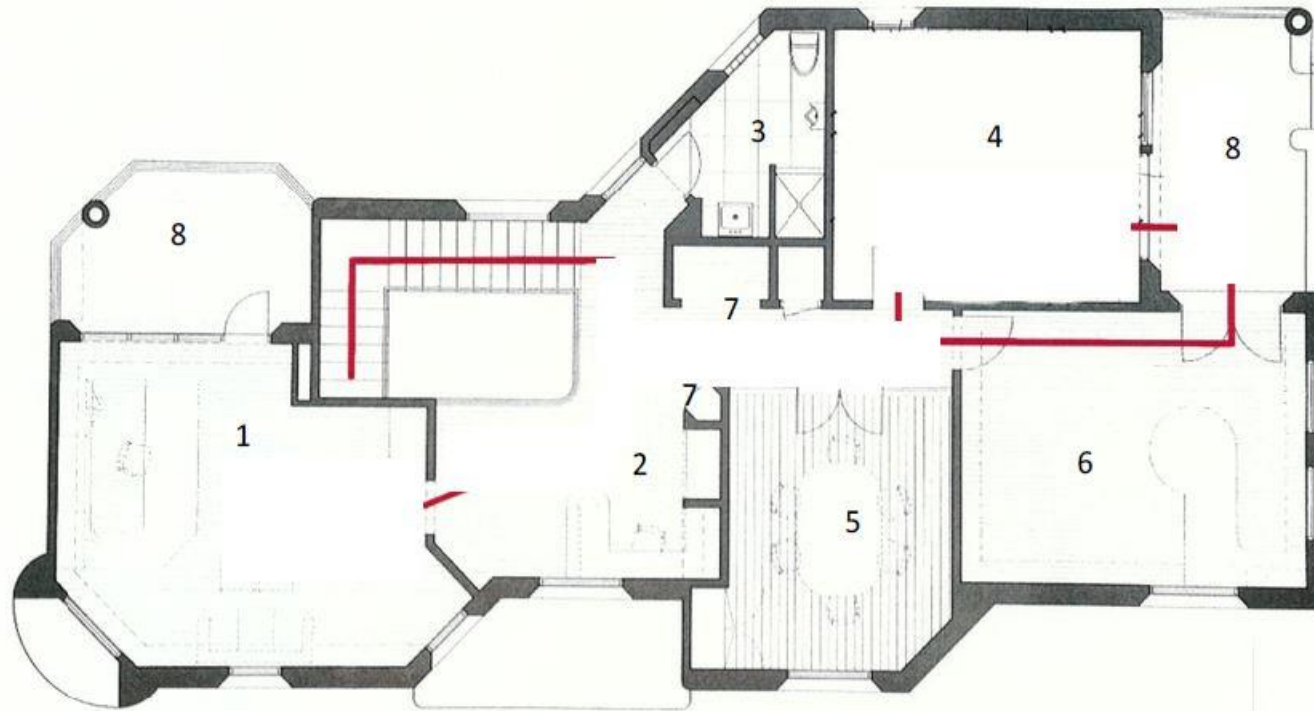
CUTLER COMMERCIAL
2150 E. Highland, Suite 207
Phoenix, AZ 85016
P (602) 955-3500 | F (602) 955-2828
www.cutlercommercial.com

FOR MORE INFO CONTACT:

JAMES M. LIEBERTHAL
Associate Broker
P (602) 386-1229
M (480) 529-6400
jiml@cutlercommercial.com
www.jimliebererthal.com

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Upstairs



1. Executive office with built in maple desk and storage cabinets
2. Reception area with built in desk and storage cabinets
3. Restroom with urinal, toilet, shower, sink and medicine cabinet
4. Open office with patio access (easily seats 2)
5. Conference room seats 6 with marble table
6. Larger open office with patio access (easily seats 2-3)
7. Kitchenette with mini fridge, microwave and storage
8. Outdoor patios

