TWO PRINCESS DRIVE

CLASS 'A' OFFICE SUITE FOR LEASE ±2,750 SF

8502 E Princess Dr. | Suite 290 | Scottsdale, AZ 85255

FIBER OPTIC AVAILABLE

John Quatrini
Associate Broker
C 602.859.0506
john@shellcommercial.com

Suzanne Enright
Senior Associate
C 602.471.2981
suzanne@shellcommercial.com

SHELL
Commercial Investment Real Estate

O 480 443 3992 16410 N 91st Street | Suite 112 Scottsdale, AZ 85260

The above 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

- **Reception**
- **Conference room**
- **Seven (7) offices**
- **Large open office area**
- **Parking Ratio:**

  4.0/1,000 PSF (Common), 1.0/1,000 PSF (Covered)

HIGHLIGHTS

Over 100 restaurants within 5 minute drive

11 Golf courses within 5 mile radius

7 Resort hotels within 5 minute drive

Scottsdale Municipal Airport - 5 minute drive

MASTRO'S OCEAN CLUB · NORTH ITALIA · OHSO BREWERY + DISTILLERY · MAGGIANO'S LITTLE ITALY · BUFFALO WILD WINGS GRILL & BAR · Cafe Rio MEXICAN GRILL · FirstWatch · THE CAPITAL GRILLE · THE VIG McDOWELL MOUNTAIN · POSTINO · THE MISSION · Zinburger Wine & Burger Bar · N·N·OUT BURGER · BRIO tuscan grille · DOMINICK'S STEAKHOUSE · BENIHANA · COLD BEERS & GRILLED BURGERS · Snooze AN A.M. EATERY · CHIPOTLE MEXICAN GRILL · SushiBrokers.com Sushi • Bar • Grill

The above 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.

CAVASSON
±1.8 million SF
mixed-use development

GRAYHAWK GOLF CLUB

DC RANCH/ SILVERLEAF

DIAMOND INTERCHANGE

101

N HAYDEN ROAD

N PIMA ROAD

8502

101

DIAMOND INTERCHANGE

83RD ST

E PRINCESS DRIVE

E PRINCESS DRIVE

N PERIMETER DRIVE

SCOTTSDALE SPORTS COMPLEX

N 82ND STREET

E HARTFORD DRIVE

WITHIN WALKING DISTANCE TO THE WM PHOENIX OPEN (1.2 MILES) MAP IT

The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of this information.

SCOTTSDALE QUARTER

KIERLAND COMMONS

SCOTTSDALE PROMENADE

WASTE MANAGEMENT OPEN AT TPC SCOTTSDALE

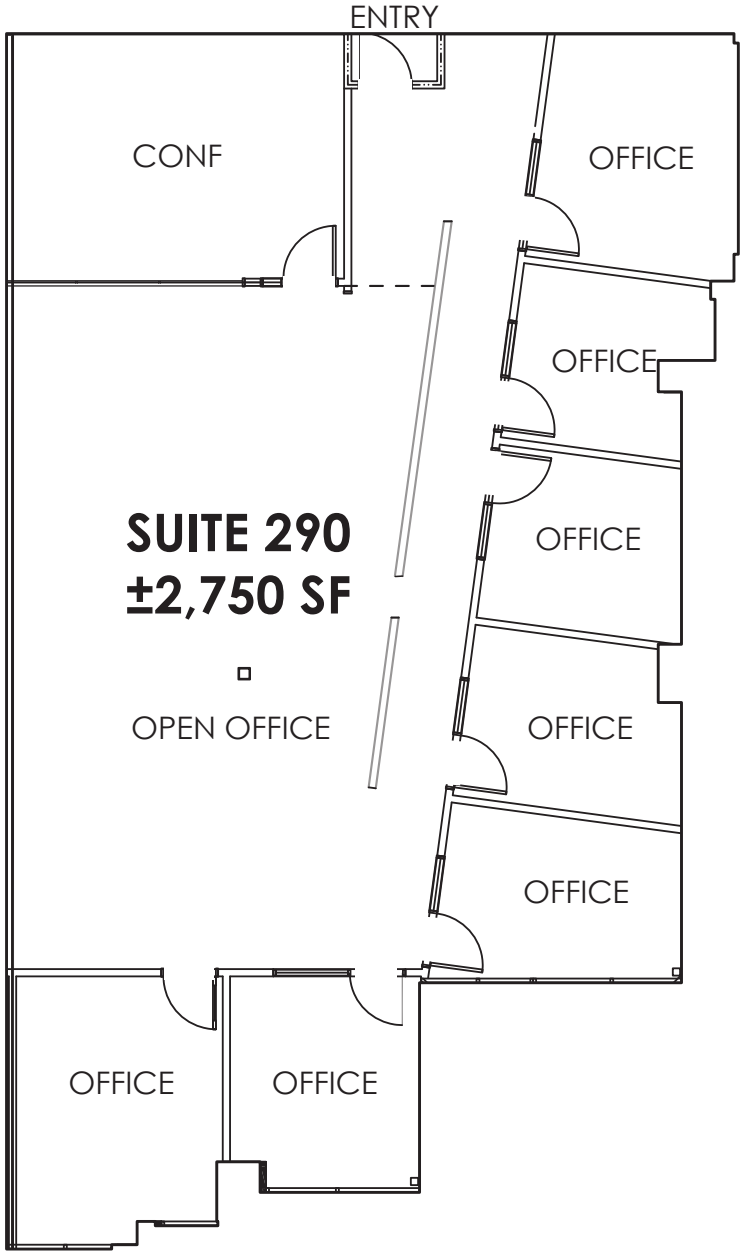
VILLAGE AT DC RANCH

PINNACLE PEAK HIKING TRAIL

The above 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.

8502 E PRINCESS DRIVE | SUITE 290 | SCOTTSDALE, ARIZONA 85255

FLOOR PLAN



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.