



ONE PRINCESS AVAILABLE FOR LEASE

8501 E PRINCESS DR | SCOTTSDALE, AZ 85255



Professional Office Suites

Located in the prestigious Perimeter
Center Business Park 1/4 mile from
Loop 101 Freeway

Exclusive Contacts

Ken Elmer
D 480.522.2778
M 480.818.2142
kelmer@cpiaz.com

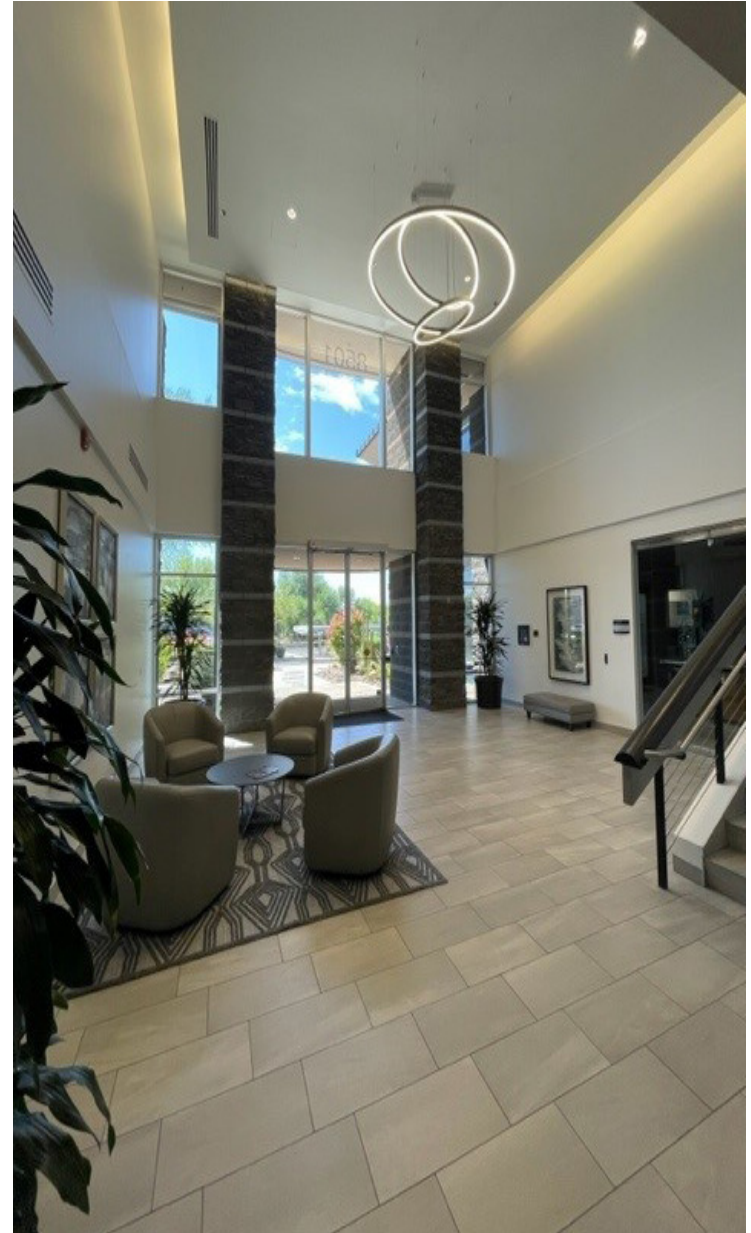


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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07 07 26



professional office suites **FOR LEASE**

Property Overview

Address:	8501 E Princess Dr Scottsdale, AZ 85255
Building Size:	±48,100 SF
Stories:	2-Story Office Building
Year Built:	2001
Zoning:	I-1
Internet:	Cox
Parking:	4:1,000 USF

Availability Overview

Lease Rate/SF/Year:	\$31.00 FS
Suite 100:	<i>Available 01/2027</i> ±2,726 SF <i>Possibly as early as 10/01/26</i>
Suite 200:	±4,690 SF
Suite 220:	±3,963 SF

