OFFICE SPACE AT LA MIRADA

8900 E. PINNACLE PEAK ROAD
SCOTTSDALE, AZ 85255

OFFICE BUILDING FOR LEASE

ERIC BLUMSACK

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p: 480.254.1002

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PROPERTY DESCRIPTION

Discover the ideal commercial space at 8852 E Pinnacle Peak Rd. This modern property offers a prime location in the heart of Scottsdale, complete with high-visibility signage opportunities and ample parking for convenience. The interior features customizable office suites, a welcoming lobby, and well-appointed common areas. With easy access to major roadways and situated in a thriving business hub, this space is perfect for companies seeking a professional and accessible location.

PROPERTY HIGHLIGHTS

- High-visibility signage opportunities
- Customizable office suites
- Ample parking for tenants and visitors
- Welcoming lobby and common areas

OFFERING SUMMARY

Available SF:	773 - 2,932 SF
Building Size:	147,214 SF
Vehicles Per Day:	32,000 Via N. Pima Road
	10,700 Via E. Pinnacle Peak

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	$229,818	$210,522	$198,543
Total Population	2,816	27,809	66,935
Total Households	1,182	12,340	29,786

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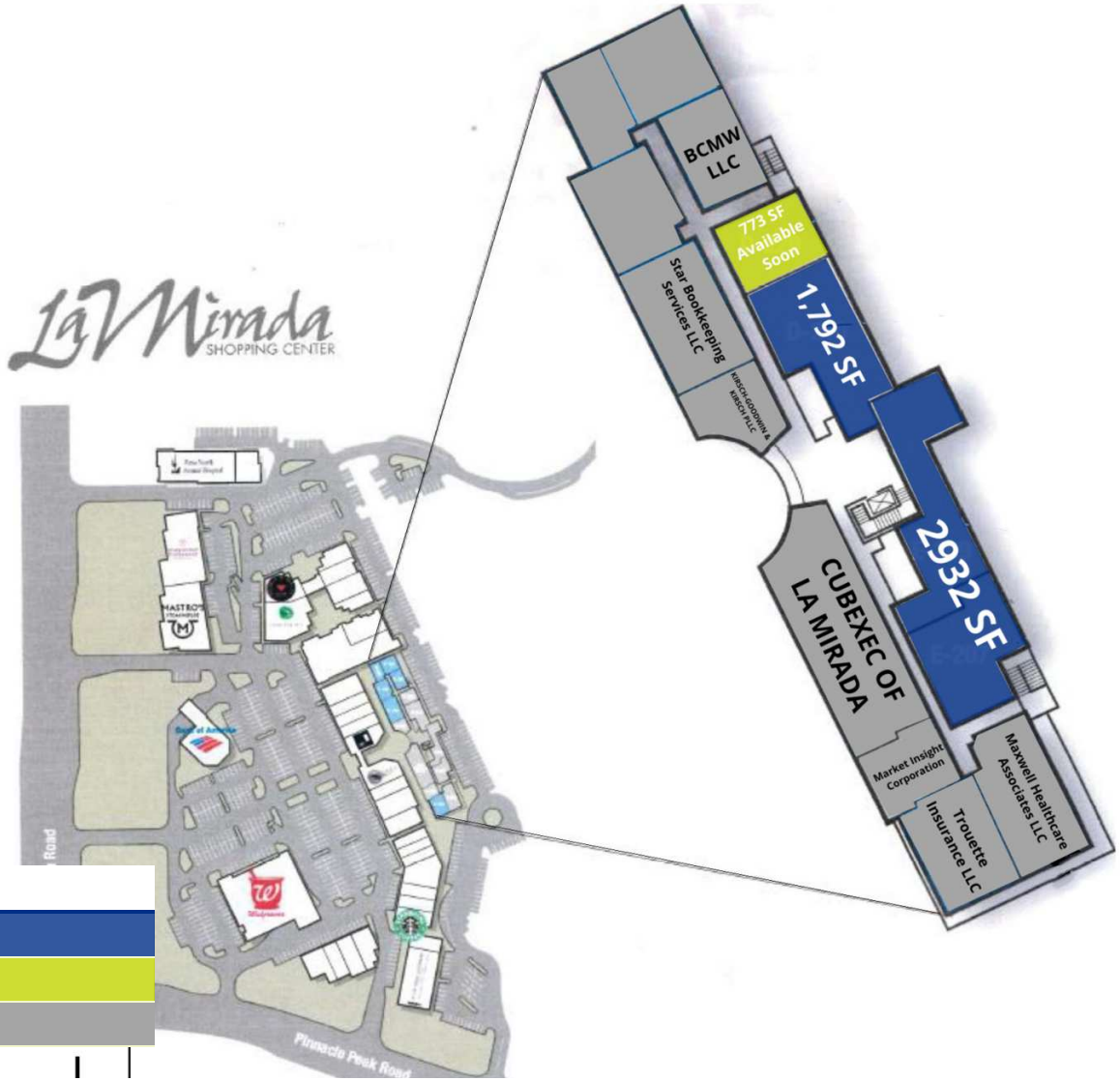

