

FOR LEASE Office/Flex/Warehouse

Anderson Business Center • 8541, 8551, & 8561 E Anderson Drive • Scottsdale, Arizona



For more information or to schedule a showing, please contact:



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PROPERTY OWNED
AND MANAGED BY

RELIANCE
MANAGEMENT



SERVING BUSINESS

- Stable and flexible property owner in Phoenix/Tucson metro, since 1992, with 72 office and industrial bldgs totaling over 7.4 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.

Anderson Business Center • 8541 & 8561 E Anderson Drive

Features:

- Suites ranging from ±1,749 sf - ±10,527 sf
- Tenant improvements: negotiable
- Parking ratio: 3.0/1,000
- Drive-in loading available
- Truckwell loading available
- Clear height 16'-18'
- Year built: 2002
- Total size: ±84,680 sf • Total acreage: ±6.09
- Zoning: I-1 Light Industrial, City of Scottsdale

Availability

8541 E Anderson Drive

Suite #	± SF	Type	Description	Rate/SF
102	1,749	Office	Reception, 3 offices, break room, open office area, restroom. Can be combined with Suite 103	\$0.75 NNN
103	2,260	Office	Reception, 4 Offices, Conference room, Open flex area, Restroom. Can be combined with Suite 102	\$0.75 NNN
100	2,648	Flex	3 Offices, Large conference room, Open office area, Small A/C warehouse. Available Oct 2011	\$0.65 NNN
108	3,032	Flex	Reception, 2 Offices, Open area, Files storage, Restroom, A/C warehouse	\$0.65 NNN
101	6,518	Flex	27% Office. 2 Large executive rooms, Open flex space, Break area, Restroom. Evap warehouse with 16-18' ceilings, Truckwell, Covered parking.	\$0.65 NNN
101/102/103	10,527	Flex	15% Office. 85% Evap warehouse with 16-18' ceilings, Truckwell, Covered parking.	\$0.65 NNN

8561 E Anderson Drive

Suite #	± SF	Type	Description	Rate/SF
103	1,992	Flex	20% Office/80% Warehouse. Can be combined with adjoining suite(s)	\$0.65 NNN
104	1,992	Flex	20% Office/80% Warehouse. Can be combined with adjoining suite(s)	\$0.65 NNN
107	2,094	Flex	20% Office/80% Warehouse. Can be combined with adjoining suite(s)	\$0.65 NNN
105	4,378	Flex	50% Office/50% Warehouse. Can be combined with adjoining suite(s)	\$0.65 NNN
103 through 107	10,456	Flex	Reception, 7 Offices, 3 Conference rooms, 2 Restrooms, 100% A/C Commissary/Warehouse	\$0.65 NNN

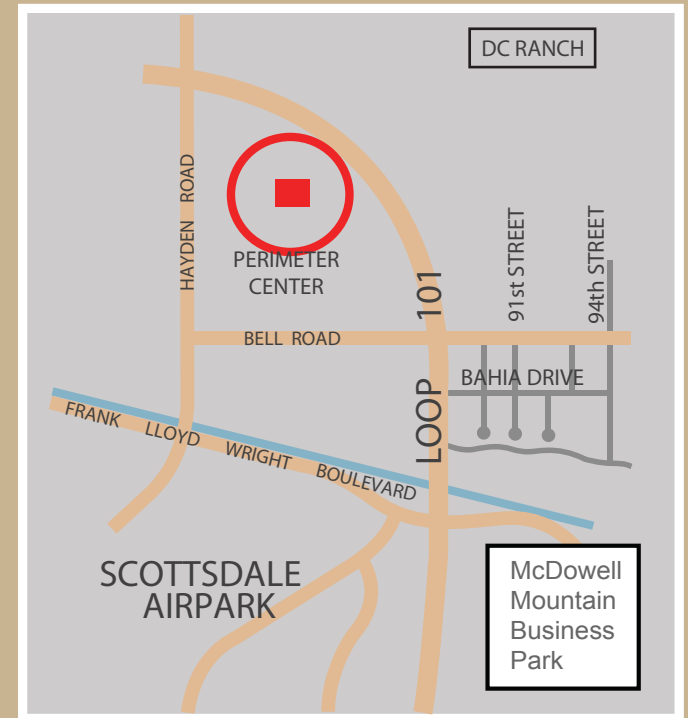


All information regarding property is from sources deemed reliable, but no warranty is made to its accuracy, and no liability is to be imposed on the broker. The same is submitted to errors, omissions, change of price, rental or other conditions, prior to transaction.



Site Plan/Map

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Suite Locations

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