Exclusive Contacts

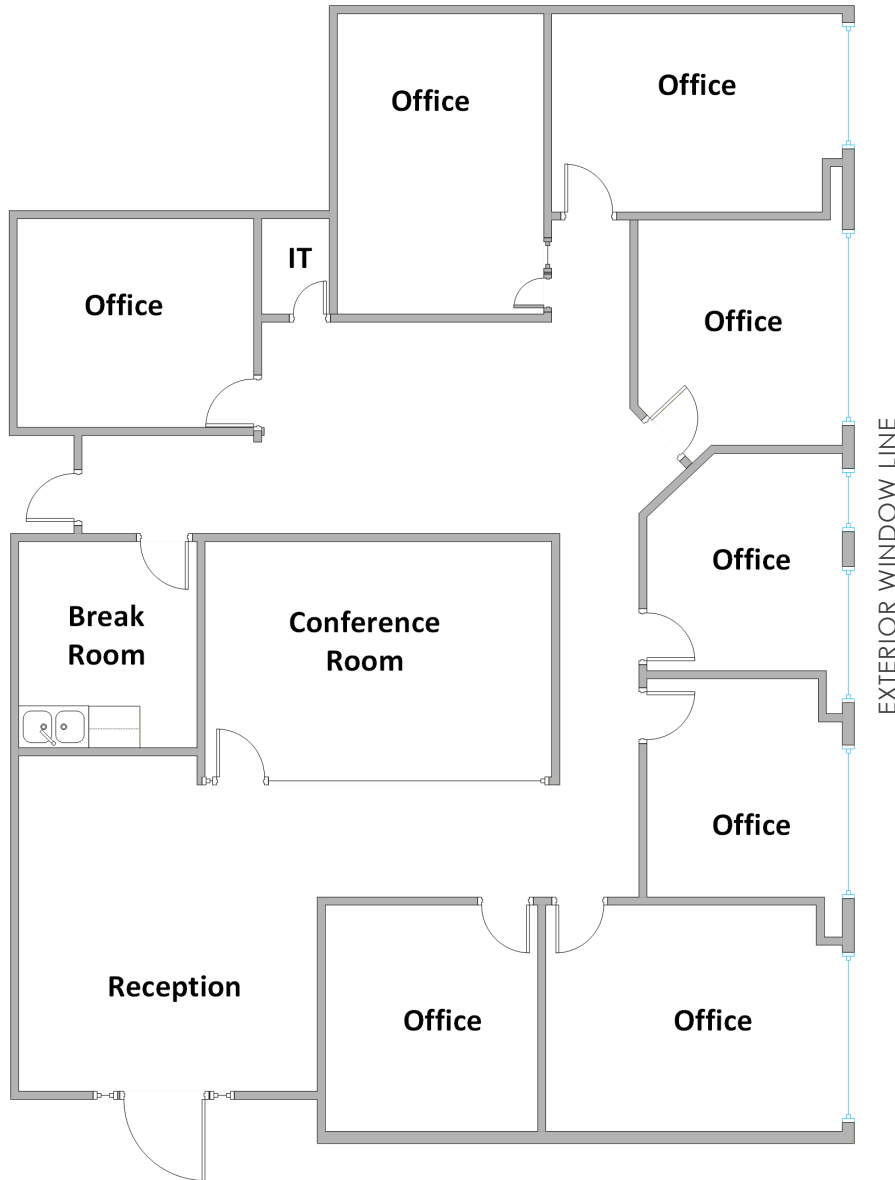
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suite 100