LEGEND

- Available
- Available Soon
- Unavailable

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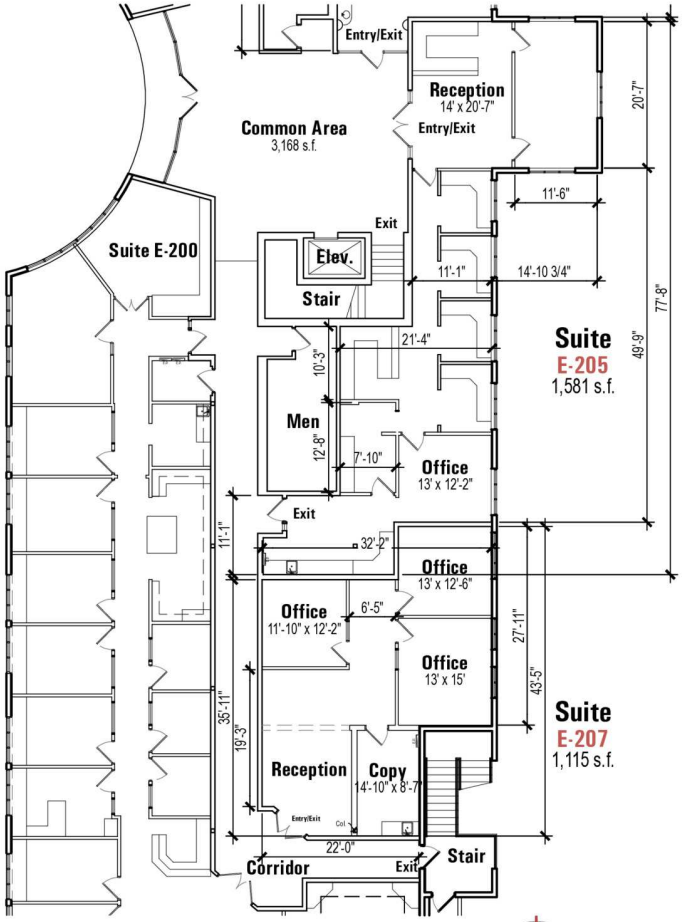
OFFICE SPACE AT LA MIRADA

D-7, D-210 E. PINNACLE PEAK ROAD, SCOTTSDALE, AZ 85255



Space Plan

Scale: 1/16" = 1'-0" 0' 4' 8' 16'

