



# ONE PRINCESS FOR LEASE

8501 E PRINCESS DR | SCOTTSDALE, AZ 85255

## Professional Office Suites

Located in the prestigious Perimeter  
Center Business Park 1/4 mile from  
Loop 101 Freeway

### Exclusive Contacts

Ron Schooler  
D 480.522.2770  
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rschooler@cpiaz.com

Ken Elmer  
D 480.522.2778  
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kelmer@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CBPAC International

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





# professional office suites for lease

## Property Overview

Address:	8501 E Princess Dr Scottsdale, AZ 85255
Building Size:	±47,655 SF
Stories:	2-Story Office Building
Year Built:	2001
Zoning:	I-1
Internet:	Cox
Parking:	4:1,000 USF

## Availability Overview

Lease Rate/SF/Year:	\$26.50 FS
Suite 195 :	±6,218 SF
Suite 220*:	±10,513 SF
Suite 240*:	±3,684 SF
*Potential Contiguous	±15,000 SF (Inclusive of hallway)

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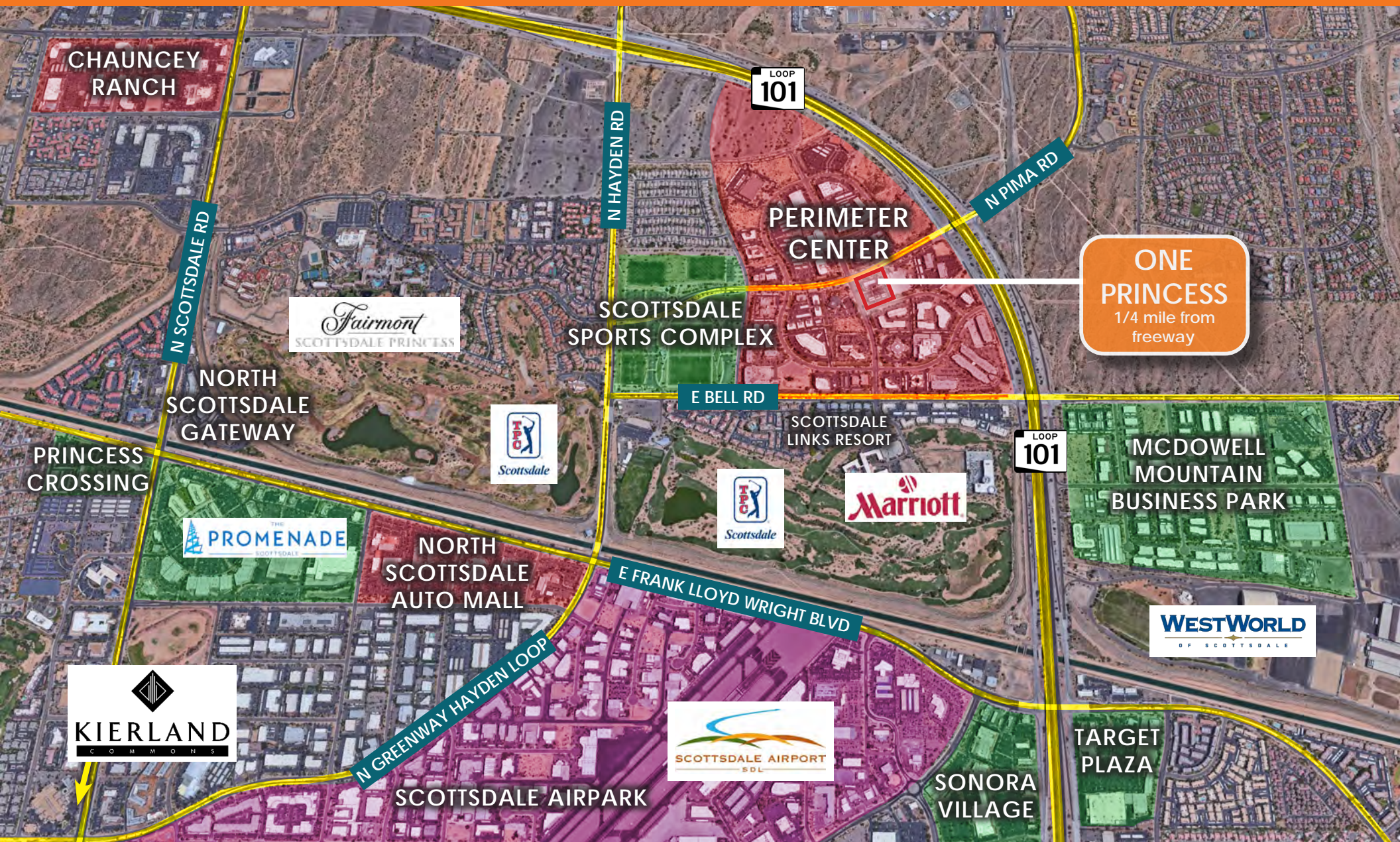
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aerial & amenities