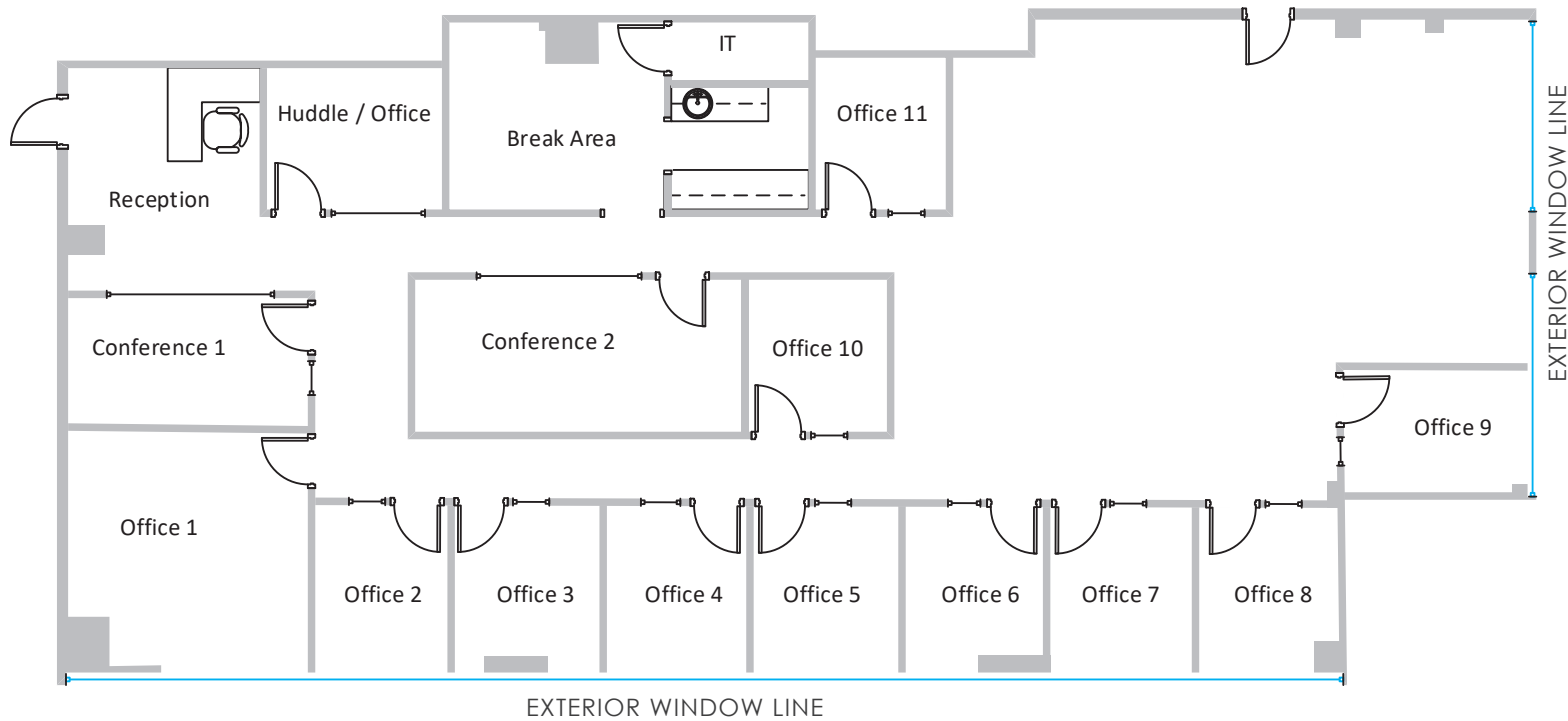
Suite Amenities

±2,726 SF

- Reception
- 8 Private Offices
- 1 Conference Rooms
- Break Area
- IT Room
- Available 01/2027
Possibly as early as
10/01/26



suite 200



Suite Amenities

±4,690 SF

- Reception
- 9 Private Offices
- 1 Executive Office
- 2 Conference Rooms
- Huddle Room
- Break Area
- IT Room
- Copy Room
- Open Area

