

PERIMETER CENTER • NORTH SCOTTSDALE

FOR LEASE 5,536± SF

FLEX / OFFICE / WAREHOUSE SPACE



**SKYLIGHTS FOR LOTS
OF NATURAL LIGHT!**

8388 E HARTFORD DRIVE | SUITE 112 | SCOTTSDALE, ARIZONA 85255

FOR MORE INFORMATION PLEASE CONTACT:



RANDY SHELL
Designated Broker
randy@shellcommercial.com
C 480.694.4100



AMANDA WRIGHT
Senior Associate
amanda@shellcommercial.com
C 480.236.0037

Office Phone:
480.443.3992
shellcommercial.com

 **SHELL**
Commercial Investment Real Estate
16410 N 91st St | Suite 112
Scottsdale, AZ 85260

All information contained herein 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.

FEATURES:

- Four (4) – Five (5) private offices with $\pm 14'$ ceilings
- Large Open Flex Work Space with $\pm 22'$ ceilings, exposed ductwork and skylights for great natural light
- Conference Room
- Reception Room
- Full Kitchen featuring double sink, oven, microwave, room for full size refrigerator and ample cabinetry and countertop space
- Built-in table in kitchen space
- Two (2) restrooms each featuring a shower
- Fully air-conditioned shared warehouse with $\pm 22'$ clear height ceilings, skylights and 12'x12' electric rollup door
- Zoned I-1
- Parking Ratio 3.4/1,000 sf, covered parking available
- Easy access to Loop 101







