

8465 NORTH 90TH ST | Suites 4-6
SCOTTSDALE | AZ 85258

FOR LEASE

 PIMACENTER

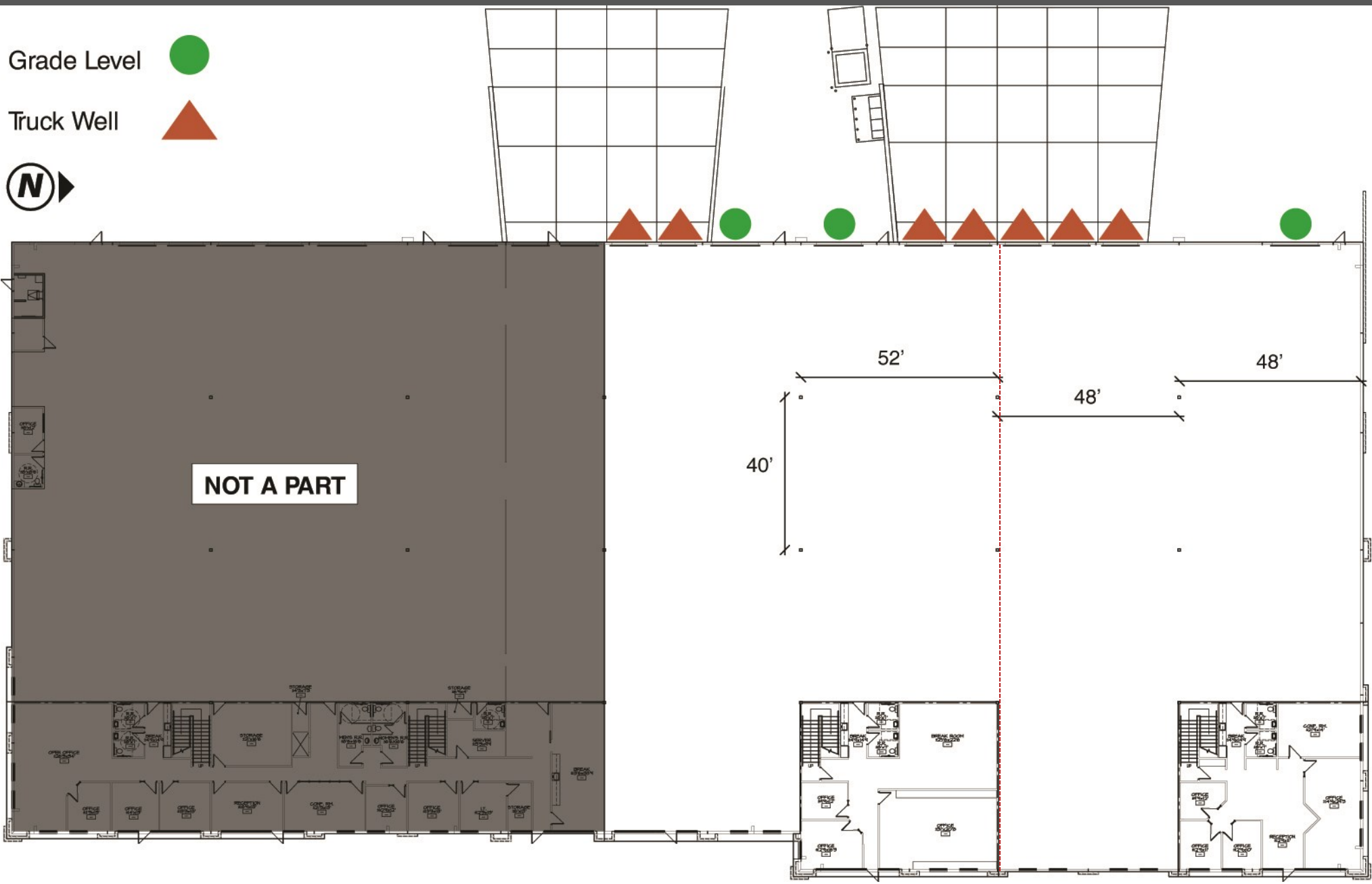
BEST IN CLASS Light Industrial

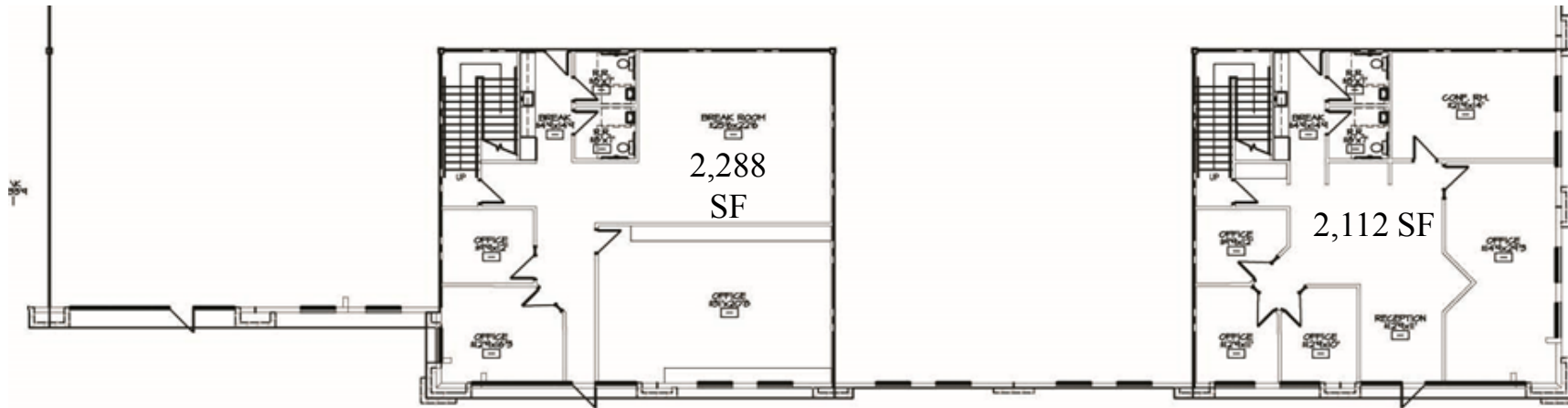
- **Available: ±20,000 - 40,130 SF**
- ± 9,190 SF (Office 1st & 2nd floors)
- Loading: 3 grade level doors (12'x14'), 7 truck wells (9'x10')
- Fully Sprinklered Warehouse
- EVAP Cooled
- Clear Height: 24'
- Column Spacing: 52'-48' x 40'
- Parking: Approx. 60 Spaces
- On-site Property Management
- 2 Full Diamond Interchanges (±0.5 mi)
- Immediate Access to Paradise Valley & North Scottsdale
- **Coming Soon:** *The Block* at Pima Center
 - ± 50,000 SF of service/retail amenities
 - Starbucks
 - Sit-down, fast casual restaurants & services
 - 2 dual branded Hilton Hotels



