

17470 NORTH PACESETTER WAY

SCOTTSDALE, ARIZONA

21,132 SF AVAILABLE FOR SALE



Contact George Quinif
Tel. (602) 952-0123
Email quinif@peakaz.com
Visit www.peakaz.com

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Offered FOR SALE at \$6,950,000. Pro Forma NOI at \$527,000 yr. 7.5% cap rate.



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Property Features

- Building Size: ±21,132 SF
- 2-Story Split Block Construction
- Lot Size: ±1.56 Acres
- Year Built: 2006
- Parcel #: 21-07-221
- Zoning: I-1, City of Scottsdale
- Princess Drive Frontage & Signage
- Thirty Four (34) Covered Parking Stalls
- Redundant "SONET Ring" Fiber Available
- Furniture, Fixtures & Equipment Available

Location Features

- Extensive Tenant Improvements-Setup as executive suites
- Existing Executive Suite business. Single & Multiple suite offices
www.pacesetterworkspaces.com
- Adjacent to the Loop 101 Pima Freeway with direct access to the northwest and southeast valley labor markets
- Close proximity to executive housing, including DC Ranch, Troon North, Desert Highlands, and Silverleaf
- 5 minute drive to TPC Scottsdale, Scottsdale Quarter and Kierland Commons dining, shopping, and night life
- Multiple points of ingress and egress
- Excellent freeway access via a full diamond interchange on the Loop