NOTE: ALL MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE

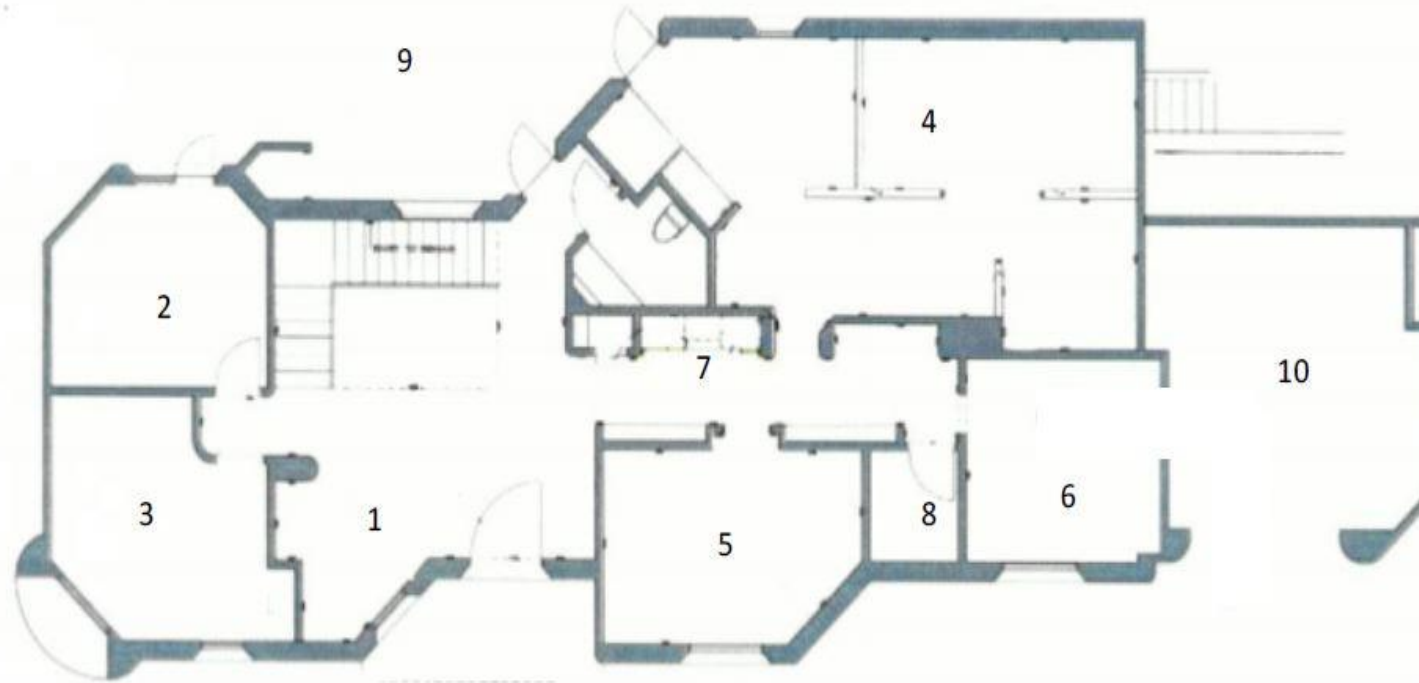


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Downstairs



1. Reception area with built in blonde desk and storage
2. Private office with patio access
3. Private office with built in desk and storage system
4. Open low wall cubicle area with 5built in desks and storage and patio access
5. Conference room with built in storage.
6. Semi-private office
7. Kitchenette with refrigerator, microwave and storage
8. Storage
9. Outdoor patio space
10. Garage (optional)

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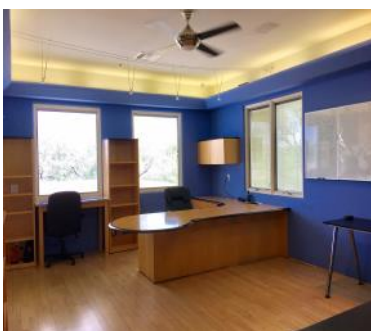
PROPERTY INFORMATION

- * ±4,800 SF STAND ALONE BUILDING
- * HIGH-END OFFICE WITH LOTS OF UPGRADES
- * RECEPTION, 6 OFFICES, OPEN CUBICLE AREA, 2 CONFERENCE ROOMS, 2 PATIO AREAS, GARAGES
- * EACH FLOOR IS APPROXIMATELY ±2,400 SF
- * CLASS B OFFICE WITH CLASS A BUILDOUTS
- * OUTDOOR PATIOS/KITCHENETTES
- * FURNITURE NEGOTIABLE
- * 10 RESERVED PARKING SPACES (2 COVERED) INCLUDED
- * HIGH END FINISHES
- * BEAUTIFUL MOUNTAIN VIEWS
- * FANTASTIC RESTAURANT & RETAIL AMENITIES WITHIN WALKING DISTANCE
- * SBA FINANCING -10% DOWN FOR QUALIFIED BUYERS

SUBJECT PROPERTY



GREAT LOCATION - MINUTES FROM THE 101 FREEWAY



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