

# TWO

## PRINCESS DRIVE

8502 E Princess Drive | Ste 100  
Scottsdale, Arizona 85255

# TURNKEY CALL CENTER FOR LEASE

PLUG & PLAY INCLUDES 69 STAND-ALONE PRIVATE CUBICLES. 10,752± SF DEMISABLE TO 5,060± SF

## \$23.00 LEASE RATES!!!

INCENTIVE RATE FOR NEW LEASE SIGNED FOR THE INITIAL 12-MONTH LEASE TERM.  
SECOND YEAR RATE IS \$25/SF.

\*MINIMUM 5-YEAR LEASE TERM EXCLUDING ANY APPLICABLE RENT ABATEMENT.



SEE DIGITAL TOUR!



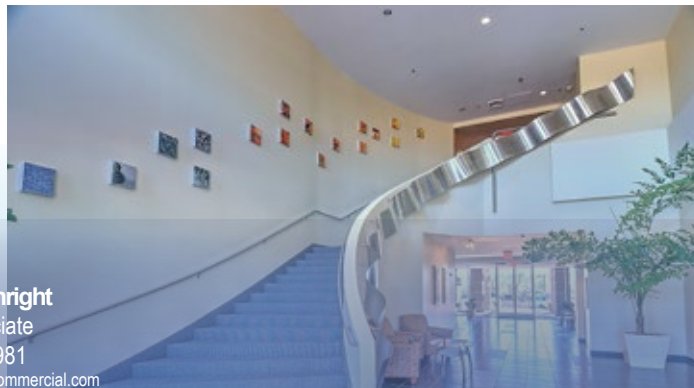
FIBER OPTIC AVAILABLE • FULLY FURNISHED • 5/1,000 PARKING



**John Quatrini**  
Associate Broker  
C 602.859.0506  
john@shellcommercial.com



**Suzanne Enright**  
Senior Associate  
C 602.471.2981  
suzanne@shellcommercial.com



© 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 (COMBINED)

- Reception
- Conference room
- Twelve (12) offices
- Open/flex area - 69 workstations!
- Kitchen
- Copy/fax room
- Fully furnished, includes 69 work stations
- Plug & Play
- Fiber optic available