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freeway proximity



## Demographics



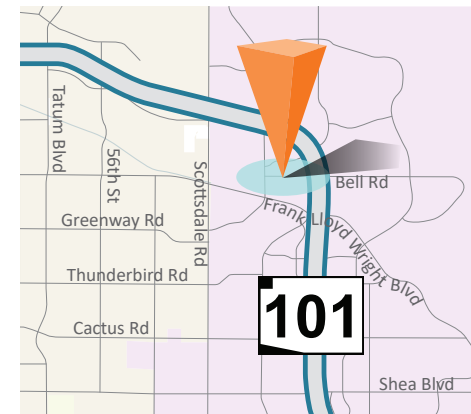
Population  
4,098 (1M)  
57,871 (3M)  
143,962 (5M)



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



## Premier Shopping & Retail



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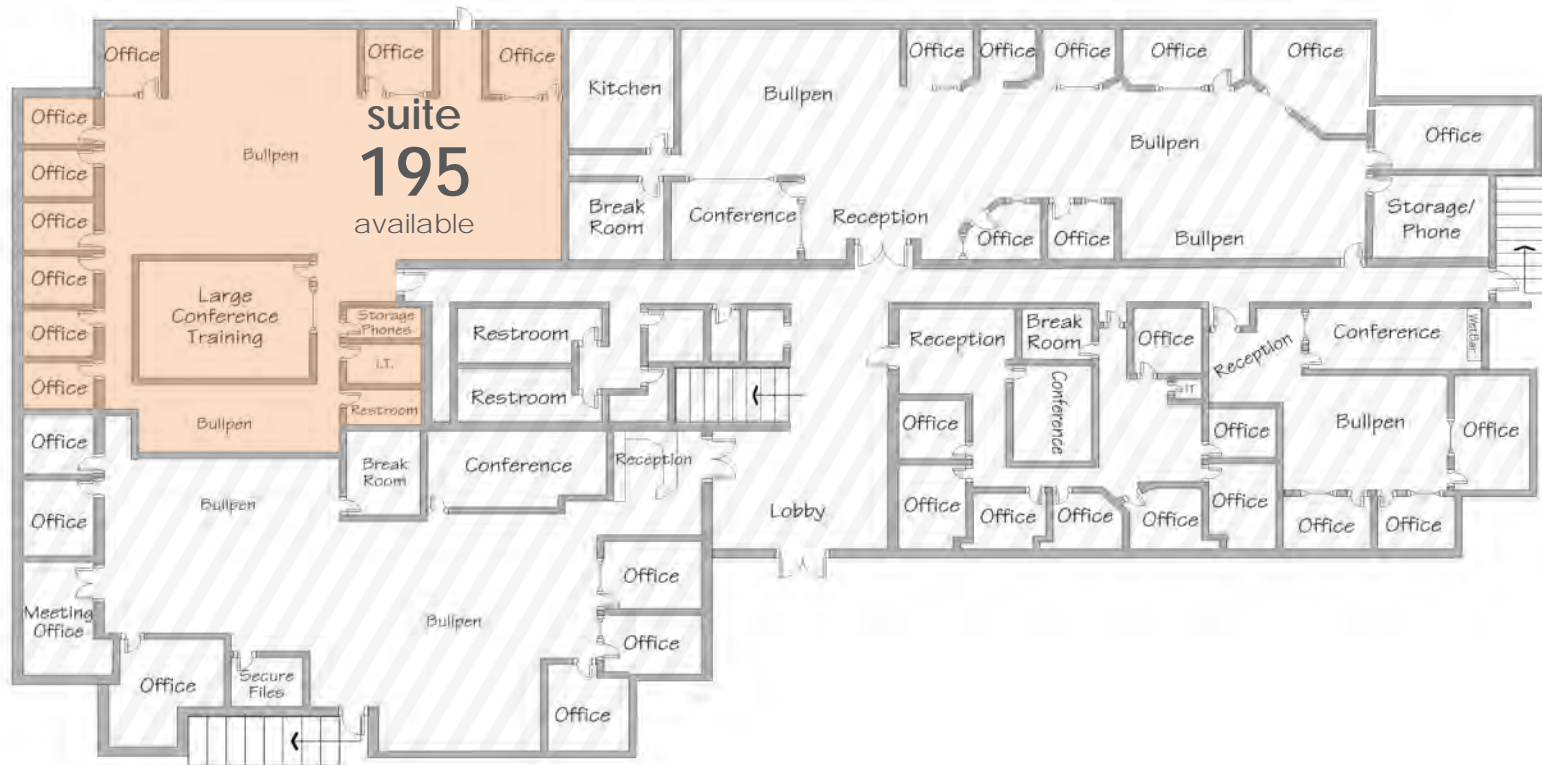
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suite  
**195**



## Suite Amenities

±6,218 SF

9 Existing Offices w/  
room for up to 5 more

2-Bullpen Areas

Large Conference/  
Training Room

Copy Room

Storage Room

I.T. Room

Private Restroom

Reception Area to be  
Added

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## suite 220



### Suite Amenities

±10,513 SF

Divisible

Reception

4 Offices

Conference Room

Bull Pen Area

Training Room

I.T. Room

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## suite 240

### Suite Amenities

±3,684 SF

Reception

1 Office

Conference Room

Kitchen

Bull Pen Area



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