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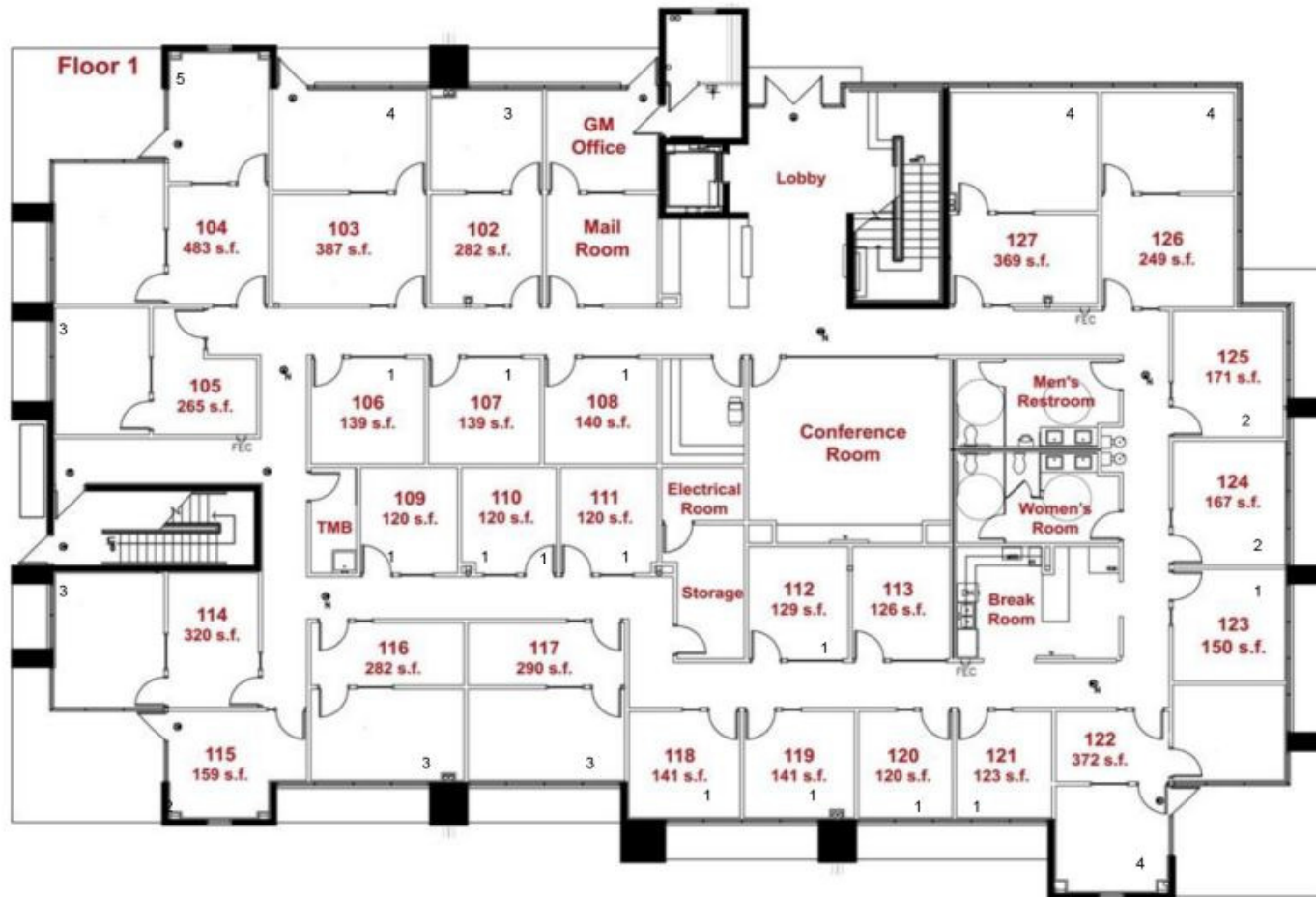
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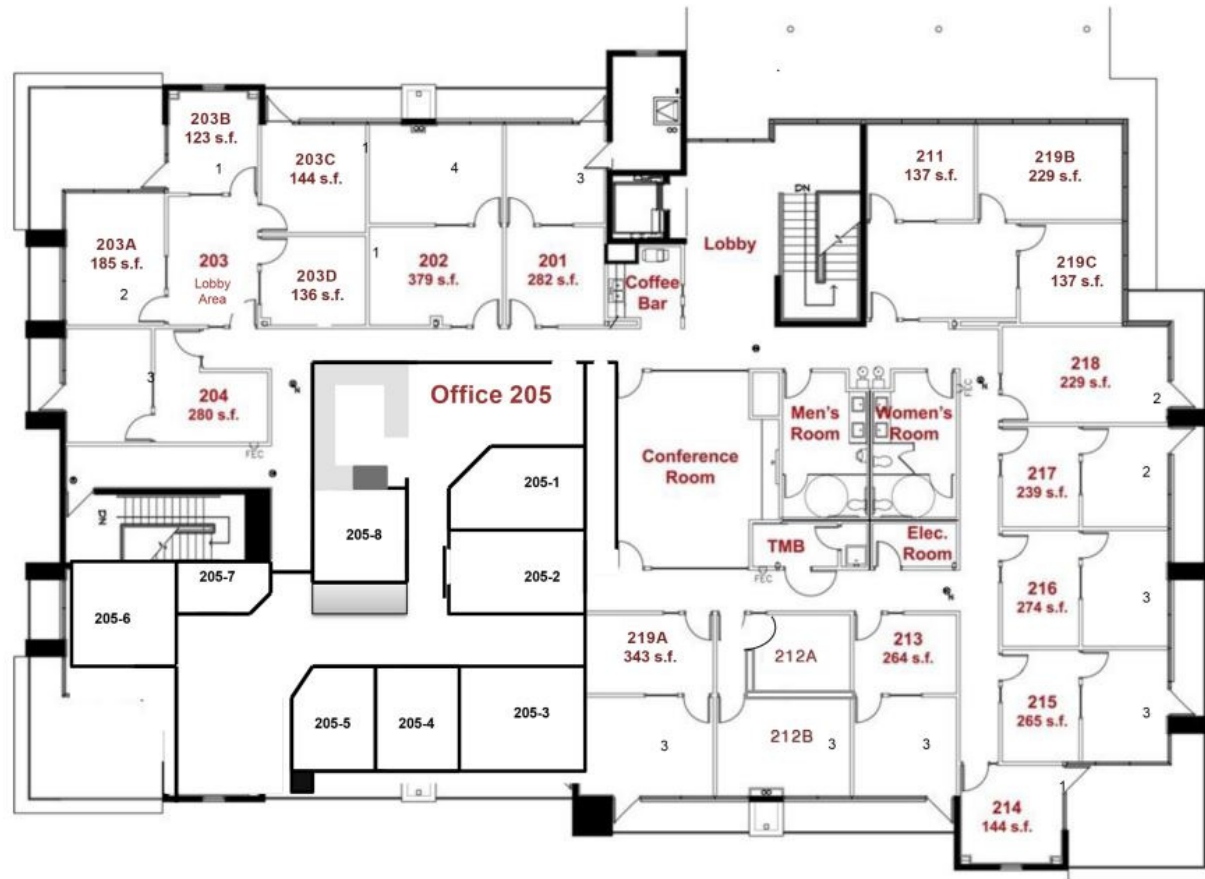
First Floor



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Second Floor



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