## HIGHLIGHTS / AMENITIES

Parking ratio:  
5.0/1000 per RSF



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



# 10,752± SF

## 8502 E PRINCESS DRIVE | SUITE 100 | SCOTTSDALE, ARIZONA 85255

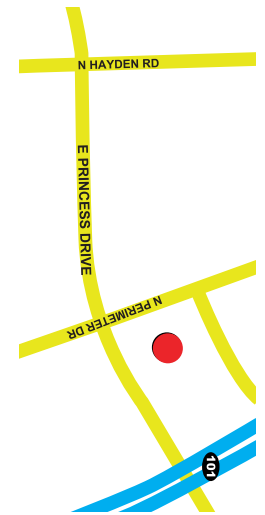
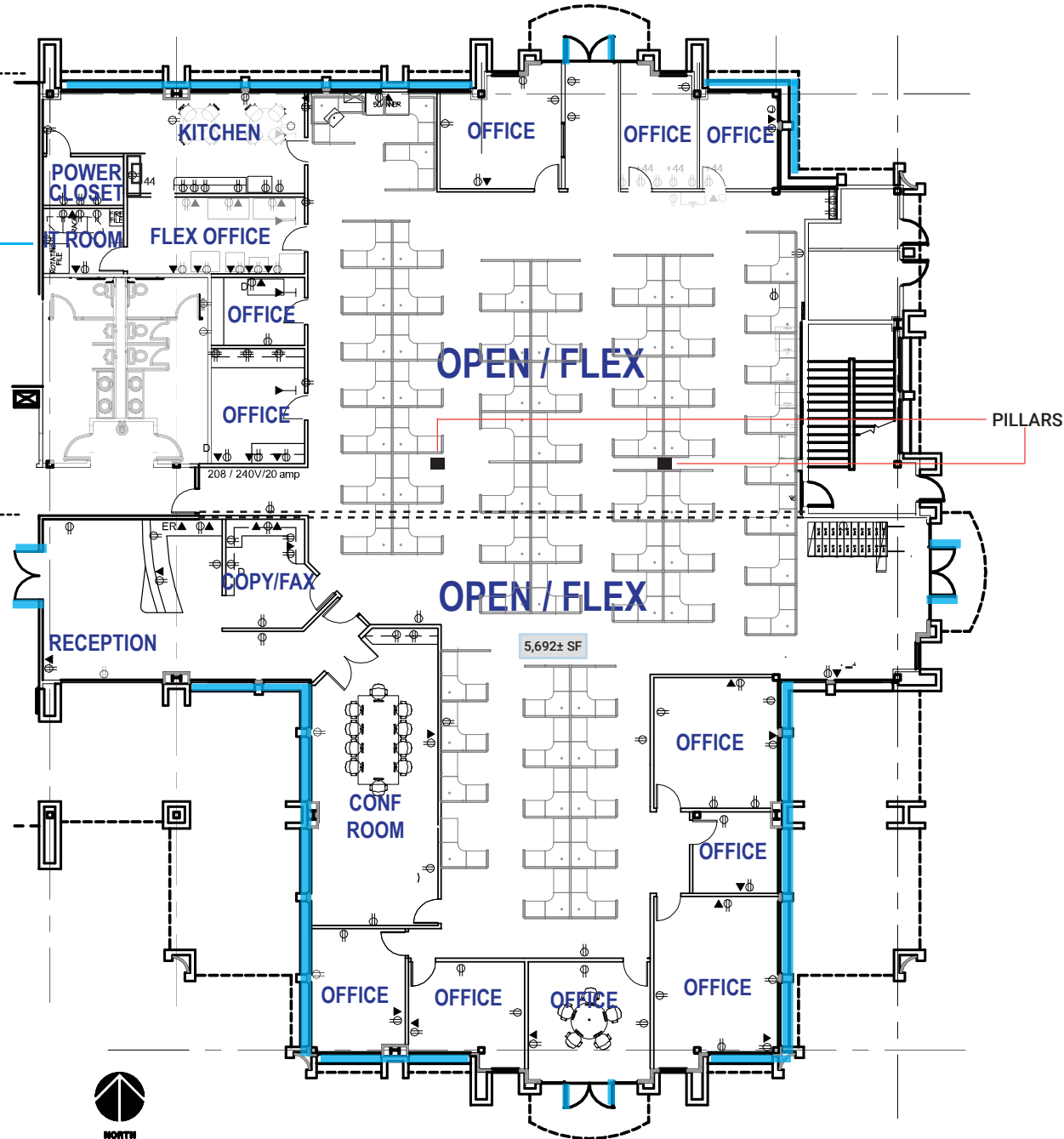
### 2 FLOOR PLAN OPTIONS

5,060± SF

PARTIAL  
SUITE

10,752± SF

ENTIRE  
SUITE



### 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.



**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 representation or warranties, expressed or implied as to the accuracy of this information.

