

# TWO

**PRINCESS DRIVE**  
8502 E Princess Drive | Ste 100  
Scottsdale, Arizona 85255

**CHECK OUT OUR INCENTIVE RATES!**  
5,060± SF OR 10,752± SF

1st YEAR: **\$23/SF** FULL SERVICE  
2nd YEAR: **\$25/SF** FULL SERVICE

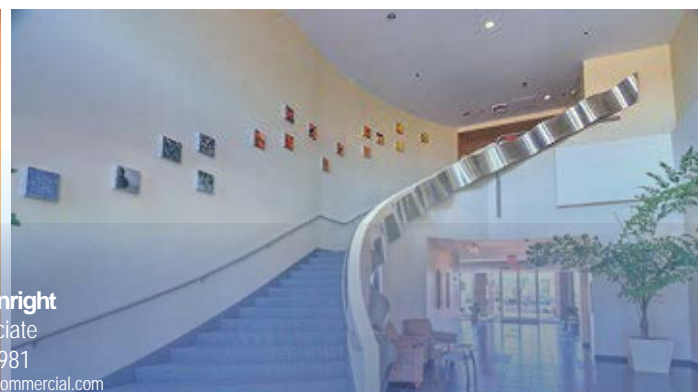
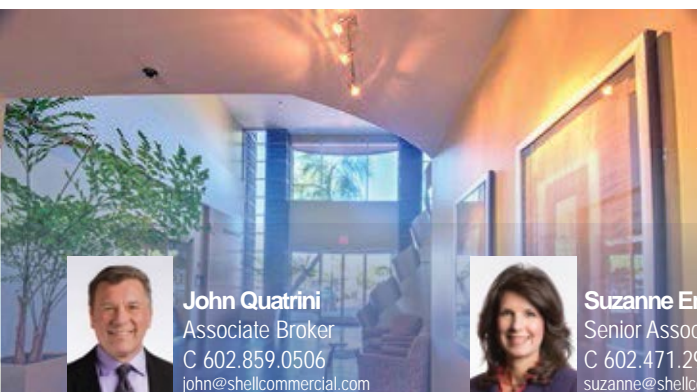
**PERIMETER CENTER CLASS "A" OFFICE SUITES FOR LEASE**



**SEE DIGITAL TOUR!**



**FIBER OPTIC AVAILABLE • PLUG & PLAY • FULLY FURNISHED**



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## 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

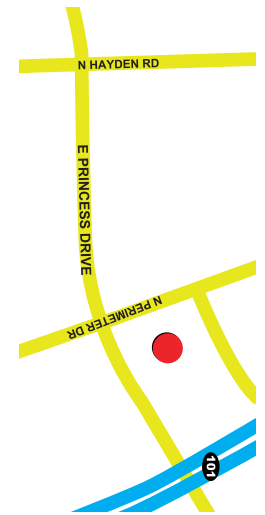
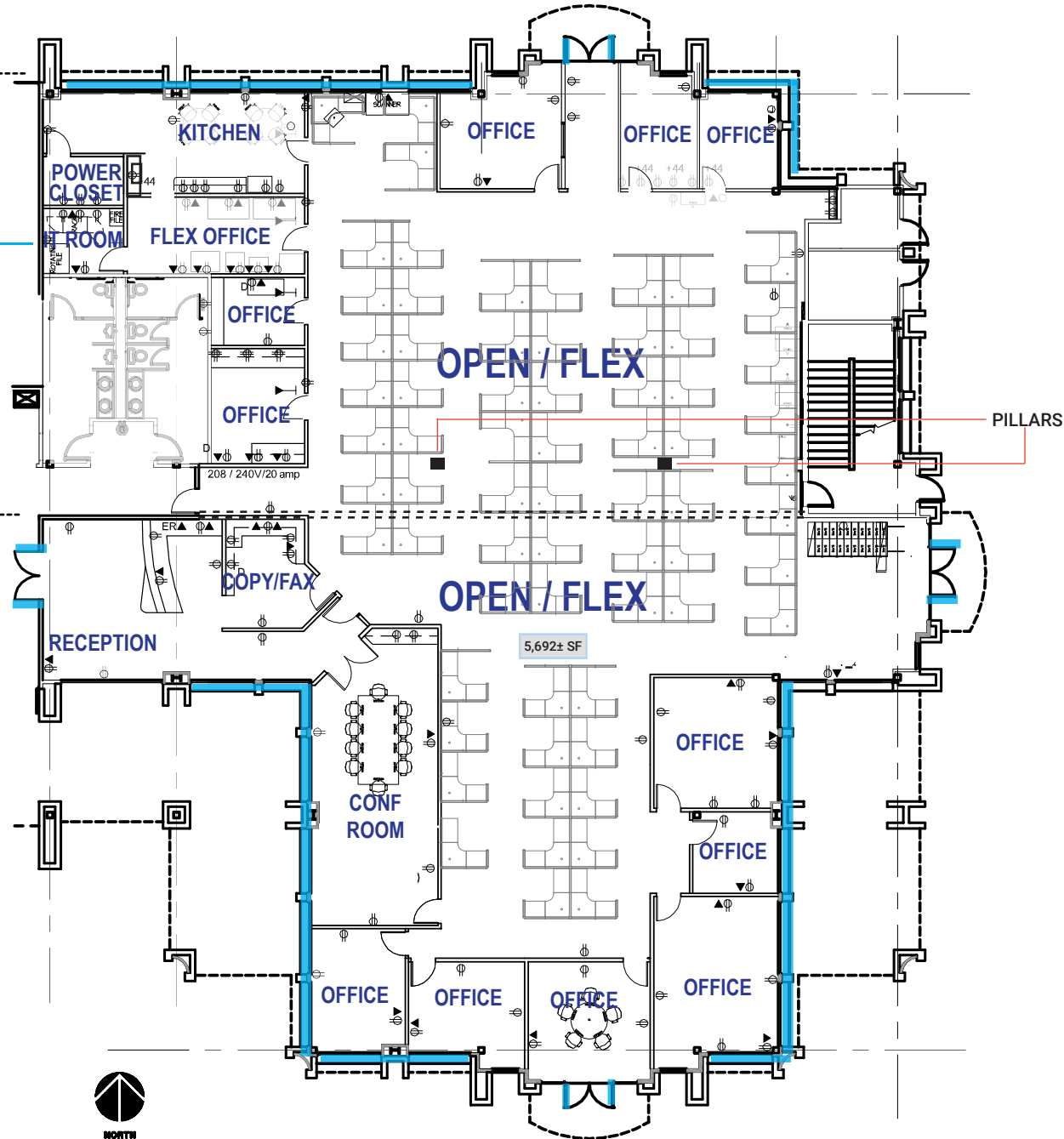
## 2 FLOOR PLAN OPTIONS

