

# TWO

PRINCESS DRIVE

## CLASS 'A' OFFICE SUITE FOR LEASE ±2,277 SF

8502 E Princess Drive | Suite 250 | Scottsdale, AZ 85255

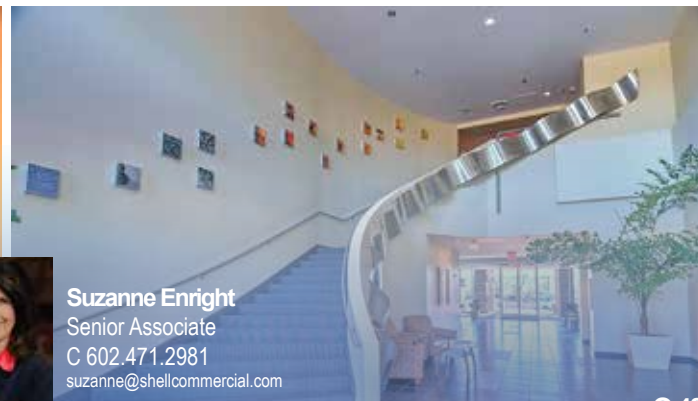
LINK TO VIDEO TOUR



**FIBER OPTIC AVAILABLE • PLUG & PLAY • DESKS & CUBICLES INCLUDED!**



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



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



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**
- **Two (2) offices**
- **Large open office area**
- **Kitchen**
- **Furnished - Desks & cubicles included!**
- **Plug & Play**
- **Fiber optic available**

## HIGHLIGHTS / AMENITIES

Parking ratio:  
4.0/1000 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







**CAVASSON**  
±1.8 million SF  
mixed-use development

**GRAYHAWK  
GOLF CLUB**

**DC RANCH/  
SILVERLEAF**

DIAMOND INTERCHANGE

**101**

**8502**

**101**

DIAMOND INTERCHANGE

**SCOTTSDALE  
SPORTS COMPLEX**



**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.

8502 E PRINCESS DRIVE | SUITE 250 | SCOTTSDALE, ARIZONA 85255



**SCOTTSDALE QUARTER**



**KIERLAND COMMONS**



**SCOTTSDALE PROMENADE**



**WASTE MANAGEMENT OPEN AT TPC SCOTTSDALE**



**VILLAGE AT DC RANCH**

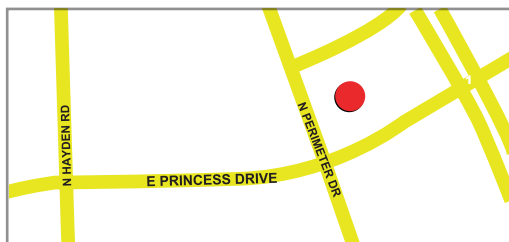
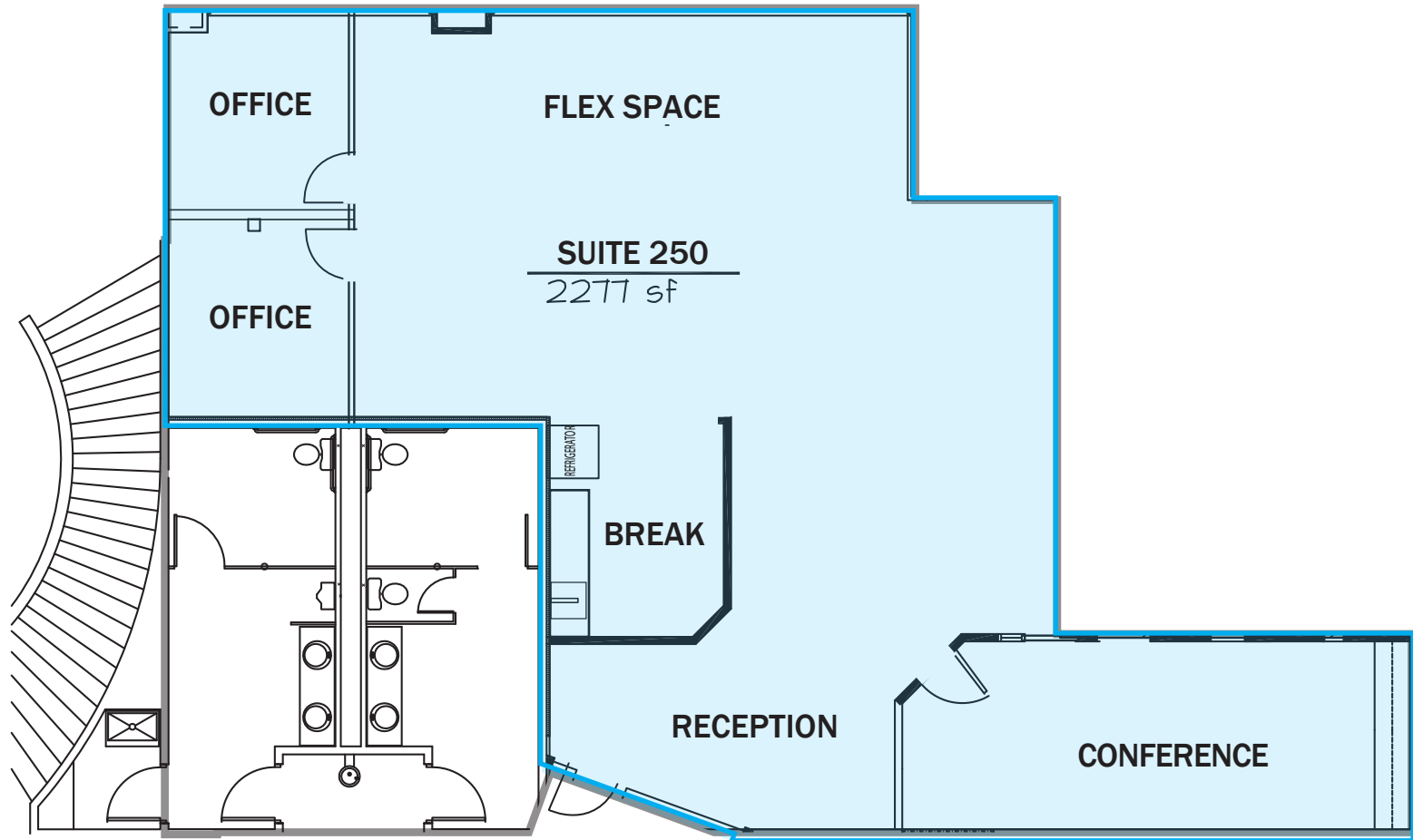


8502 E PRINCESS DRIVE | SUITE 250 | SCOTTSDALE, ARIZONA 85255

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.

2,277± SF

# 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.