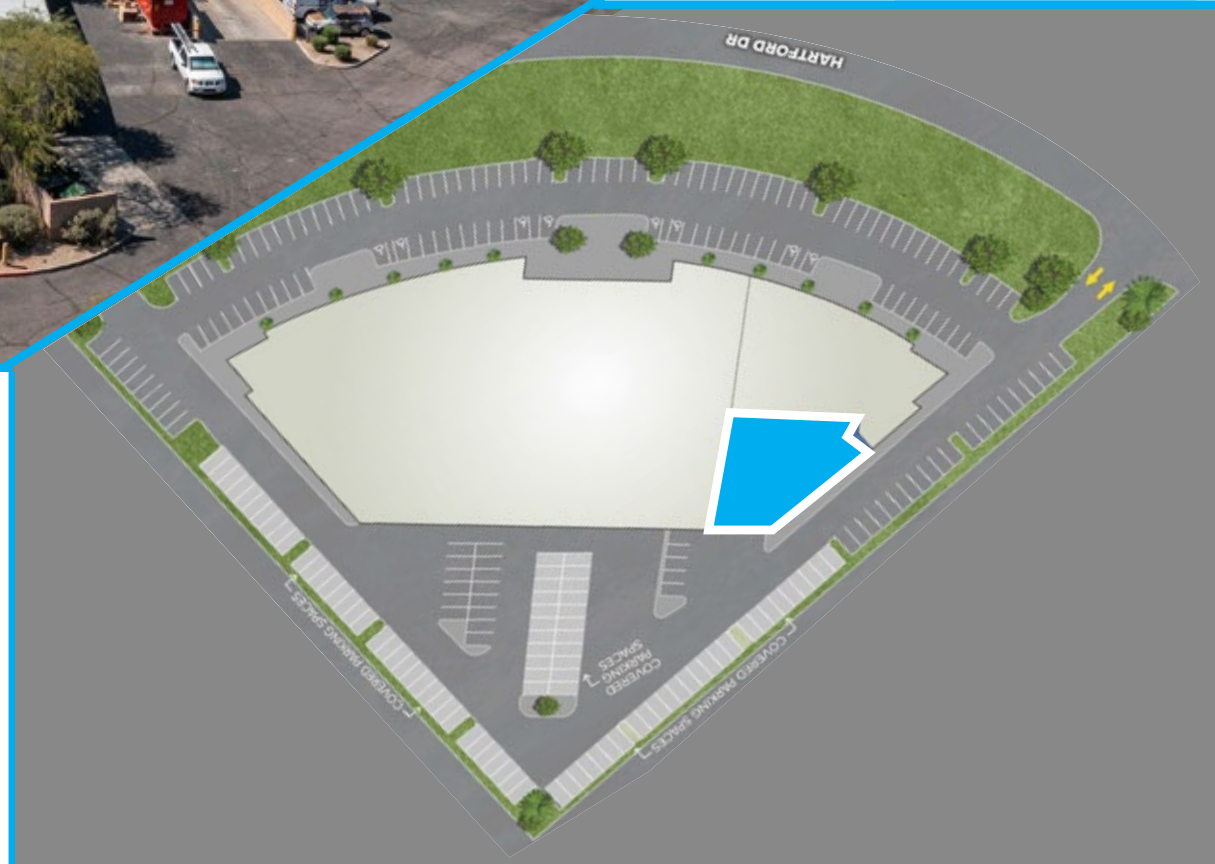
5,536± SF



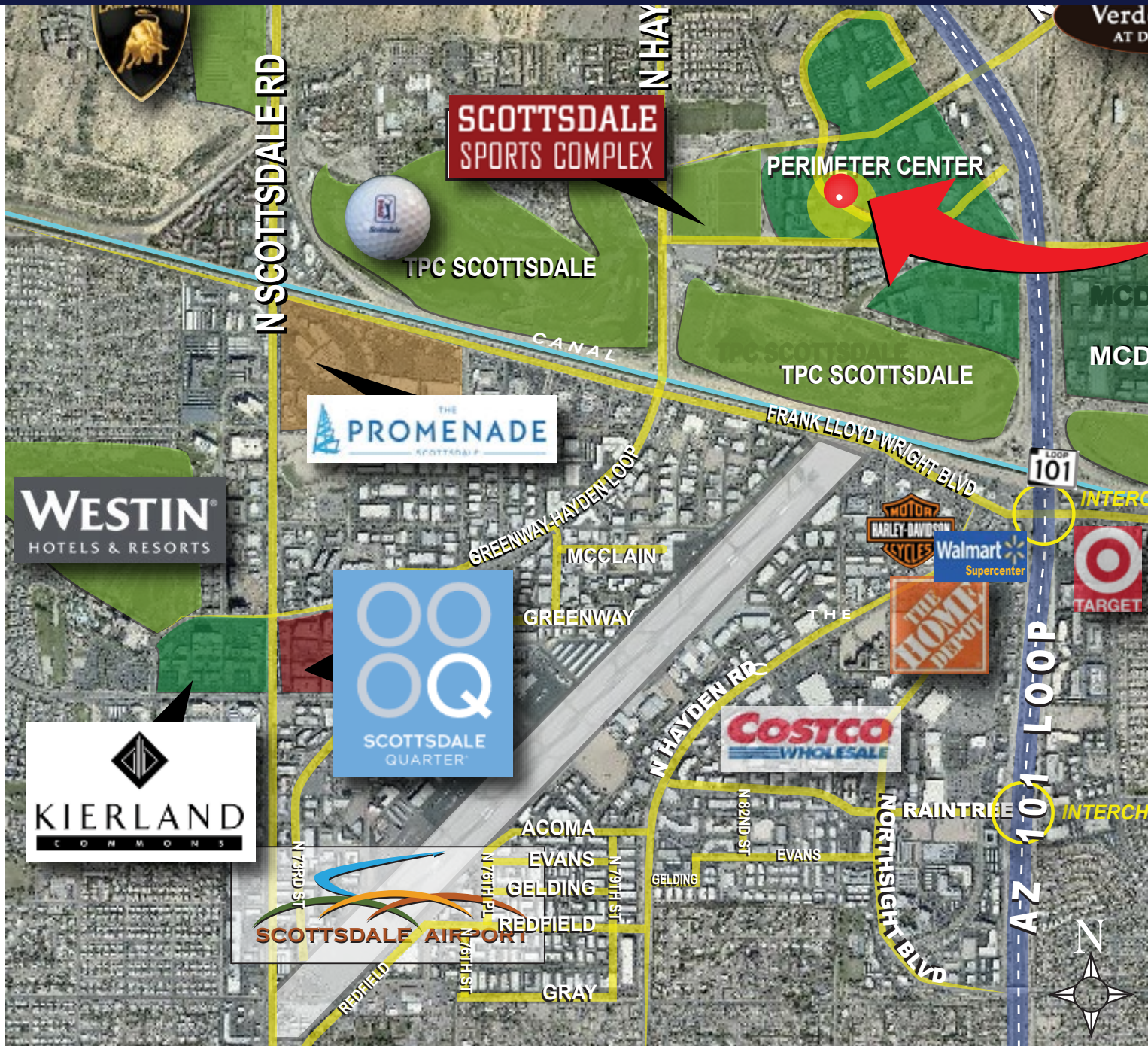
8388 E HARTFORD DRIVE | SUITE 112 | SCOTTSDALE, ARIZONA 85255 SUITE LOCATION/SITE PLAN



SUITE 112



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.



SUBJECT

- Easy access to Loop 101 Freeway on-ramp/off-ramp at Raintree Drive
- Surrounded by North Scottsdale's finest amenities and shopping destinations, including Scottsdale Quarter, Kierland Commons, and the Scottsdale