

# FOR LEASE El Presidio at Pinnacle Peak

8700 East Vista Bonita Drive | Scottsdale, Arizona



For additional information, please contact:

**Gordon Raguse**  
Senior Vice President  
p +1 602 224 4452  
Gordon.Raguse@dtz.com



**Spec Suites Available  
5% for 3-Year or Longer Leases**

# 8700 EAST VISTA BONITA DRIVE

## Building Features:

- Property Type: 2-Story Class "A" Office
- Property Size: ±59,635 SF
- Parking Ratio: 3.8:1,000 Square Feet
- Zoning: C-2, City of Scottsdale
- Move-in Ready Suites
- Spaces Ranging From ±1,042 SF to ±4,049 SF
- Lease Rate: \$16.50/SF Full Service
- Tenant Improvements: Negotiable
- Covered Parking Available

## Area Amenities:

- Can accommodate medical, dental and office occupiers
- Surrounded by the upscale, master-planned communities of Troon, Estancia and DC Ranch
- High visibility frontage on Pinnacle Peak Road
- Quality improvements with an appeal oriented towards the high-image corporate user
- Located in North Scottsdale in the prestigious Pinnacle Peak market

## Availability:

- First Floor  
Suite 116 - 1,042 RSF  
Suite 140 - 3,010 RSF Medical  
Suite 168 - 2,956 RSF Shell
- Second Floor  
Suite 228 - 1,265 RSF  
Suite 264 - 4,049 RSF

For more information, contact us

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2375 E Camelback Rd, #300 Phoenix, AZ 85016 | p +1 602 954 9000 f +1 602 468 8588  
www.dtz.com