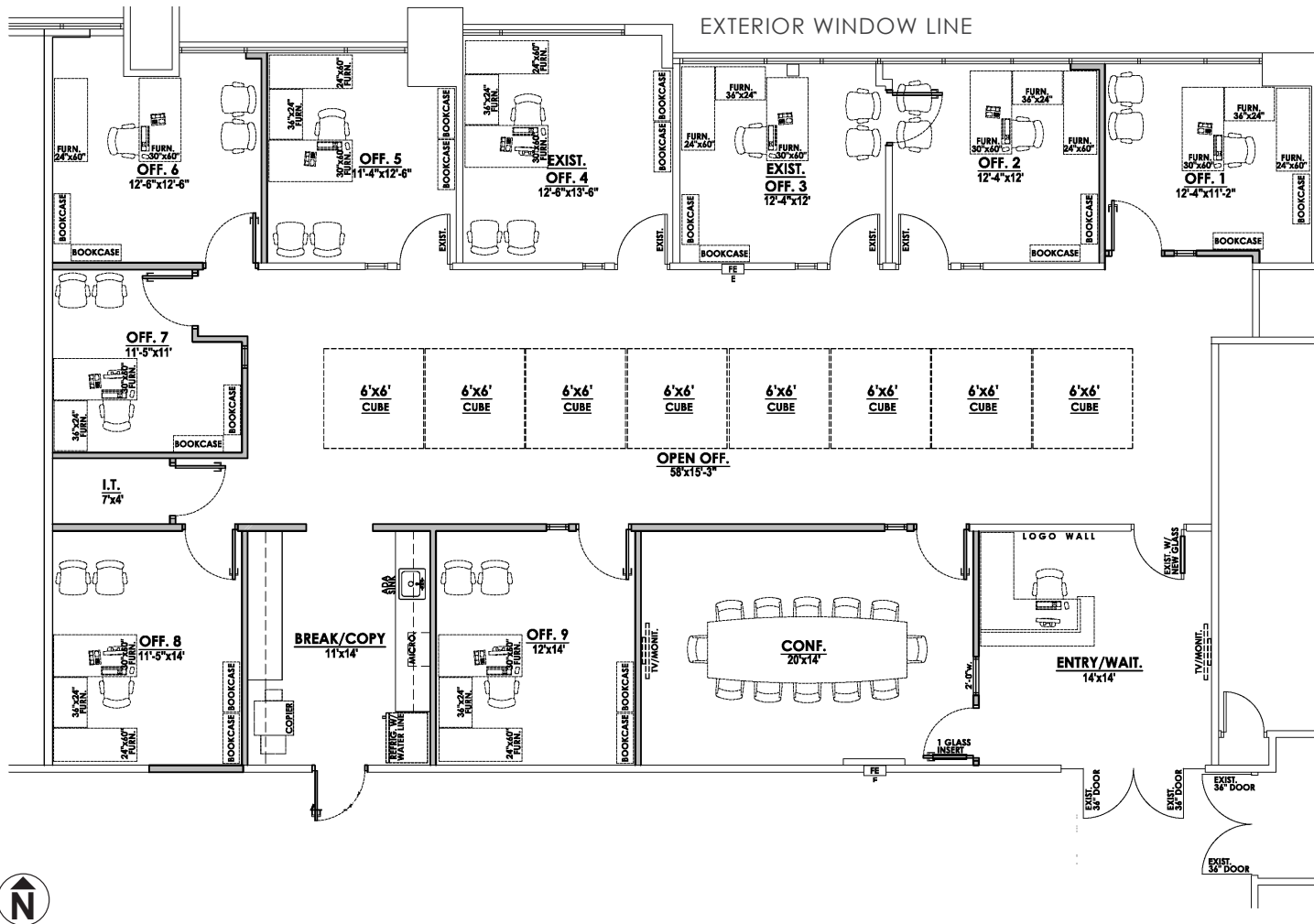


suite 220

Suite Amenities

±3,963 SF

- Reception
- 9 Private Offices
- Conference Room
- Break/Copy Room
- IT Room
- Open Area



Note: All scale, characteristics, dimensions and square footages indicated are approximate. Furniture, shelving, equipment, appliances, etc. (represented w/dashed lines) shown as general sizes only to illustrate potential usability of the space and are not included.

ONE PRINCESS

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aerial & amenities



ONE PRINCESS
1/4 mile from freeway

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freeway proximity



Demographics



Population
4,115 (1M)
61,232 (3M)
141,144 (5M)

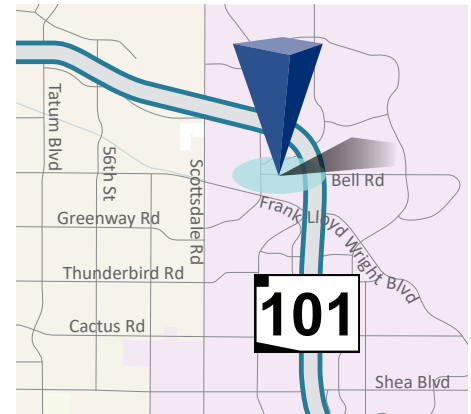


Households
1,950 (1M)
28,328 (3M)
61,130 (5M)



Avg HH Income
\$121,061 (1M)
\$133,651 (3M)
\$137,655 (5M)

Source: CoStar



Nearby Premier Golf Courses



Scottsdale



TROON NORTH[®]
Golf Club



Silverleaf

Luxury Nearby Resort Hotels

THE WESTIN
KIERLAND



Premier Shopping & Retail



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