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.





**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**



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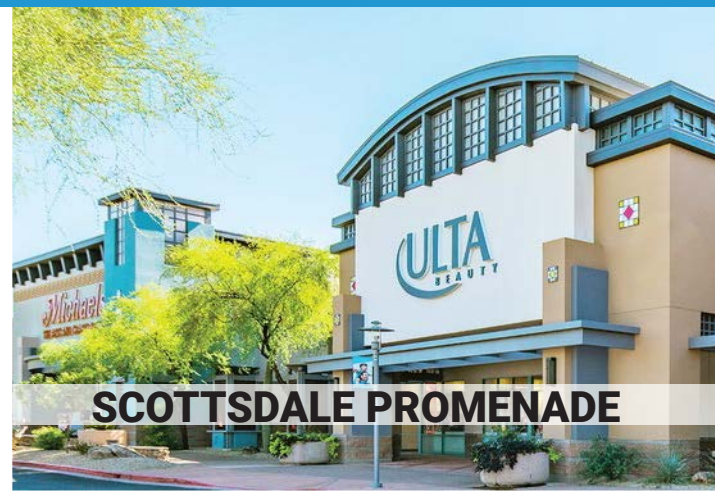
**CLOSE PROXIMITY TO NORTH SCOTTSDALE'S FINEST SHOPPING, DINING, HIKING, AND ENTERTAINMENT VENUES**



**SCOTTSDALE QUARTER**



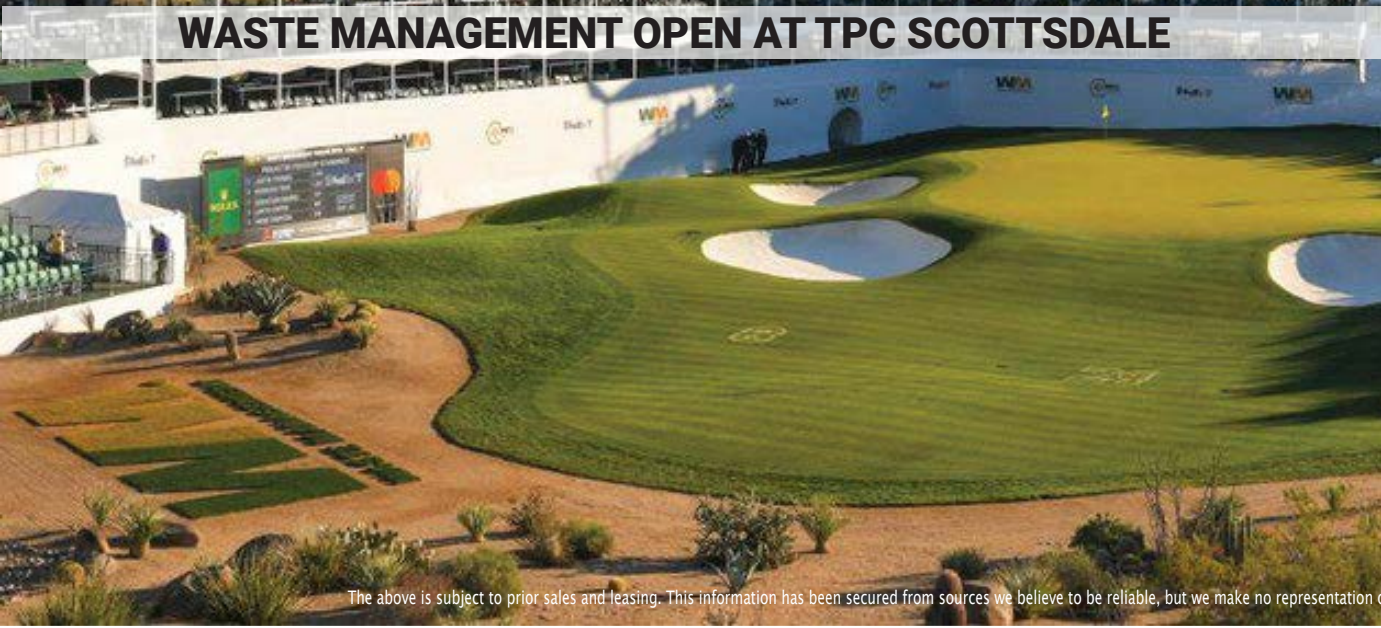
**KIERLAND COMMONS**



**SCOTTSDALE PROMENADE**



**WASTE MANAGEMENT OPEN AT TPC SCOTTSDALE**



**VILLAGE AT DC RANCH**



**PINNACLE PEAK HIKING TRAIL**