N

La Mirada at Pinnacle Peak

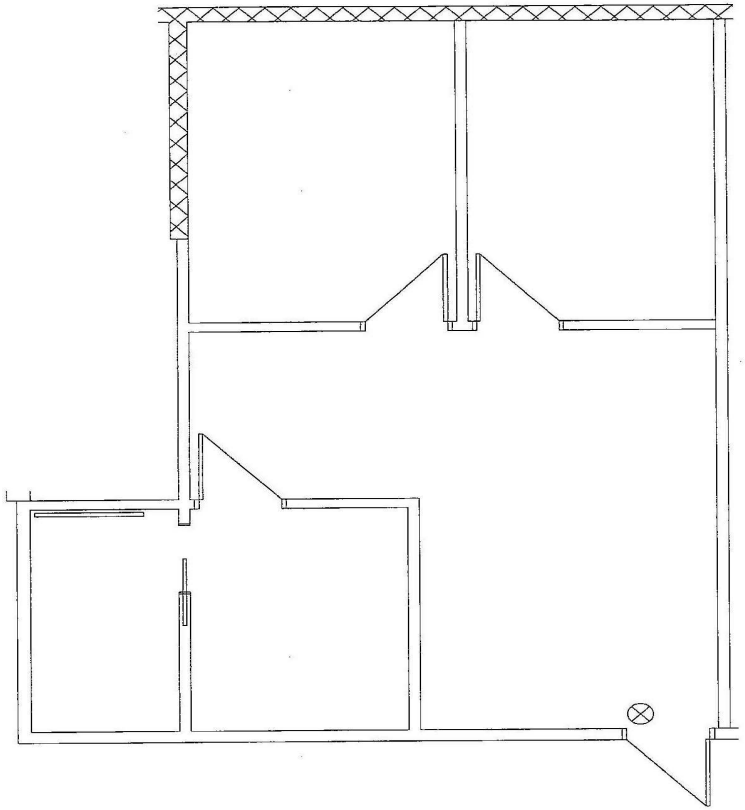
8900 E. Pinnacle Peak Road, Scottsdale, Arizona 85255

Exist.

Project Number : 1624

Date : 17 Aug 2017

LAVA Architecture, Inc.
3433 E. Hatcher Road



Suite # D-220 773 RSF

SCALE: NTS 05.16.07

PLAN NORTH

LA MIRADA at PINNACLE PEAK
8900 E. PINNACLE PEAK ROAD
Scottsdale, AZ

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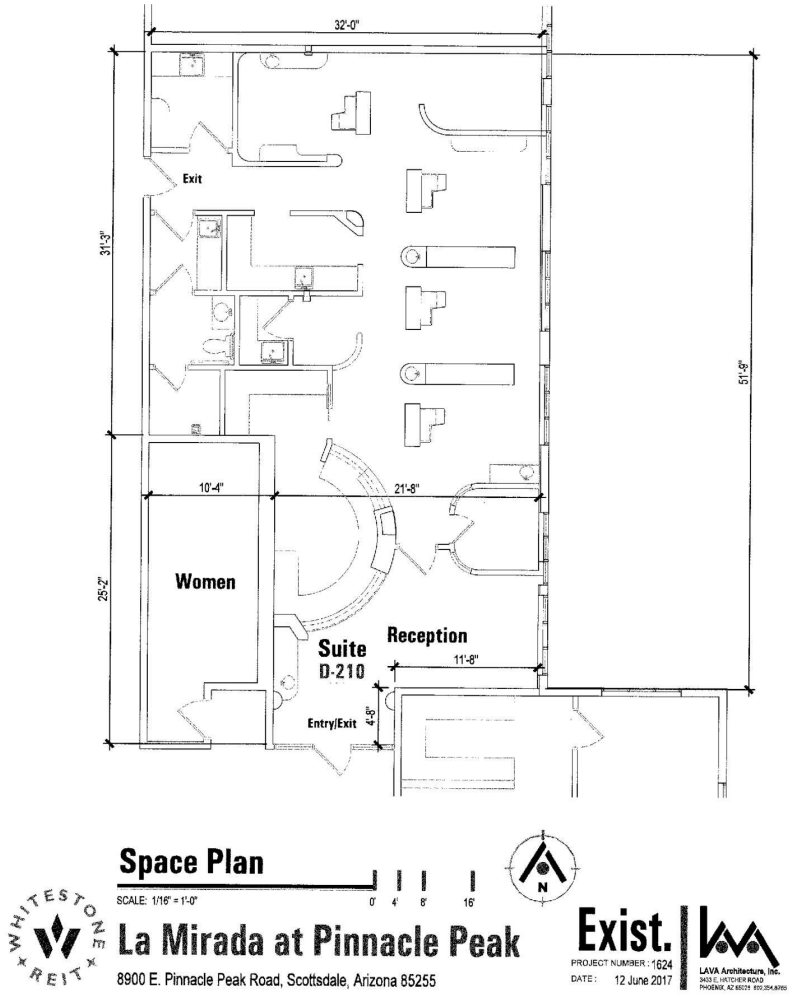

