

# AUCTION

**SEALED BID DEADLINE 12.15.11**  
**OPENING BID \$1,395,000**



## PINNACLE EAST CORPORATE CENTER

8955 E. Pinnacle Peak Road • Scottsdale, Arizona 85255

**Financing Available**  
**No Buyer's Premium • Brokers Welcome**

*For questions or to set up an appointment contact:*

**Joe Holeva**

**602.466.2325**

[info@auctionarizonacommercial.com](mailto:info@auctionarizonacommercial.com)

**AuctionArizonaCommercial.com**



# PINNACLE EAST CORPORATE CENTER

## ***Convenient office space available next to the AJ's anchored Desert Village Shopping Center!***

This single story property sits on 1.68 acres and is just minutes away from the US Post Office, several banks, fine dining, and other high-traffic retail locations. This recently renovated building was built in 1999 and features first-class common areas. The building is currently 70% leased and includes a cross-parking agreement with AJ's for additional parking. Building signage is visible from Pinnacle Peak Rd.

The property is an ideal owner/user or investor acquisition as it is completely built out with premium quality interior improvements.



- ❖ Currently 70% Leased
- ❖ Recently renovated suites
- ❖ Single story, class B Office Building, constructed 1999
- ❖ High traffic location
- ❖ Covered parking
- ❖ First-class common areas
- ❖ Excellent North Scottsdale location
- ❖ Financing Available



## HIGHLIGHTS

Recently renovated  
Over 17,122 rentable sq. ft.  
Covered parking  
Suites from 1,420-2,025 rentable sq. ft.

## PROPERTY SUMMARY

Classification: One story office building, Class B  
Min. Divisible: 1,420 rentable sq. ft.  
Max. Contiguous: 3,060 rentable sq. ft.  
Total size: +/-17,122 rentable sq. ft.  
Parking Ratio: 3.30/1000  
Site: +/- 1.68 acres

### PREFERRED LENDER

**Thomas J. Altieri**  
MidFirst Bank

First Vice President • SBA Lending Manager  
40 N. Central Avenue Suite 2800 • Phoenix, Arizona 85004  
**Office (602) 801-5344 Cell (602) 339-8990 Fax (602) 254-3522**





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Broker



Marketing Consultant



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