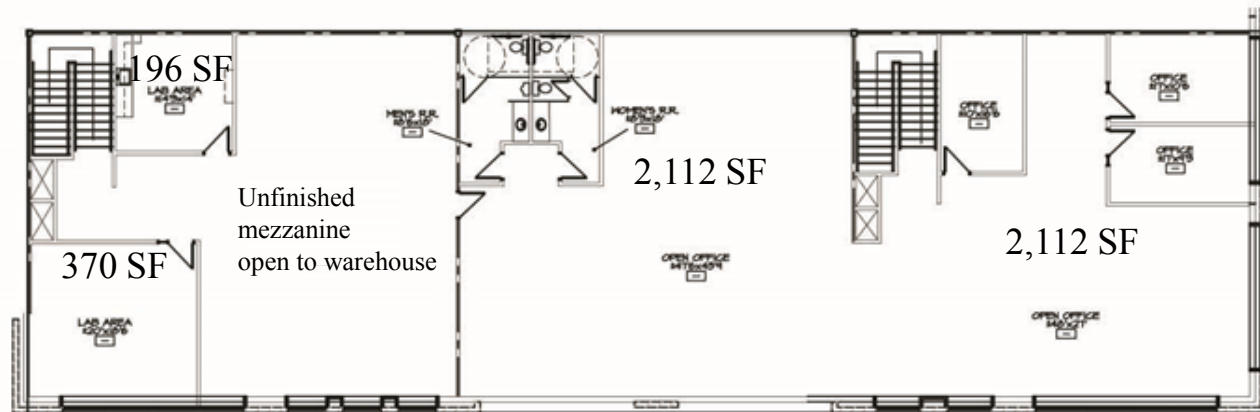
Grade Level 

Truck Well 



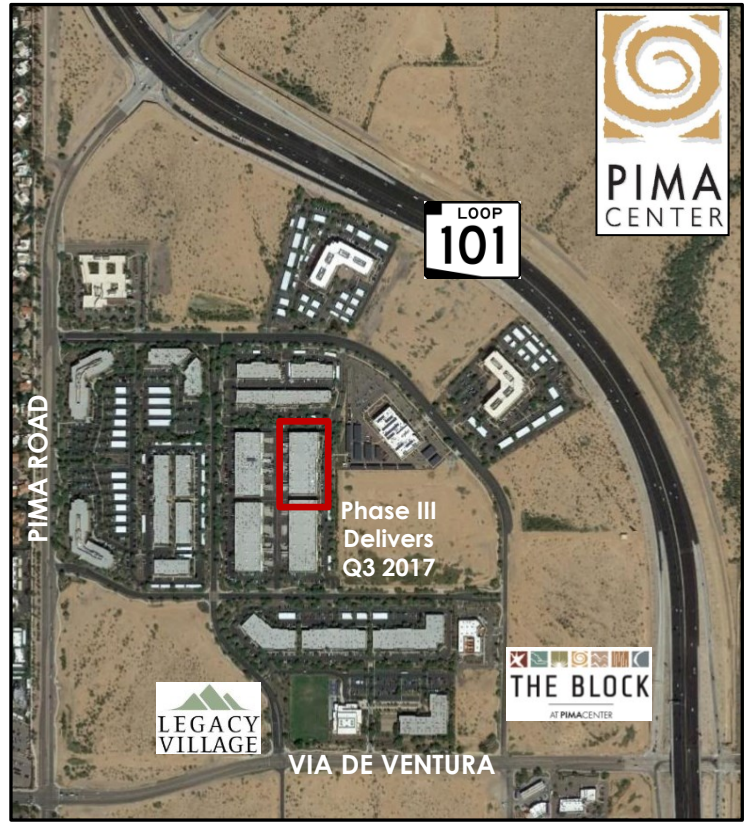
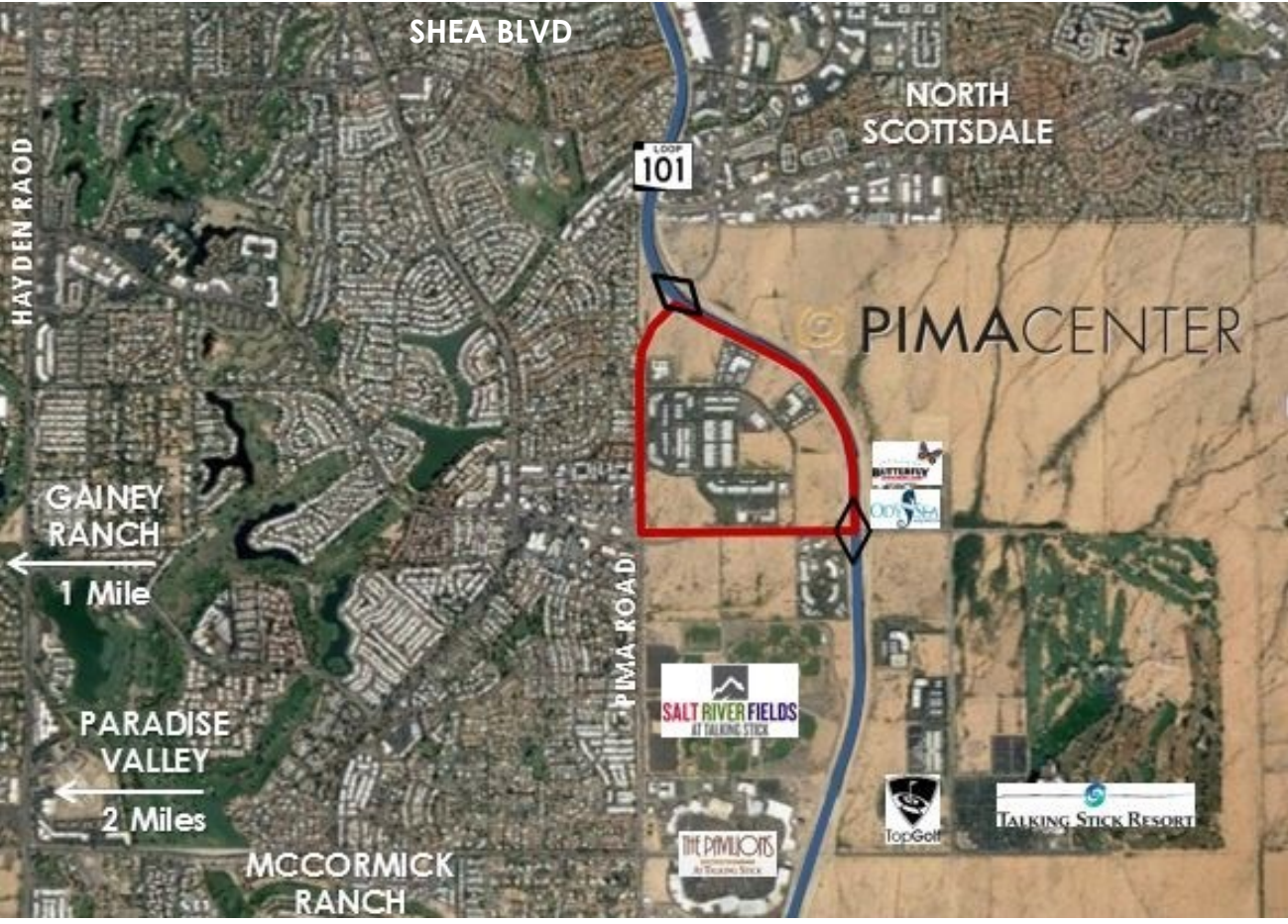


FIRST FLOOR OFFICE: ±4,400 SF



SECOND FLOOR MEZZ OFFICE: ±4,790 SF





Location Features:

- Imminent Development: The Block at Pima Center - ±60,000 SF of retail amenities
- Two full diamond interchanges along Loop 101
- Immediate access to Paradise Valley and North Scottsdale executive housing and amenities



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