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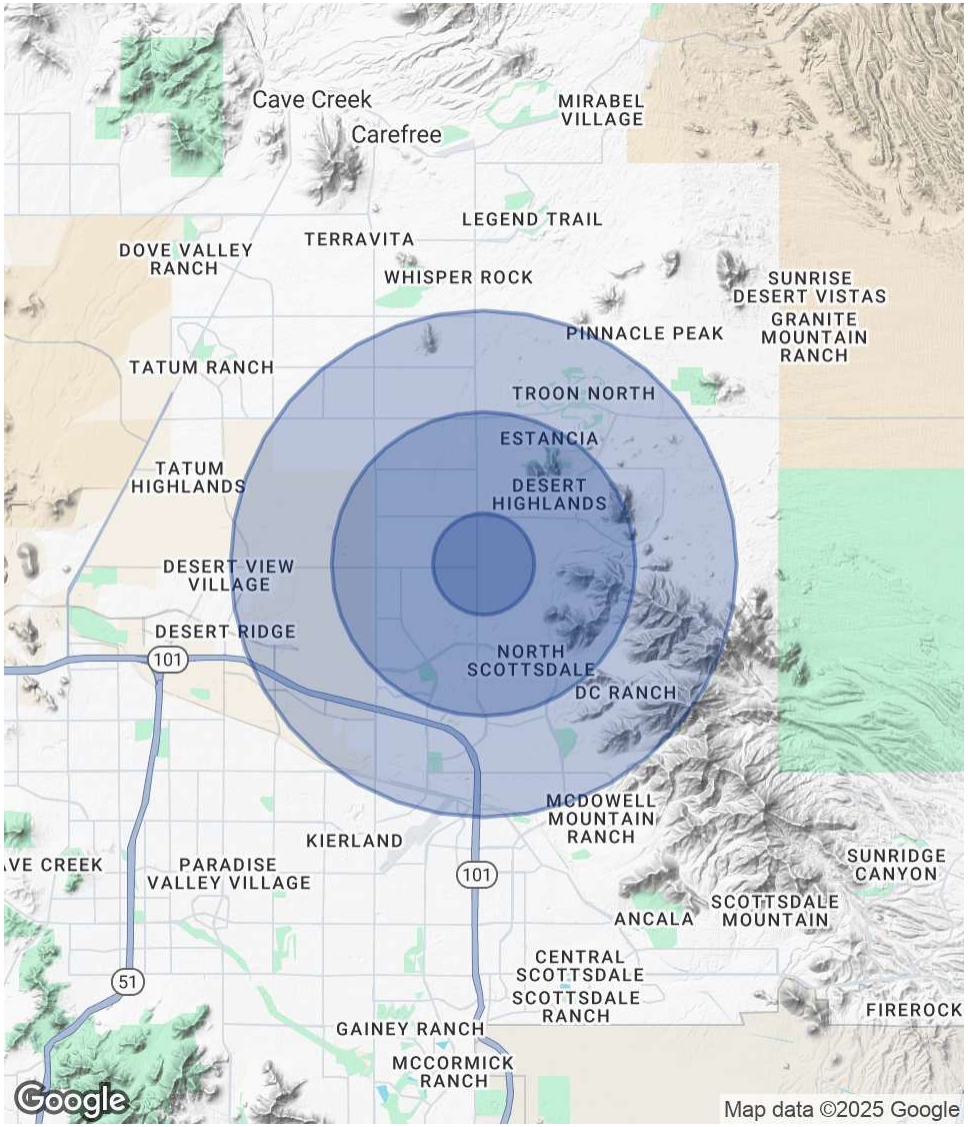
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,816	27,809	66,935
Average Age	52	51	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,182	12,340	29,786
# of Persons per HH	2.4	2.3	2.2
Average HH Income	$229,818	$210,522	$198,543
Average House Value	$1,255,441	$1,113,947	$1,030,005

Demographics data derived from AlphaMap



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