**CLOSE PROXIMITY TO NORTH SCOTTSDALE'S FINEST SHOPPING, DINING, HIKING, AND ENTERTAINMENT VENUES**



**SCOTTSDALE QUARTER**



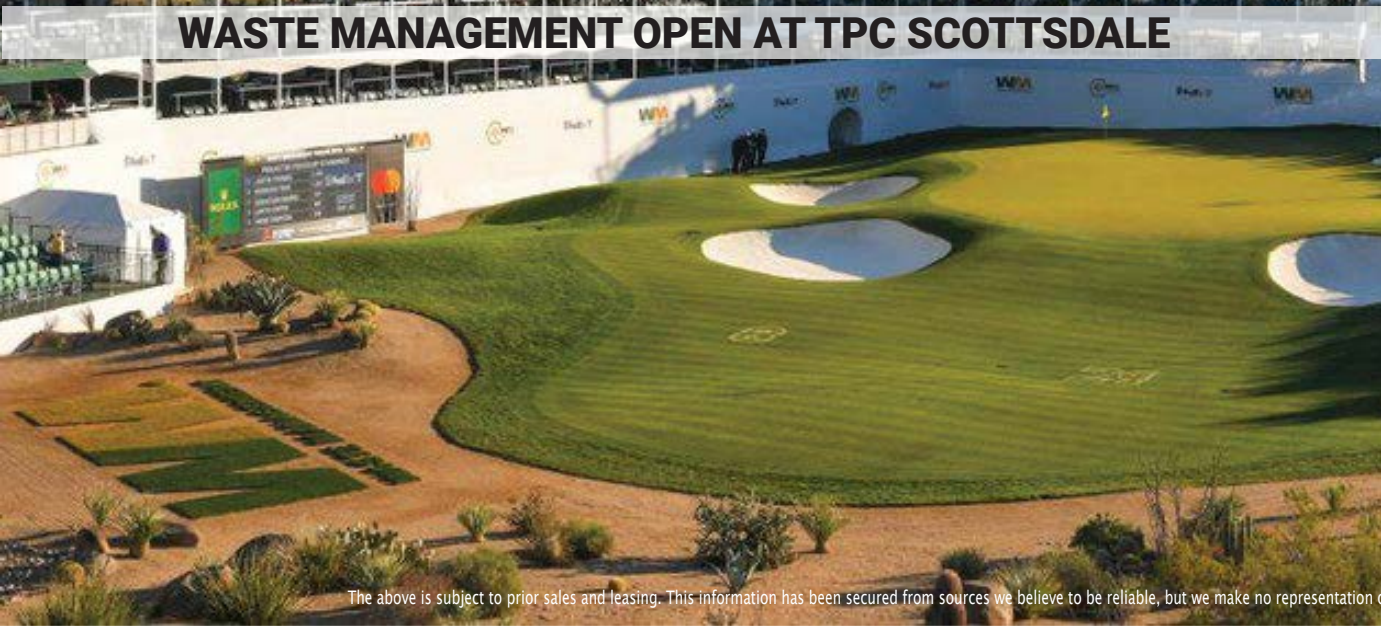
**KIERLAND COMMONS**



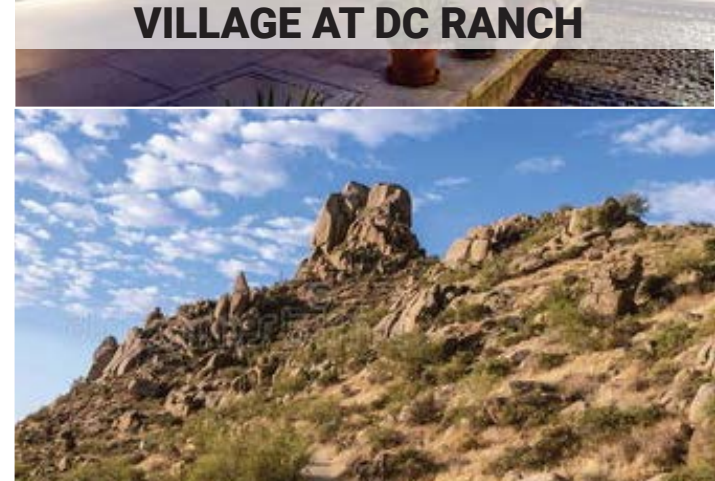
**SCOTTSDALE PROMENADE**



**WASTE MANAGEMENT OPEN AT TPC SCOTTSDALE**



**VILLAGE AT DC RANCH**



**PINNACLE PEAK HIKING TRAIL**